



## FLUVANNA COUNTY BOARD OF SUPERVISORS

### MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

February 15, 2017

**4:00 PM - Budget Work Session – FCPS Adopted Budget Presentation**

**7:00 PM – Regular Meeting**

TAB	AGENDA ITEMS
<b>A</b>	<b>– CALL TO ORDER</b>
<b>B</b>	<b>– PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE</b>
<b>C</b>	<b>– PRESENTATION</b>
	County & Schools Shared Services Review Proposal – DecideSmart, LLC
<b>D</b>	<b>– BUDGET WORK SESSION WITH SCHOOL BOARD</b>
	FCPS FY18 Adopted Budget Presentation—Chuck Winkler, FCPS Interim Superintendent
<b>E</b>	<b>– CLOSED MEETING AND DINNER RECESS</b>
	TBD
	<b>RECESS – DINNER BREAK</b>
	<b>RECONVENE @ 7:00pm</b>
TAB	AGENDA ITEMS
<b>1</b>	<b>– CALL TO ORDER</b>
<b>2</b>	<b>– PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE</b>
<b>3</b>	<b>– ADOPTION OF AGENDA</b>
<b>4</b>	<b>– COUNTY ADMINISTRATOR’S REPORT</b>
<b>5</b>	<b>– PUBLIC COMMENTS #1</b> (5 minutes each)
<b>6</b>	<b>– PUBLIC HEARINGS</b>
P	ZMP 16:06 Wilson Ready-Mix Industrial Rezoning—James Newman, Planner
Q	ZMP 16:07 Foster Fuels—Brad Robinson, Senior Planner
R	SUP 16:12 Foster Fuels—Brad Robinson, Senior Planner
S	FY17 Budget Amendment—Eric Dahl, DCA/Finance Director
<b>7</b>	<b>– ACTION MATTERS</b>
T	Trane Energy Performance Contract—Eric Dahl, DCA/Finance Director
U	Energy Equipment Lease Purchase Financing Resolution—Eric Dahl, DCA/Finance Director
V	Prepayment of Capital Leases—Eric Dahl, DCA/Finance Director
W	Adoption of Fluvanna County Emergency Operations Plan—Cheryl Elliott, Emergency Services Coordinator
X	Conservation Easement Request – Hotel Street Capital, LLC—Brad Robinson, Senior Planner
YZ	Appointment to the Broadband Access Taskforce—Steven M. Nichols, County Administrator
<i>Fluvanna County...The heart of central Virginia and your gateway to the future!</i>	

- A Appointment to the Fluvanna Partnership for Aging-Rivanna Representative—Steven M. Nichols,  
County Administrator

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**8 – PRESENTATIONS** (normally not to exceed 10 minutes each)

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- B Parks and Recreation Update - Aaron Spitzer, Director of Parks and Recreation
- 

**9 – CONSENT AGENDA**

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- C Minutes of February 1, 2017—Kelly Belanger Harris, Clerk to the Board
- D Acting Assistant Director of Public Works—Gail Parrish, Human Resources Manager
- E First Amendment to VFW Tower Site Agreement REVISED—Cheryl Elliott, Emergency Services  
Coordinator
- 

**10 – UNFINISHED BUSINESS**

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- F Ratification FY17 Cooperative Extension Supplemental Appropriation—Martin Brookhart,  
Management Analyst
- 

**11 – NEW BUSINESS**

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TBD

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**12 – PUBLIC COMMENTS #2** (5 minutes each)

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**13 – CLOSED MEETING**

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TBD

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**14 – ADJOURN**

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Steven M. Nichols  
2017.02.09 09:56:51  
-05'00'

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County Administrator Review

*Fluvanna County...The heart of central Virginia and your gateway to the future!*

*For the Hearing-Impaired – Listening device available in the Board of Supervisors Room upon request. TTY access number is 711 to make arrangements.  
For Persons with Disabilities – If you have special needs, please contact the County Administrator's Office at 591-1910.*

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## **PLEDGE OF ALLEGIANCE**

I pledge allegiance to the flag  
of the United States of America  
and to the Republic for which it stands,  
one nation, under God, indivisible,  
with liberty and justice for all.

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## **ORDER**

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.
2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Board wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Board to discuss the matter.
3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Administrator shall be the judge of such breaches, however, the Board may vote to overrule both.
4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

## **PUBLIC HEARING RULES OF PROCEDURE**

1. PURPOSE
  - The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action.
  - A hearing is not a dialogue or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.
2. SPEAKERS
  - Speakers should approach the lectern so they may be visible and audible to the Board.
  - Each speaker should clearly state his/her name and address.
  - All comments should be directed to the Board.
  - All questions should be directed to the Chairman. Members of the Board are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion.
  - Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
  - Speakers with questions are encouraged to call County staff prior to the public hearing.
  - Speakers should be brief and avoid repetition of previously presented comments.
3. ACTION
  - At the conclusion of the public hearing on each item, the Chairman will close the public hearing.
  - The Board will proceed with its deliberation and will act on or formally postpone action on such item prior to proceeding to other agenda items.
  - Further public comment after the public hearing has been closed generally will not be permitted.

*Fluvanna County...The heart of central Virginia and your gateway to the future!*

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# COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

BOS2017-02-15 p. 5/876  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

## 2016-2017 STRATEGIC INITIATIVES AND ACTIONS

### Strategic Initiative A -- SERVICE DELIVERY

- A1** - Create a local Broadband Task Force to: assess our current status county-wide, determine our gaps and needs, develop alternatives and options for improvement, and to identify potential funding sources for broadband expansion.
- A2** - Perform Process Improvement Review of Planning and Zoning Processes.
- A3** - Perform Process Improvement Review of Building Inspection Processes.
- A4** - Implement credit card payment option for citizen at all County funds collection points through MUNIS Cashiering process.
- A5** - Update, format, and improve web-accessibility of all County Personnel Policies.
- A6** - Create Fluvanna County Data Website Dashboard with key metrics.
- A7** - Perform a comprehensive review and update of all ordinances, rules, policies, and practices relating to junk cars, trash and litter, waste tires, condemnation of structures, etc.
- A8** - Create an improved system for managing and tracking of SUPs and Subdivisions (Bond status, project status, etc.).

### Strategic Initiative B -- COMMUNICATION

- B1** - Create a Community Impact Awards Program.
- B2** - Hold an Elected Official Breakfast for our State Representatives in Spring 2016
- B3** - Collect and analyze the results of the local Business Climate Survey.
- B4** - Hold a Local Business Forum - Subtitle: "The Future of Fluvanna's 250 Corridor"
- B5** - Create a local Business Support Action Plan.
- B6** - Assess options to communicate more efficiently, effectively, and economically with Fluvanna residents.
- B7** - Expand County Website to receive, answer, and post questions from residents.
- B8** - Improve communication and collaboration with the School Board to improve understanding of school system funding needs and better plan future budgets.
- B9** - Create a brief, easy to understand tax impact message showing Fluvanna advantages for both residential and business.

### Strategic Initiative C -- PROJECT MANAGEMENT

- C1** - Investigate the use of Technology or other types of Overlay Zones for the Zion Crossroads Community Planning Area to support economic development aims.
- C2** - Create a County-wide overlay map showing utilities and other key features that support business growth and development.
- C3** - Investigate all options for GIS system delivery and management to support needs of all County departments.
- C4** - Develop and adopt a Fluvanna County Master Water and Sewer Service Plan and implementation schedule.
- C5** - Successfully oversee and manage Fluvanna County aspects of the James River Water project.

- C6** - Finalize locations and fund installation of Fire Hydrants in the Columbia District along the route of the Louisa County Water Authority raw water pipeline.
- C7** - Successfully oversee and manage the design and construction of the Zion Crossroads water and sewer system.
- C8** - Successfully oversee and manage the County's E911 Emergency Communications System Project.
- C9** - Proceed with the Pleasant Grove Farm Museum design.
- C10** - Investigate opportunities and options for a Palmyra Village Streetscape project to improve safety, parking, walkability, and overall appearance.

#### **Strategic Initiative D -- ECONOMIC DEVELOPMENT AND TOURISM**

- D1** - Create EDTAC - Economic Development and Tourism Advisory Council.
- D2** - Plan for Fluvanna County activities to celebrate the Virginia Business Appreciation Month in May 2016.
- D3** - Draft and adopt a formal County-wide economic development and tourism strategy inclusive of an implementation schedule.
- D4** - Create separate Tourism and Business information pages for the County website.
- D5** - Create a Fluvanna County "triangle" tourism brochure describing a Monticello, Pleasant Grove House & Museum, Old Stone Jail, Historic Courthouse, and Montpelier history and tourism route.
- D6** - Create a "Faces and Places of Fluvanna" Poster and Rack Card to market Fluvanna County as a destination for tourism and recreational activities.
- D7** - Create a "New Residents Guide" package for distribution to local Real Estate agents.
- D8** - Develop a "This is Fluvanna County" video message to be shared with county citizens and businesses as well as use with county economic development initiatives.
- D9** - Investigate and pursue with State offices the installation of select Boat Ramps along the Rivanna and James Rivers to support additional recreational and tourism opportunities.
- D10** - Investigate opportunities for park expansion or Rivanna River access points to support expanded recreational activities in Fluvanna (e.g., Crofton Park, LMOA river access areas, Town of Columbia flood plain/potential park, etc.).
- D11** - Support local businesses and entrepreneurs by establishing a focused business appreciation and expansion program.

#### **Strategic Initiative E -- FINANCIAL STEWARDSHIP AND EFFICIENCY**

- E1** - Identify all sources of revenue the county can use to finance local government programs and services and determine which sources Fluvanna County should utilize.
- E2** - Investigate creation of a "Capital Depreciation Fund" that would be funded within the tax rate each fiscal year to save for future capital needs.
- E3** - Update, format, and improve web-accessibility of all County Financial Policies.
- E4** - Review, update, and approve new Fluvanna County Proffer Guidelines.
- E5** - Reduce the County's reliance on creating and mailing paper checks for payments and to implement ACH/EFT transaction options.
- E6** - Research and provide samples of Monthly Treasurer Report options and formats so that the Board can decide what they would like to see on a recurrent basis (e.g., what reports are provided in other counties?). Create report for inclusion in Board package each month, as well as a quarterly in-person briefing on the data.

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB P**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Wilson Ready-Mix Industrial Rezoning				
<b>MOTION(s):</b>	I move that the Board of Supervisors <i>approve/deny/defer</i> ZMP 16:06, a request to amend the Fluvanna County Zoning Map with respect to approximately 10.5 acres of Tax Map 4, Section A, Parcel 109, to rezone the same from A-1, Agricultural, General, to I-2 Industrial, General.				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
<b>STAFF CONTACT(S):</b>	James Newman, Planner				
<b>PRESENTER(S):</b>	James Newman, Planner				
<b>RECOMMENDATION:</b>	Planning Commission recommends Approval (5-0)				
<b>TIMING:</b>	Immediate				
<b>DISCUSSION:</b>	A request to rezone, from A-1 Agricultural, General to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.				
<b>FISCAL IMPACT:</b>	NA				
<b>POLICY IMPACT:</b>	NA				
<b>LEGISLATIVE HISTORY:</b>	Planning Commission held public hearing Jan. 25, 2017				
<b>ENCLOSURES:</b>	Staff Report				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					X





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### **STAFF REPORT**

**To:** Fluvanna County Board of Supervisors  
**Case Number:** ZMP 16:06  
**Tax Map:** Tax Map 4, Section A, Parcel 109

**From:** James Newman  
**District:** Palmyra  
**Date:** February 15, 2017

**Owner/Applicant:** Owner is Robert and Maryln McGhee. Applicant is Roy Simmons

**Representative:** Roy Simmons

**Requested Action:** A request to rezone, from A-1 Agricultural, General to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. (Attachment A)

**Location:** The property is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District. (Attachment B)

**Existing Zoning:** A-1, Agricultural, General (Attachment C)

**Proposed Zoning:** I-2, Industrial, General

**Existing Land Use:** Residential

**Planning Area:** Zion Crossroads Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1 and I-1 (Industrial Limited).

**Zoning History:** Planning Commission recommended **Approval** 5-0 on January 25, 2016.

**Neighborhood Meeting:**

A neighborhood meeting was held December 14, 2016. There were two (2) attendees.

The attendees had several questions:

*What will the nature of the storefront be?* Applicant answered that it will be a place for sale of concrete-industry related supplies, a place where contractors can come to buy supplies. The main purpose of the rezoning is to have a factory; this retail operation is incidental to the operation of the plant.

*What type of production facilities will be in place?* This will be a dry-batch concrete plant, for mixed and transit use.

*Will environmental protections will you have on site?* There will be filters for dust suppression; waste-water/runoff/stormwater treatment; and removal of solids. Applicant must comply with Department of Environmental Quality regulations.

*What will the hours of operation be?* 7am-5pm for typical operating hours, but may change depending on needs of contractors and other clients.

*How many employees?* 10-12.

Attendees stated that their main concerns were with pollution, traffic and site access, and other uses that I-2 zoning allows.

(Attachment D)

**Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 8, 2016:

1. Planning Staff: Wanted to know how many employees would be on site. Applicant responded that there would be between 10-12 employees. Staff wanted to know hours of operation. Applicant responded that retail hours would be 7am-5pm, while operating hours would be 6am-5pm. Staff wanted to know if there would be any loud noises or vapors/odors emanating from the site. Applicant stated there would be no loud noises or vapors/odors, and that there would be roughly four cement mixer vehicles and roughly 10 other business vehicles based on site.
2. Fire Chief wanted to know what the ingress/egress road width would be. Applicant stated that the width would be 24 ft.

3. Erosion and Sediment Control said that the Applicant should look into designing a stormwater system which does not tie into the existing pond, but that further comments would be made in the site development plan process.
4. VDOT: Rte. 250 (Richmond Road) is a Major Collector and has a 3700 AAWDT. Provide an entrance analysis (Right & Left Turn Lane Warrant Analysis, using VPD and Peak VPH) for the proposed ready mix concrete/building materials business at full build out using the ITE Trip Generation Manual 9<sup>th</sup> Edition. VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2015 Traffic Data (3700 AAWDT) for this segment of Rte. 250.
  - Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum Intersection Sight Distance (610' @ posted speed limit of 55 mph). To establish available sight distance, use height of eye = 3.5 ft. at 14.5 ft. off edge of pavement and height of object = 3.5 ft. at 4 ft. off centerline of approaching travel lane.
  - Provide all necessary sight easements (on site and off site) to provide and protect the sight triangles at the proposed commercial entrance location. The sight easement extends 5 ft. outside of and parallel to the sight lines.
  - Provide the distances in feet (center line to center line) from the center line of the proposed entrance to the center line of all commercial entrances and state road intersections within 1000 ft. (east and west of the proposed entrance).
  - Design of turn lane(s), if required, shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).
  - Rte. 250 entrance improvements shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.
  - A VDOT Land Use Permit and Security Bond will be required.
5. Health Department had no comments.
6. Department of Forestry had no comments.

(Attachment E)

**Analysis:**

The applicant is proposing to rezone from A-1 Agricultural, General to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District

The proposed use of the property is a concrete production facility, with ancillary retail use. The existing home and structures on site will be demolished. The production facility and the retail use will be located in separate structures.

The purpose of the I-2, Industrial General Zoning District, as defined in the County Ordinance:

*“The primary purpose of this district is to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments. The specific intent of this district is to:*

*(A) encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;*

*(B) prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;*

*(C) to encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.”*

Adjacent to the property are properties zoned A-1 and I-1, with homes, a prison, and industrial uses within 1,000 ft of the property.

If this rezoning is approved, then a site development plan that is in full compliance with county ordinances and associated proffers shall be reviewed and approved by planning staff prior to the commencement of any site improvements or construction. A proposed site layout plan can be found in Attachment F.

Proposed structure size for retail operations is 2,500 to 3,000 sq. ft. sheet metal clad building. Production machinery to be clad in sheet metal as well; size of that is approximately 1,700 sq ft (20x85). As for existing structures on site, structures that provide utility will be kept. If a structure is useful and does not interfere with production, it will probably be kept. However, structures located in the proposed production area of the site are most likely to be demolished. According to the applicant in an email sent on Jan 20, 2017 (see Attachment F) *“The existing one story home may be used as an office area and likely would require an adjoining showroom approx. 1,000 square feet with a 2,500 square foot warehouse and chain link storage yard behind this facility. Our Green and Tan color scheme is nearly identical to the adjoining Fluvanna County women’s prison”*.

For retail purposes, the focus is on contractors, not the general public. The retail operation is to be industry specific, not a general supply store. Applicant does not foresee retail being the main use of site, rather that retail purpose is to support contractors while main use of site is to be production. Ten (10) to twelve (12) employees will work on site:

4 Drivers

1 Plant Mgr.

1 Plant/Warehouse person

1 CMG Office

2 Sales/Support/Concrete/CMG

1 Mark Wilson



**Attachment F shows existing and proposed building styles for this site. Production machinery will be clad (either whole or in part) in sheet-metal, similar to what is shown.**

### **Comprehensive Plan:**

#### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250. As the county’s Urban Development Area established pursuant to the Code of Virginia, section §15.2-2223.1, Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development...Large, medium, and small commercial businesses, along with office, civic, and multifamily residential uses, combine to form a neo-traditional development or series of interconnected developments...”*(Comp. Plan pg. 44)

#### **Economic Development Chapter:**

*“By concentrating development off primary transportation corridors, and providing additional critical infrastructure such as water and sewer, the county can then direct commercial, industrial, and a significant amount of residential development into these community planning areas...The primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas, which established pursuant to the Code of Virginia, section §15.2-2223.1. Of these, Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail. As part of this development, Zion Crossroads could see several large projects; these could include walkable mixed use areas, retail destinations, healthcare facilities, and industrial or office parks.”* (Comp. Plan, pg. 98)

### **Proffers and Conditions:**

There are no proffers associated with this rezoning. All proffers must be made voluntarily by the applicant. There are no conditions associated with this rezoning.

### **Planning Commission:**

This item was heard by the Fluvanna County Planning Commission on January 25, 2017. The Commission had the following questions/discussion points:

*Will the buildings be fully enclosed? How much of an effect on noise and pollution does enclosure offer?*

We are still in the design phase and have not decided on whether to be fully enclosed or not; full enclosure is a potential cost increase. Full enclosure does offer several benefits: easier pollution control and noise control. Maintenance is also easier.

*How will runoff/waste/stormwater be treated?*

The State Dept. Environmental Quality gas regulations we must flow. We can use non-potable water in the production process, and a potential county waterline connection is very appealing, as we would be using well water until a connection is viable.

There were no questions from the public.

Mr. Zimmer moved to approve, seconded by Mr. Lagomarsino. The item was recommended for **approval 5-0.**

### **Conclusion:**

As stated in the ordinance, the primary purpose of the I-2 zoning district is to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments. This parcel is located adjacent to residential uses, along with a prison and a I-1 zoned property.

Conversely, the parcel is located within the Zion Crossroads Community Planning Area, an area where the county wishes to concentrate industrial and economic growth. The facility in questions is to be small, with 10-12 employees, and the applicant has stated that the facility does not produce much noise or odor, with care taken to dispose of waste and deal with pollution as stipulated by State regulation.

In addition to conformance with the Comprehensive Plan, the Board of Supervisors may want to consider any potential adverse impacts, such as traffic entering and exiting the property, noise, odor, or potential impacts to adjacent properties.

### **Suggested Motion:**

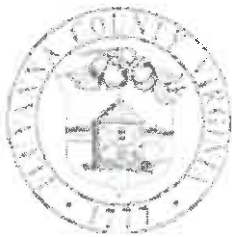
I move that the Board of Supervisors approve/deny/defer ZMP 16:06, a request to amend the Fluvanna County Zoning Map with respect to approximately 10.5 acres of Tax Map 4, Section A, Parcel 109, to rezone the same from A-1, Agricultural, General, to I-2 Industrial, General.

### **Attachments:**

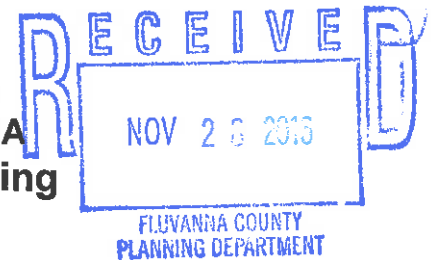
- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Existing Zoning Map
- D – Neighborhood Meeting sign in sheet and comments
- E – TRC comment letter
- F – Applicant's site rendering
- G – Proposed ordinance

Copy: Mark Wilson, Applicant: [mark@wilsonreadymix.com](mailto:mark@wilsonreadymix.com)  
 Roy Simmons, Representative: [roy.simmons@conmatgroup.com](mailto:roy.simmons@conmatgroup.com)  
 File

## Attachment A



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

Owner of Record: McGhee, Robert B. & Maryln B.Applicant of Record: Roy SimmonsE911 Address: 3556 Richmond Rd, Troy, VA 22974E911 Address: P.O. Box 1347 (2565 John Wayland Highway, Harrisonburg, VA 22801)Phone: 434-962-3904 Fax: \_\_\_\_\_Phone: 540-433-9043 Fax: 540-437-2400

Email: \_\_\_\_\_

Email: roy.simmons@conmatgroup.comRepresentative: Roy Simmons

**Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.**

E911 Address: P.O. Box 1347 (2565 John Wayland Highway, Harrisonburg, VA 22801)Phone: 540-433-9043 Fax: 540-437-2400Is property in Agricultural Forestal District? ☒ No ☐ YesEmail: roy.simmons@conmatgroup.com

If Yes, what district: \_\_\_\_\_

Tax Map and Parcel(s): 4 A 109Deed Book Reference: DB 621-68Acreage: 10.556 Zoning: A-1Deed Restrictions? ☒ No ☐ Yes (Attach copy)Location of Parcel: South side of Richmond Rd (250) 2.43 miles west of Route 15Requested Zoning: I-2 Proposed use of Property: Retail construction materials sales yard and PCC production facility**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 11.23.16 Signature of Owner/Applicant: \_\_\_\_\_Subscribed and sworn to before me this 23 day of November, 2016 Register # 167755My commission expires: January 31, 2020 Notary Public: Jerrica Smiley Nixon**All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.**

OFFICE USE ONLY			
Date Received: <u>11/28/16</u>	Pre-Application Meeting: <u>11/28/16</u>	PH Sign Deposit Received: <u>11/28/16</u>	Application #: <u>ZMP 16-06</u>
(\$1,000 plus \$50 for per acre plus mailing costs fee paid: <u>\$1168.00</u> )		Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified	
Proffer or Master Plan Amendment: \$750.00 plus mailing costs <u>#3026</u>			
Election District: <u>PALMYRA</u>		Planning Area: <u>Zion Crossroads</u>	
Planning Commission		Board of Supervisors	
Advertisement Dates:		Advertisement Dates:	
APO Notification:		APO Notification:	
Date of Hearing:		Date of Hearing:	
Decision:		Decision:	

# Attachment A

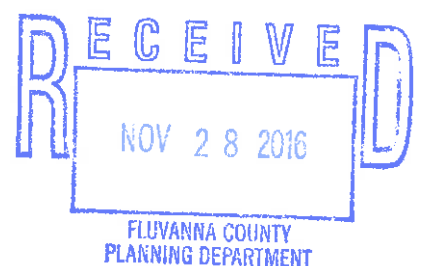
To: County of Louisa/Rezoning  
From: Robert B and Maryln B. McGhee  
Date: November 27, 2016  
Re: 3556 Richmond Road, Troy, VA 22974

To Whom it May Concern:

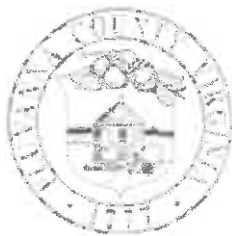
Roy Simmons of Conmat Group is our authorized agent for all matters concerning the request to rezone the aforementioned property.

*Robert B McGhee* Date: *11-27-2016*  
Robert B. McGhee

*Marilyn B. McGhee* Date: *11/27/2016*  
Marilyn B. McGhee



Attachment A



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Public Hearing Sign Deposit

Name: Conmat Properties LC

Address: PO Box 1347

City: Harrisonburg

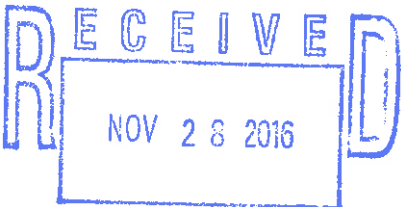
State: VA Zip Code: 22801

I hereby certify that the sign issued to me is my responsibility while in my possession.  
Incidents which cause damage, theft, or destruction of these signs will cause a partial or full  
forfeiture of this deposit.

 11.23.16  
Applicant Signature Date

\*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: <b>BZA</b> _____ : <b>CPA</b> _____ : <b>SUP</b> _____ : <b>ZMP</b> <u>16</u> : <u>09</u> <b>ZTA</b> _____ :	
\$90 deposit paid per sign*: <u>✓</u>	Approximate date to be returned: <u>Feb 17</u>



Attachment A

0740  
0122

740 122

4602

~~When Recorded Mail To:~~  
FRANKLIN AMERICAN MORTGAGE COMPANY  
501 CORPORATE CENTRE DRIVE, SUITE 400  
FRANKLIN, TENNESSEE 37067

THIS INSTRUMENT WAS PREPARED BY:  
GREGG & VALBY, L.L.P.  
1700 WEST LOOP SOUTH, SUITE 200  
HOUSTON, TEXAS 77027

*Record's Return to*  
**S & W CLOSING SERVICES**  
605 Corporate Drive West  
Langhorne, PA 19047

*111-1010-VA*

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_  
PARCEL OR TAX IDENTIFICATION NUMBER: 4A109

**DEED OF TRUST**

MCGHEE  
Loan Number 2000411252  
Case Number 541-7597588-703  
MIN 100052200004112521

THIS DEED OF TRUST ("Security Instrument") is made on AUGUST 7, 2007. The grantor is MARILYN B. MCGHEE, WIFE AND HUSBAND and ROBERT B. MCGHEE, WIFE AND HUSBAND ("Borrower"). The trustee is QUINTO & WILKS whose address is 3441 COMMISSION COURT WOODBRIDGE, VA 22192, trustees (any one of whom may act and who are referred to as "Trustee"). The beneficiary is MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") (SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS). MERS IS ORGANIZED AND EXISTING UNDER THE LAWS OF DELAWARE, AND HAS AN ADDRESS AND TELEPHONE NUMBER OF POST OFFICE BOX 2026, FLINT, MICHIGAN 48501-2026, TELEPHONE (888)679-MERS. MID ATLANTIC CAPITAL LLC, a corporation organized and existing under the laws of , and whose address is 2126 W NEWPORT PIKE SUITE 200, WILMINGTON, DE 19804 ("Lender"). Borrower owes Lender the principal sum of TWO HUNDRED SIXTY-THREE THOUSAND NINE HUNDRED AND 00/100ths Dollars (U.S.\$263,900.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on SEPTEMBER 1, 2037. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in TROY, Virginia:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO, LYING IN THE PALMYRA MAGISTERIAL DISTRICT OF FLUVANNA COUNTY, VIRGINIA, CONTAINING 18.5 ACRES, MORE OR LESS, ACCORDING TO PLAT OF SURVEY MADE BY R.V. LANCASTER, JR., STATE CERTIFIED LAND SURVEYOR, DATED DECEMBER 19, 1953. SAID LAND ADJOINS U.S. HIGHWAY NO. 250 ON THE NORTH, THE LANDS NOW OR FORMERLY OWNED BY WOODSON AND RYALLS ON THE EAST AND SOUTH, THE LANDS NOW OR FORMERLY OWNED BY WALKER ON THE EAST, ALL AS SHOWN ON THE AFORESAID SURVEY REFERENCE TO WHICH IS HEREBY MADE; BEING TAX PARCEL NO. 4-A-109. ALSO BEING KNOWN AS 3356 RICHMOND ROAD. BEING THE SAME PREMISES WHICH ROBERT B. MCGHEE, BY DEED DATED FEBRUARY 9, 2005, AND RECORDED MARCH 1, 2005, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN AND FOR THE COUNTY OF FLUVANNA, VIRGINIA, IN BOOK 621, PAGE 68, GRANTED AND CONVEYED UNTO ROBERT B. MCGHEE AND MARILYN B. MCGHEE, IN FEE.

which has the address of 3356 RICHMOND ROAD, TROY,

[Street, City],

Virginia 22974 [Zip Code] ("Property Address");  
THIS IS A REFINANCE OF A (DEED OF TRUST, MORTGAGE OR OTHER SECURITY INTEREST) RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF FLUVANNA COUNTY, VIRGINIA, IN DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$ \_\_\_\_\_, AND WITH THE OUTSTANDING PRINCIPAL BALANCE WHICH IS \$ \_\_\_\_\_.



## Attachment A

0621  
0069

621 69

Deeds by deed from M. A. McGhee and Hazel M. McGhee dated October 12, 1977, and recorded October 18, 1977, in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 125, Page 317; and

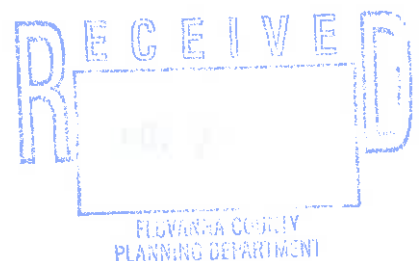
LESS AND EXCEPT that parcel containing 4.706 acres conveyed to Robert B. McGhee and Marilyn B. McGhee, husband and wife, by deed from Hazel M. McGhee, unmarried, dated September 1, 1996, and recorded in the aforesaid Clerk's Office in Deed Book 306, page 535.

BEING a portion of the same property conveyed to M. A. McGhee and Hazel M. McGhee, husband and wife, as tenants by the entirety with full rights of survivorship as at common law, by deed dated October 8, 1968, and recorded October 15, 1968, in the aforesaid Clerk's Office in Deed Book 73, Page 758. M A. McGhee died November 7, 1993, and by operation of law, title vested solely in Hazel M. McGhee. Hazel M. McGhee died testate on July 14, 1997, and under her Last Will and Testament dated March 31, 1977, recorded in Will Book 36, Page 830, and probated July 23, 1997, said property was devised to her three children, Doris Ann McGhee Mawyer, Mildred Marie McGhee Lanford, and Robert Bruce McGhee, in equal shares, each being vested with a one third (1/3) undivided interest. By deed dated July 22, 1998, and recorded July 31, 1998, Doris Ann McGhee Mawyer and Mildred Marie McGhee Lanford conveyed their two-thirds (2/3) interest in the above-described property to Robert Bruce McGhee, the Grantor herein.

This conveyance is made expressly subject to all easements, conditions, restrictions, reservations, and other matters contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a time limitation therein contained or otherwise become ineffective.

WITNESS the following signature and seal:

Robert Bruce McGhee (SEAL)  
ROBERT BRUCE MCGHEE



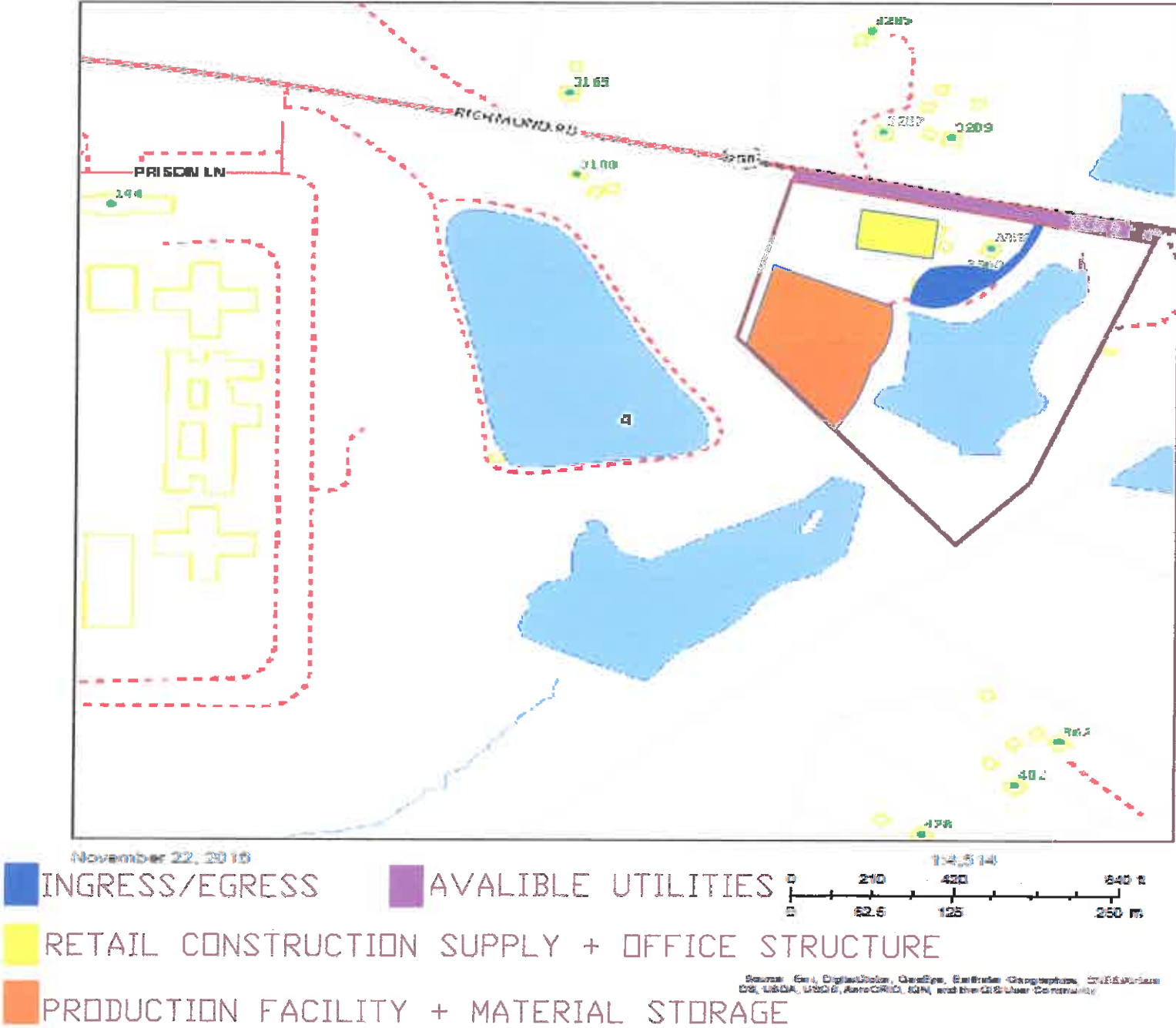


Attachment A

FLUVANNA COUNTY,VA  
3356 RICHMOND RD TROY,

PARCEL #: 4 A 109  
ACRE: 10.556

DB: 621  
DB PAGE: 68









# Attachment A---Site Potential Appearance

BOS2017-02-15 p. 22/876





# Attachment A---Site Potential Appearance

BOS2017-02-15 p. 23/876





# Attachment A---Site Potential Appearance

BOS2017-02-15 p. 24/876





# Attachment A---Site Potential Appearance

BOS2017-02-15 p. 25/876



# Attachment A---Site Potential Appearance





# Attachment A---Site Potential Appearance





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## COUNTY OF FLUVANNA

---

*"Responsive & Responsible Government"*

BOS2017-02-15 p. 28/876  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** January 27, 2017  
**From:** Stephanie Keuther  
**To:** Jason Stewart  
**Subject:** Board of Supervisors Meeting APO Letter

---

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the February 15, 2017 Board of Supervisors Meeting.





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**COUNTY OF FLUVANNA**

---

*"Responsive & Responsible Government"*

BOS2017-02-15 p. 29/876  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

**NOTICE OF PUBLIC HEARING**

January 26, 2017

**Re: Public Hearing on ZMP 16:06**

Dear Robert and Marylyn McGhee:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced item as noted below:

**Purpose:** Board of Supervisors Public Hearing  
**Day/Date:** Wednesday, February 15, 2017  
**Time:** 7:00 PM  
**Location:** Fluvanna County Circuit Court Room, Palmyra, VA

The applicant or applicant's representative will be present at the Board of Supervisors meeting for the special use permit request that is described as follows:

**ZMP 16:06 Wilson Ready Mix Rezoning** (previously mailed to you as *Roy Simmons Industrial Rezoning*)- A request to rezone, from A-1 Agricultural, General to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

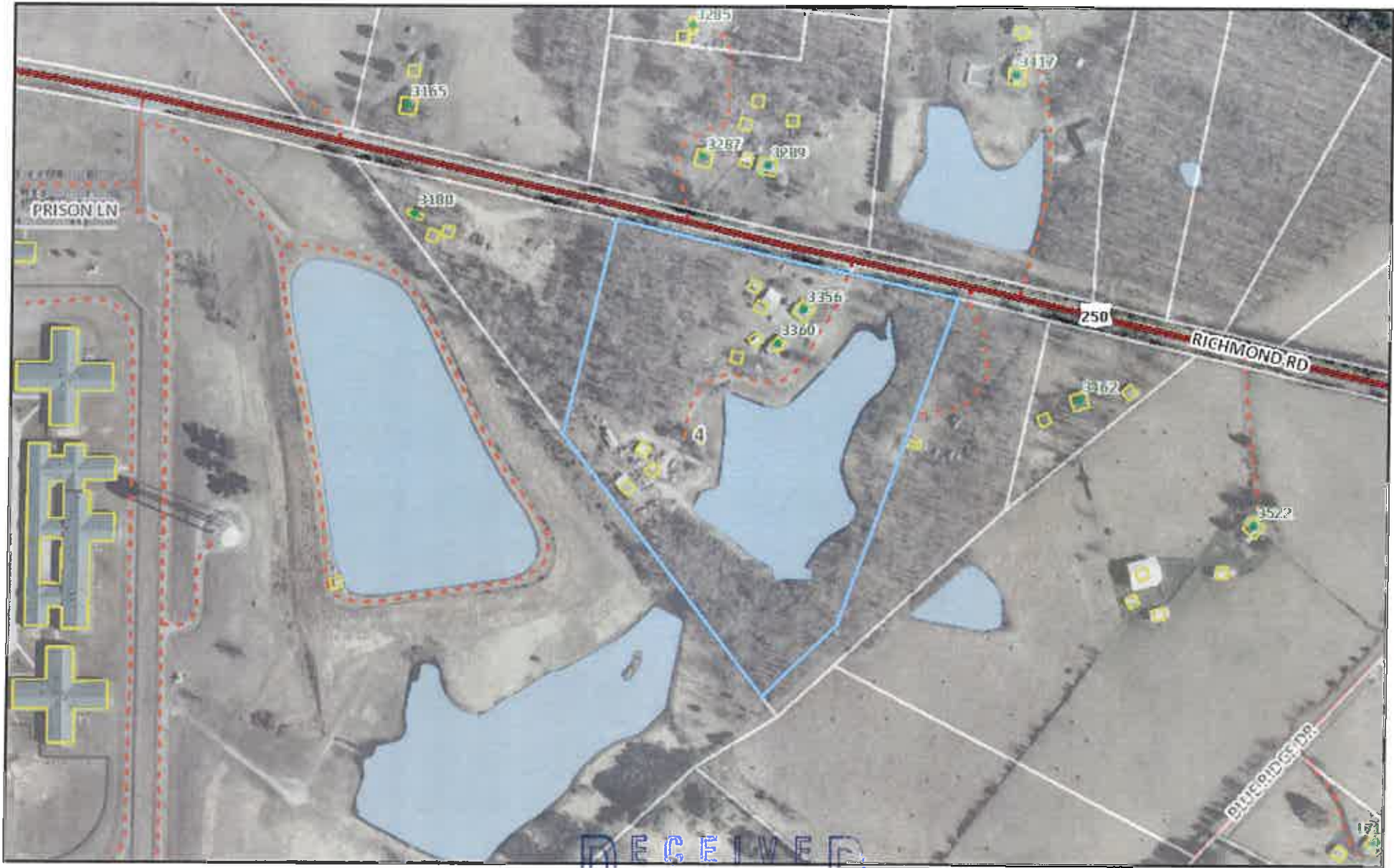
You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/services/planning-zoning/planning-commission/pc-agendas> . You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this special use permit application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

Jason Stewart  
Planning and Zoning Administrator

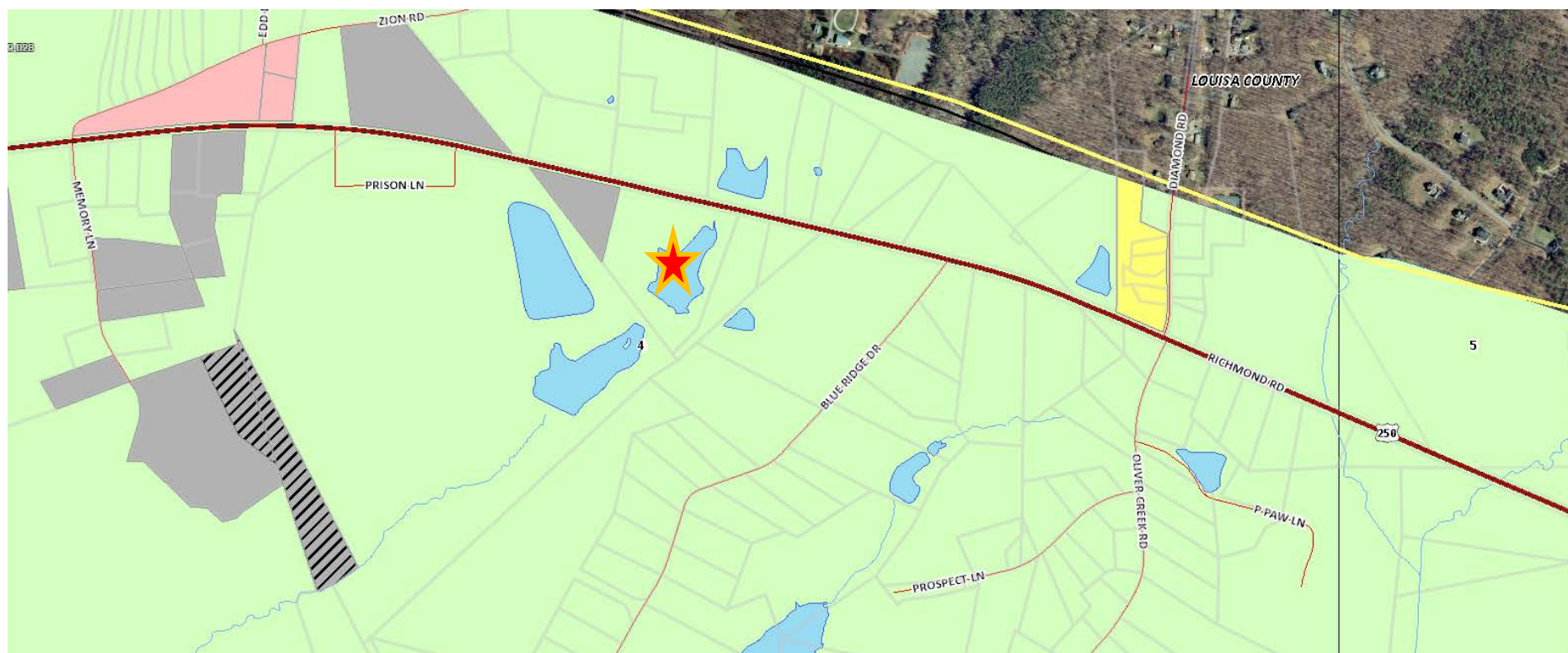
[illegible]



October 31, 2016

RECEIVED  
NOV 2 2016  
FLUVANNA COUNTY  
PLANNING DEPARTMENT

1:4,514  
0 0.0375 0.075 0.15 mi  
0 0.05 0.1 0.2 km  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Green=A1

Gray=I1

Striped=I-2

Pink=B1

## Attachment D

Name

Address/Contact Information

Item interested in

Name	Address/Contact Information	Item interested in
Jim Spicer	2151 Richmond Rd CHO 22911	Propose Tank location
Joanne Wills	3143 Richmond Rd. Troy VA 22974	
Marshall F. Lough	3422 Zion Rd Troy Va 22974	
Steve Houchens	steveclili@comcast.net	2 MP 16:07 + SUP 16:12
Bobby McShree		



Dec 14, NM notes. 3 attendees.  
Location on airport rd being replaced by this  
operation? - No.

Store front? - Place to have wholesale distribution.

What type of plant? - Dry-batch mixed &  
transit.

Filters? - Yes. Comply with DEQ.  
Suppression of dust & other by-products.

How much water? 25 gallons of water  
for 1 gallon of concrete.

How many trucks? - 3-4 for start

Hours - 7-5 for typical hours. Hours  
may vary.

Employees? - 10-12. For plant & storefront.

- Concerning dust, dust & water waste.  
Water has to be treated, including  
rain & storm runoff. Recycle water,  
dispose of solids. Suppression of dust.

Water source? - Water storage tank on site,  
possibly connected to incoming pipeline.

- Concerned about other potential uses - by right  
in I-2 being used in the area.

Concern over Crest + driveway.

(Crest will be levelled.)

- Concerns over traffic, wave + detour, other I-2 users.



## COUNTY OF FLUVANNA

*"Responsive & Responsible Government"*

BOS2017-02-15 p. 36/876  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

January 25, 2017

Roy Simmons  
P.O. Box 1347  
2565 John Wayland Hwy  
Harrisonburg VA, 22801

Revised TRC Letter

Delivered via email to [roy.simmons@conmatgroup.com](mailto:roy.simmons@conmatgroup.com)

**Re: ZMP 16:06 –Wilson Ready Mix Industrial Rezoning**  
**Tax Map: 4, Section A, Parcel 109**

Dear Mr. Simmons:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 8, 2016. These comments are applicable for both your rezoning and special use permit request:

1. Planning Staff: Wanted to know how many employees would be on site. Applicant responded that there would be between 10-12 employees. Staff wanted to know hours of operation. Applicant responded that retail hours would be 7am-5pm, while operating hours would be 6am-5pm. Staff wanted to know if there would be any loud noises or vapors/odors emanating from the site. Applicant stated there would be no loud noises or vapors/odors, and that there would be roughly four cement mixer vehicles and roughly 10 other business vehicles based on site.
2. Fire Chief wanted to know what the ingress/egress road width would be. Applicant stated that the width would be 24 ft.
3. Erosion and Sediment Control said that the Applicant should look into designing a stormwater system which does not tie into the existing pond, but that further comments would be made in the site development plan process.
4. VDOT: Rte. 250 (Richmond Road) is a Major Collector and has a 3700 AAWDT. Provide an entrance analysis (Right & Left Turn Lane Warrant Analysis, using VPD and Peak VPH) for the proposed ready mix concrete/building materials business at full build out using the ITE Trip Generation Manual 9th Edition. VDOT will review the entrance analysis and provide comments if applicable. Base traffic volumes for the study off of VDOT's 2015 Traffic Data (3700 AAWDT) for this segment of Rte. 250.
  - Graphically demonstrate (horizontally and vertically) that the proposed commercial entrance provides the minimum Intersection Sight Distance (610' @ posted speed limit of 55 mph). To establish available sight distance, use height of eye = 3.5 ft. at 14.5 ft. off



# Attachment E

edge of pavement and height of object = 3.5 ft. at 4 ft. off centerline of approaching travel lane.

- Provide all necessary sight easements (on site and off site) to provide and protect the sight triangles at the proposed commercial entrance location. The sight easement extends 5 ft. outside of and parallel to the sight lines.
- Provide the distances in feet (center line to center line) from the center line of the proposed entrance to the center line of all commercial entrances and state road intersections within 1000 ft. (east and west of the proposed entrance).
- Design of turn lane(s), if required, shall conform to VDOT's Geometric Design for Rural Collector Road System (GS-3) with ADT over 2000, Rolling Terrain (12 ft. min. lane width, 8 ft. graded shoulder, etc.).
- Rte. 250 entrance improvements shall conform to VDOT's WP-2 detail (mill and overlay to the center of road) along with any and all pavement marking eradication and installation of new pavement markings per VDOT standards and specifications.
- A VDOT Land Use Permit and Security Bond will be required.

5. Health Department had no comments.

6. Department of Forestry had no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, January 25, 2016 meeting. Your attendance is required at this meeting. Meeting date is subject to change; you will be notified.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,  
James Newman  
Planner  
Dept. of Planning & Zoning

cc: File

**From:** [Mark Wilson](#)  
**To:** [James Newman](#)  
**Cc:** [Roy Simmons](#)  
**Subject:** FW: Fluvanna Rezoning  
**Date:** Friday, January 20, 2017 9:06:58 AM

---

James :

Thank you for meeting with me yesterday. I hope this information will be helpful in answering your questions regarding the scope of business and size of our structures.

Attached are the photos which we have provided for re-zoning request.

The materials supply business (CMG) is for concrete related supplies and serves mostly our ready mix concrete customers. The photos show such items as rebar, welded wire, sealers and materials used in concrete construction. The largest portion of this business is jobsite delivery from phone orders. Our Metro Harrisonburg Store experiences only 10 -20 visits per day from our account customers.

The existing one story home may be used as an office area and likely would require an adjoining showroom approx. 1,000 square feet with a 2,500 square foot warehouse and chain link storage yard behind this facility. Our Green and Tan color scheme is nearly identical to the adjoining Fluvanna County women's prison.

## Attachment F

As for the concrete production area, the plant footprint may occupy 20'w to 85'L and an associated batch office. We will locate this portion at the back of the property in the colored area previously submitted. I have attached a picture of our Fishersville location and included the Wilson brochure.

The estimated number of employees is approximately 10.

4 Drivers

1 Plant Mgr.

1 Plant/Warehouse person

1 CMG Office

2 Sales/Support/Concrete/CMG

1 Mark Wilson

Please do not hesitate to call me if you have any additional questions. We look forward to working with you and bringing our business to Fluvanna County.

Sincerely,

Mark Wilson



We believe in our commitment to deliver **"Integrity in Concrete"** and this starts with Service to our Customers.

An experienced dispatcher will take your order and schedule the delivery of concrete products to your job site in a safe, timely and efficient manner. *This is the cornerstone of our business.*

Our drivers know the value and importance of customer service and are trained to the industry's highest standards.

From the moment your order is batched at our enclosed Con-E-Co concrete plant to the arrival of your material, we are proud to earn your business every time.



## Our Products

We have a variety of **"Ready Mix"** products, designed to meet your specifications and we take pride in their quality. We are an approved VDOT plant with Virginia Department of Highways approved mixes for State work when required.

A State approved concrete technician and batcher can assist you with the selection of our products to meet your requirements. We offer a variety of other products and admixtures to the concrete industry from our sister companies **"Construction Materials"** and **"Rockingham Steel"** including: Colors, sealers, stamps, ICF's, Fibers, rebar, wire, tools and concrete forming accessories.



Our Con-E-Co Lo Pro plant has been designed and built to exacting standards using the latest computerized batching technologies. This plant is fully enclosed and incorporates dust collection systems to protect our environment.

Our plant utilizes a self contained washout system which is designed to recycle wash water and eliminate run off and waste. The regular service intervals of our equipment and environmentally designed building makes this one of the most sustainable concrete plants in the Shenandoah Valley.

Our **"Integrity in Concrete"** is also a commitment to the Environment and Leeds projects. **Green Earth**, our sister company, accepts our waste and C&D products.



## Memberships & Affiliations

**Virginia Ready Mix**  
Concrete Association



**AUGUSTA COUNTY**  
Home Builders Association





# Attachment F

## DeFrankly Speaking

### PAT HEALY: MAN OF CONCRETE



**Joe DeFrank**, one of our regional sales managers, brings years of concrete equipment experience to the job, so we asked him to share his knowledge with all our customers. Each installment of "DeFrankly Speaking" contains Joe's favorite money-saving tips and technical advice.

I recently had the opportunity to sit down with a good friend and former co-worker in the ready mix industry, John Patrick Healy, known to his friends as Pat. It was great to visit with Pat and his wife Judy in their home town of Bel Air, Maryland. Pat Healy is a guy you don't forget once you've met him. He attended Notre Dame on a 1956 football scholarship, and still has the commanding presence of an athlete. To this day he works out on a regular basis and is an avid golfer.

Born and raised Irish Catholic in Springfield, Illinois, Pat and his twin brother Michael were raised by their father Harry with the help of close family friends and nuns after their mother, a schoolteacher, died during childbirth. Harry, a regional manager at Lehigh Cement, raised the boys as "honorable gentlemen" despite having to travel for business.

Pat became an outstanding athlete in high school, playing basketball, baseball, football and also boxing and wrestling. He earned many awards and recognitions, especially in baseball and football.

After an unfortunate knee injury in his junior year at Notre Dame, Pat went on to graduate with a degree in business in 1960. His first job was with Shell Oil Company as a sales representative, but soon he was offered a position with the Arundel Corporation, the company that started his career in the ready mix industry.

Eventually, Pat settled in as a regional sales manager for mixer body manufacturer Challenge Cook Brothers in California, overseeing 13 dealers around the country until they closed in 1989.

I had the opportunity to meet Pat and travel with him through the 1990s after he became the East Coast fleet sales representative for McNeilus Companies in 1991. He introduced me to many people in the industry, and a few special ones from outside of it.

Thanks to Pat's friendships with sports celebrities, I met Johnny Unitas, former quarterback of the Baltimore Colts and Riddick Bowe, former boxing heavyweight champion. For those of you who know Pat well, you can imagine Pat joking with Riddick while trying to spar with him in front of one of our customers. My money would be on Pat.

Judy and Pat have been married for 45 years, and they are proud parents of four sons. Crosby owns an Irish pub in Baltimore called "The Life of Reilly," Michael is a PGA pro in Maryland, Brian is regional sales manager for a dental supply company, and Tim continues the family's 70 years in the industry as a territory sales manager for BASF's admixture division.



Pat Healy, Regional Fleet Sales Representative for McNeilus



Wilson's LO-PRO 12 features two conveyors charging four aggregate compartments.

## Wilson Ready Mix

continued from page 1

With more than a dozen employees and seventeen rear-discharge mixer trucks including Peterbilts and Macks, the company is on a growth plan designed to meet demand both current and anticipated. Characterizing the company as flexible, nimble and adaptive, Wilson says "We plow a little differently over here. We're accustomed to hard work."

He wants the company to be known for combining small-business friendliness—"We are able to treat customers in almost a family kind of way"—with the resources of a larger company. As a member of Rockingham Ready Mix Group, Wilson Ready Mix can offer the products and services of sister companies Construction Materials Group, Green Earth and Rockingham Steel. "It provides affiliations that give us a larger footprint and large-pour capability, as well as a more comprehensive range of products and services," says Wilson.

Serving an area that covers Augusta, Albemarle, Greene, Madison, Orange, Louisa, Nelson and Rockbridge Counties, Wilson seeks to project an image of competence and environmental sustainability. For example, the new CON-E-CO plant in Fishersville is fully enclosed, and with a CON-E-CO PJ-1400 central dust collection unit it emits virtually no dust to the outside. A plant in Charlottesville—formerly Valley Ready Mix, recently acquired from Ennstone—is a fully enclosed, late-model Steelfields, with fully paved lot and a Schwing RA 60 concrete reclaim system. Both have COMMANDbatch batching controls from Command Alkon and Infern-O-Therm water heaters, and Wilson plans to try Infern-O-Therm's new stack economizer in the fall to reduce fuel use by recycling waste heat into process water.

Wilson is working with sister company Green Earth, a recycler of

more rural Shenandoah Valley and Augusta County areas, Charlottesville is more residential and urban in nature. "With the University of Virginia there as a major economic driver, business parks are bringing in national and international companies for research and development in aerospace, biotechnology and other fields," says Wilson. "We are currently bidding on a number of municipal jobs in both markets."

"One of our more interesting projects is supplying concrete for the construction of the Defense Intelligence Agency's new 170,000 square foot Joint Use Intelligence Analysis Facility, or JUIAF, being built north of Charlottesville," says Bollinger. "The Department of Defense estimates that this project will bring 1,500 long-term jobs to our area."

With employees who are certified through both ACI and the Virginia DOT, Wilson says his company is prepared for commercial jobs as well as the residential and agricultural projects he anticipates.

The company holds regular safety meetings with drivers. "We're constantly doing training and education," Wilson says. "Recently our drivers in Charlottesville were approved on a government project that required background checks and additional safety training that included spill prevention training."

To Mark Wilson, the future holds great promise. "One of the most important things I learned from my father is, never say 'can't'. Where others see doom and gloom, I see opportunity. Where others are backing off, I just work a little bit harder."

Company motto "Integrity in Concrete" represents the cornerstone of his business philosophy, says Mark Wilson.



interests. BOS 2017-02-16 41/876 coming on line right now. It's a very exciting time to be in the concrete business."

### Future growth

In order to serve the rural markets in western and northern Augusta County, Wilson recently acquired a plant near Mount Sidney, a Stevens, which is operated seasonally. Explaining the strategic decision to locate the CON-E-CO plant near Fishersville, Wilson says "[it] seems to be insulated from current national patterns. Most of the 80% growth forecast for Augusta County is scheduled to occur within five miles of Fishersville proper."

In contrast to the

# Attahcment F



## **ATTACHMENT G**

Draft Ordinance for the Board of Supervisors to consider:

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 10.5 acres of Tax Map 4, Section A, Parcel 109, to rezone the same from A-1, Agricultural, General to I-2, Industrial General.

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 10.5 acres of Tax Map 4, Section A, Parcel 109, be and is hereby, rezoned from A-1, Agricultural, General to I-2, Industrial General.





**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB Q**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	<b>ZMP 16:07 – Foster Fuels</b>				
<b>MOTION(s):</b>	I move that the Board of Supervisors recommend approval/denial/deferral of ZMP 16:07, a request to amend the Fluvanna County Zoning Map with respect to approximately 1.53 acres of Tax Map 5, Section 23, Parcel 8, to rezone the same from I-1, Industrial, Limited, to I-2, Industrial, General.				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
<b>STAFF CONTACT(S):</b>	Brad Robinson, Senior Planner				
<b>PRESENTER(S):</b>	Brad Robinson, Senior Planner				
<b>RECOMMENDATION:</b>	At its meeting on January 25, 2017, the Planning Commission <b>recommended approval</b> of ZMP 16:07 (5-0); Mr. Gaines moved to recommend approval, Mr. Zimmer seconded. AYES: Bibb, Gaines, Zimmer, Johnson, Lagomarsino.				
<b>TIMING:</b>	Immediate decision requested at current meeting.				
<b>DISCUSSION:</b>	Request to amend the Fluvanna County Zoning Map with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8, to rezone the same from I-1, Industrial, Limited, to I-2, Industrial, General.				
<b>FISCAL IMPACT:</b>					
<b>POLICY IMPACT:</b>	<b>Regarding ZMP 16:07</b> , the Board of Supervisors may: <ul style="list-style-type: none"> <li>• Approve this request, allowing the Fluvanna County Zoning Map to be amended; OR</li> <li>• Deny this request, preventing the Fluvanna County Zoning Map from being amended; OR</li> <li>• Defer this request and make a final decision at a later date.</li> </ul>				
<b>LEGISLATIVE HISTORY:</b>	Review of a proposed Zoning Map Amendment in accordance with Chapter 22, Article 17 of the Fluvanna County Code (Zoning Ordinance).  Application was received on December 1, 2016.  Planning Commission reviewed the request on January 25, 2017.				
<b>ENCLOSURES:</b>	Staff Report (with accompanying attachments)				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					X





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# COUNTY OF FLUVANNA

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P.O. Box 540  
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(434) 591-1910  
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## STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** ZMP 16:07  
**Tax Map:** Tax Map 5, Section 23, Parcel 8

**From:** Brad Robinson  
**District:** Columbia  
**Date:** February 15, 2017

**General Information:** This request is to be heard by the Board of Supervisors on Wednesday, February 15, 2017 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner:** CB ZCIP LLC

**Applicant:** Foster Fuels Inc.

**Representative:** Tim Spicer

**Requested Action:** To amend the Fluvanna County Zoning Map with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8, to rezone the same from I-1, Industrial, Limited, to I-2, Industrial, General. (Attachment A)

**Location:** The affected property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District. (Attachment B)

**Existing Zoning:** I-1, Industrial, Limited (Attachment C)

**Proposed Zoning:** I-2, Industrial, General

**Existing Land Use:** Light industrial

**Planning Area:** Zion Crossroads Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned I-1 and A-1.

**Zoning History:** None

**Neighborhood Meeting:**

A neighborhood meeting was held December 14, 2016. There were two (2) attendees not including staff and the applicant. The attendees did not have any questions or concerns about this project.

(Attachment D)

**Technical Review Committee:**

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 8, 2016:

1. Planning staff asked if any signage was proposed. The applicant indicated only a small sign with emergency contact information would be placed on the property.
2. Fire Chief had no comments.
3. Health Dept. had no comments.
4. VDOT: VDOT does not have any objections to the rezoning of TMP 5-23-8 from I-1 Industrial, Limited to I-2 Industrial, General.

(Attachment E)

**Analysis:**

The applicant is requesting to rezone 1.53 acres of Tax Map 5, Section 23, Parcel 8 from I-1, Industrial, Limited, to I-2, Industrial, General. The subject property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250).

The proposed use of the property is a petroleum distribution facility (bulk propane storage tank). The applicant, Foster Fuels Inc., is a locally-owned fuel company in Central Virginia that provides propane and other services to residential and commercial customers. Expansion of service into the Charlottesville region in recent years and a growing customer demand in Fluvanna County has resulted in a need for a closer refill site; currently the closest is in Afton, VA.

As shown on the applicant's site plan, the project will initially involve placement of one 30,000 gallon bulk storage tank onto the property. A second tank of similar size could be added adjacent to the first tank depending on future needs. No buildings or parking areas are proposed and the existing site entrance (which currently serves the adjacent business) will continue to be utilized. The current property owner will retain ownership if the rezoning is approved and the applicant will have a lease arrangement.

The purpose of the I-1 District, the current zoning of the property, is *"to permit certain light industries. The limitations ... are imposed to protect and foster adjacent residential property*

*while permitting certain light industries to locate near a labor supply.” A petroleum distribution facility is not permitted in this district.*

In comparison, the purpose of the I-2 District is *“to establish an area as defined by the Comprehensive Plan where the principal use of land is for heavy commercial and industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional, and neighborhood commercial service establishments.”* A specific intent of this district among others is further stated to *“prohibit residential and neighborhood commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district.”*

If this rezoning is approved, then a site development plan that is in full compliance with county ordinances and associated proffers shall be reviewed and approved by planning staff prior to the commencement of any site improvements or construction.

(Attachment F)

### **Comprehensive Plan:**

#### **Land Use Chapter:**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is envisioned to be the most intensely developed part of the county, consisting of regional mixed-use, regional employment, and neighborhood mixed-use developments. This area is the county’s primary regional economic development area and is targeted as a regional employment center with primarily mixed-use, mixed-income development.”*

#### **Economic Development Chapter:**

According to this chapter, *“the primary infrastructure service areas will be the Zion Crossroads, Lake Monticello, and Fork Union community planning areas”* and *“Zion Crossroads is considered the most viable area to attract light industrial, technology business, medical facilities, and retail.”* This property is located in close proximity to industrial development.

### **Planning Commission:**

The Planning Commission discussed this rezoning request at their January 25, 2017 meeting, and voted 5-0 to recommend approval. Mr. Gaines moved to approve, and Mr. Zimmer seconded. No citizens spoke during the public hearing.

### **Conclusion:**

This rezoning request appears to meet the intent of the Comprehensive Plan in that the proposed rezoning may *“expand the services, recreation, restaurant, and retail options available to its residents, while at the same time retaining the area’s rural character.”*

In addition to conformance with the Comprehensive Plan, the Board of Supervisors may want to consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties.

**Suggested Motion:**

I move that the Board of Supervisors recommend approval/denial/deferral of ZMP 16:07, a request to amend the Fluvanna County Zoning Map with respect to approximately 1.53 acres of Tax Map 5, Section 23, Parcel 8, to rezone the same from I-1, Industrial, Limited, to I-2, Industrial, General.

**Attachments:**

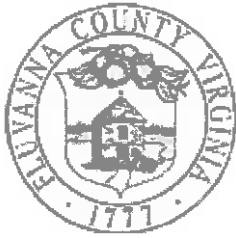
- A – Application and APO Letter
- B – Aerial Vicinity Map
- C – Existing Zoning Map
- D – Neighborhood Meeting sign in sheet
- E – TRC comment letter
- F – Applicant’s site rendering
- G – Proposed ordinance

Copy: Mr. Tim Spicer – [tim.spicer@fosterfuels.com](mailto:tim.spicer@fosterfuels.com)  
File

Received

DEC 1 2016

Planning Dept.



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
Application for Rezoning

**Owner of Record:** CB ZCIP LLC **Applicant of Record:** Same as representative

E911 Address: Industrial Way, Fluvanna, VA E911 Address: " "

Phone: 434-977-4181 Fax: (Troy) Phone: " " Fax: " "

Email: shouchens@msc-rents.com Email: " "

**Representative:** Foster Fuels, Inc. (Tim Spicer)

E911 Address: 2151 Richmond Rd, Charlottesville, VA

Phone: 434-531-2510 Fax: " "

Email: tim.spicer@FosterFuels.com

**Tax Map and Parcel(s):** 5-23-8 **Deed Book Reference:** 218(DBP) 896(DB)

**Acreage:** 1.53 **Zoning:** I-1 **Deed Restrictions?** ☒ No ☐ Yes (Attach copy)

**Location of Parcel:** Zion Crossroads Industrial Park (Lot 86)

**Requested Zoning:** I2 **Proposed use of Property:** Bulk Fill Station

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district: " "

**Affidavit to Accompany Petition for Rezoning**

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 12/1/16 Signature of Owner/Applicant: Douglas E. Gibson

Subscribed and sworn to before me this 1st day of December, 20 16

My commission expires: 5/31/17

Notary Public: Nancy E. Gibson

NOTARY PUBLIC  
NANCY E. GIBSON  
Commonwealth of Virginia  
Reg. #305098  
My Commission Expires May 31, 2017

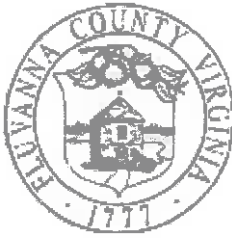
All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

**OFFICE USE ONLY**

Date Received: <u>12-2-16</u>	Pre Application Meeting: <u>" "</u>	PH Sign Deposit Received: <u>12/14/16</u>	Application #: <u>ZMP 116 : 007</u>
(\$1,000 plus \$50 for per acre plus mailing costs fee paid: <b>Mailing Costs:</b> \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Columbia District</u>	Planning Area: <u>Zion Crossroads Community</u>		
<b>Public Hearings</b>			
<b>Planning Commission</b>		<b>Board of Supervisors</b>	
Advertisement Dates: <u>Jan 12 + 19</u>	Advertisement Dates: <u>" "</u>		
APO Notification: <u>Jan 11</u>	APO Notification: <u>" "</u>		
Date of Hearing: <u>Jan 25</u>	Date of Hearing: <u>" "</u>		
Decision: <u>" "</u>	Decision: <u>" "</u>		

DEC 1 2016

Planning Dept.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

Name: Tim Spiver "on behalf of Foster Fuels Inc."

Address: Industrial Way

City: Troy

State: VA Zip Code: 22974

I hereby certify that the sign issued to me is my responsibility while in my possession.  
 Incidents which cause damage, theft, or destruction of these signs will cause a partial or full  
 forfeiture of this deposit.

[Signature]  
 Applicant Signature

12/1/16  
 Date

\*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : _____ CPA _____ : _____ SUP _____ : _____ ZMP <u>16</u> : <u>07</u> ZTA _____ : _____	
\$90 deposit paid per sign*: <u>12/14/16</u> # <u>1061</u>	Approximate date to be returned:





COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA  
**Rezoning Processing Checklist**

Received

DEC 1 2016

## Planning Dept.

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

**All maps and plans submitted are to be either 8 1/2" x 11" or 11" x 17". One original of any size may be provided to staff for use at the Public Hearing.**

**COUNTY STAFF USE ONLY**

- ☒ Completed Rezoning Application signed by the current owner of the property or a separate statement signed by the current owner authorizing the application (Affidavit to accompany Petition for Rezoning).
- ☐ Copy of plat(s) showing existing and proposed improvements
- ☐ Copy of Tax Map (preferred)
- ☐ Copy of deed restrictions (if applicable)
- ☒ Description of proposed use
- ☒ Preliminary site plan (10 required, 18 preferred)
- ☐ Any applicable contracts, easements, etc.
- ☒ Application fee in full made payable to **Fluvanna County**.

## Review of the Application

- ☒ Preliminary review by planning staff for completeness and content.
- ☐ Copies of application: office, agencies and county attorney
- ☒ Government agency review and comment (not an inclusive listing)
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> VDOT              | <input type="checkbox"/> Aqua Virginia          |
| <input checked="" type="checkbox"/> Health Department | <input type="checkbox"/> School Superintendent  |
| <input checked="" type="checkbox"/> Fire Chief        | <input type="checkbox"/> Army Corp of Engineers |
| <input type="checkbox"/> FUSD Manager                 | <input type="checkbox"/> County Administer      |
- ☒ Any concerns addressed by the governmental agencies shall be discussed in a meeting with the applicant and a representative from the agency.
- ☒ Placed as a Public Hearing on the next available agenda of the Planning Commission.
- ☒ Notification of the scheduled Public Hearing to the following:
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Applicant                                       | <input checked="" type="checkbox"/> All adjacent property owners |
| <input checked="" type="checkbox"/> Advertise in accordance with VA Code § 15.1-431 |  |
- ☒ Staff Report to include, but not be limited to:
- |   |
|---|
| <input type="checkbox"/> Is the need for change necessary?  |
| <input type="checkbox"/> Is the change consistent with good planning practices?                     |
| <input type="checkbox"/> Is the change consistent with the comprehensive plan?                      |
| <input type="checkbox"/> Is the change consistent with the adjacent land uses?                      |
| <input type="checkbox"/> Will the change constitute spot zoning?                                    |
| <input type="checkbox"/> Are proffers necessary?  |
| <input type="checkbox"/> Is there any detriment to the health, safety and welfare of the community? |

Brad Pelton 12/5/16

### Meetings for the processing of the application

- ☐ Applicant for a representative must appear at the scheduled hearing. The Planning Commission may: defer the request pending further consideration or recommend to the Board of Supervisors: Approval; Approval subject to submittal or correction; or denial.
- ☐ Notification to the applicant regarding the Planning Commission's decision.
- ☐ Placed as a Public Hearing on the next available agenda of the Board of Supervisors.
- ☐ Staff Report and Planning Commission recommendation forwarded to the Board of Supervisors.
- ☐ Notification of the scheduled Public Hearing to the following:
- ☐ Applicant      ☐ All adjacent property owners
- ☐ Advertise in accordance with VA Code § 15.1-431
- ☐ Applicant or a representative must appear at the scheduled hearing. After considering all relevant information from the applicant and the public, the Board of Supervisors will deliberate on points addressed in the Staff Report.
- ☐ The Board of Supervisors may: Approve; Deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

## Actions

- ☐ With approval, the development may proceed.
- ☐ If denied, an appeal to the Courts may be prescribed by law.
- ☐ No similar request for a Rezoning for the same use at the same site may be made within one year after the denial.

Received

DEC 1 2016

Planning Dept.

# Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)

Planning & Zoning Department

Initials	Responsible	Action
		<b>BEFORE PC PUBLIC HEARING</b>
	Applicant	The applicant will contact the Planning Dept., discuss ideas with the Planner, and schedule a pre-application meeting if required.
	Staff	Date of pre-application meeting. _____ *Ideally, at least two (2) planning staff members will meet with the applicant to discuss his or her proposals, and advise them on the application process.
BCR	Applicant	Applicant files the application on the 1 <sup>st</sup> working day of the month by 5 p.m.
SK	Program Asst	Review application for completeness and process all fees.
SK	Program Asst	Enter project information into the DID
BCR	Program Asst	Schedule public hearing advertisement dates.
BCR	Program Asst	Schedule Adjoining Property Owner (APO) notification dates.
BCR	Program Asst	Schedule Planning Commission public hearing meeting dates.
SK	Program Asst	Schedule date to post Planning Commission public notice sign two (2) weeks meeting.
	Program Asst	Schedule Board of Supervisors public hearing meeting dates.
	Program Asst	Schedule date to post BOS public notice sign two (2) weeks prior to meeting.
BCR	Planner	Review the DID for accuracy of all the scheduled dates.
SK	Staff	Notify adjacent property owners of the subject property.
BCR	Staff	Schedule neighborhood meeting on 2 <sup>nd</sup> Wednesday of the month at 4:30 p.m. in the Morris Room.
BLR	Staff	Schedule Technical Review Committee meeting on the 2 <sup>nd</sup> Thursday of the month at 10 a.m. in the Historic Courthouse.
BCR	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
BCR	Staff	Compile all comments from the TRC meeting.
	Staff	Notify applicant in writing about TRC comments.
	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
BCR	Planner	Prepare legal ad and email to Senior Program Assistant.
	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

Initials	Responsible	Action
	Program Asst	Receive ad "proof" from Fluvanna Review and email proof to Planner for review.
BCR	Planner	Planner approves proof.
	Program Asst	Notify newspaper to publish ad for two (2) consecutive weeks prior to the public hearing meeting date. (Save in ad proof folder for future reference.)
	Code Enforce. Officer	Place public notice signs on subject property two (2) weeks prior to all public hearing dates.
	Planner	Verify sign posting with a site visit and photographs.
SK	Program Asst	Mail APO letters two (2) week prior to Planning Comm. public hearing.
BCR	Staff	Planning Commission public hearing scheduled for fourth (4 <sup>th</sup> ) Wednesday of the following month.
		<b>BEFORE BOS PUBLIC HEARING</b>
BCR	Staff	Schedule BOS public hearing for third (3 <sup>rd</sup> ) Wednesday of the following month.
SK	Program Asst	Mail APO letters two (2) week prior to BOS public hearing.
		<b>AFTER BOS PUBLIC HEARING</b>
	Program Asst	Return \$90.00 sign deposit fee to applicant.



DEC 1 2016

Planning Dept.

CB ZCIP, LLC  
102 S. First Street, Suite 301  
Charlottesville, VA 22902

December 1, 2016

WRF Properties, LLC  
Attn: Tim Spicer  
P.O. Box 190  
Brookneal, VA 24528

RE: Special Use Permit/Rezoning at Zion Crossroads Industrial Park Lot 8B Industrial Way, Troy, Virginia 22974 (TMP 5 23 8)

Dear Mr. Spicer et al,

WRF Properties, LLC, Foster Fuels, Inc and its assigns have my permission to enter Zion Crossroads Industrial Park Lot 8B Industrial Way, Troy, Virginia 22974 (TMP 5 23 8) and serve as a representative for the purpose of seeking a Special Use Permit and Rezoning on this parcel. The intention is that the property is to be rezoned to I-2 zoning as defined in the Fluvanna County, VA Code. It is also intended to obtain a Special Use Permit as necessary to install and operate a bulk propane station.

Sincerely,

*Douglas E. Caton, Managing Member*

Douglas E. Caton  
Managing Member

**COMMONWEALTH OF VIRGINIA,  
CITY OF CHARLOTTESVILLE, to-wit:**

The foregoing instrument was acknowledged before me this 1st day of December, 2016, by **Douglas E. Caton**, Managing Member of CB ZCIP, LLC, a Virginia limited liability company, on behalf of said company.

My commission expires: 5/31/17

*Nancy E. Gibson*  
Nancy E. Gibson, Notary Public  
Notary Registration Number 305098

NANCY E. GIBSON NOTARY PUBLIC Commonwealth of Virginia Reg. #305098 My Commission Expires May 31, 2017
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## COUNTY OF FLUVANNA

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Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** January 27, 2017  
**From:** Stephanie Keuther  
**To:** Jason Stewart  
**Subject:** Board of Supervisors APO Letter

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Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the February 15, 2017 Board of Supervisors.



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## COUNTY OF FLUVANNA

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### NOTICE OF PUBLIC HEARING

January 31, 2017

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

**Re: Public Hearing on ZMP 16:07 & SUP 16:12**

Dear «Name»:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced items as noted below:

<b>Purpose:</b>	<b>Board of Supervisors Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, February 15, 2017</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Board of Supervisors meeting for the rezoning and special use permit requests that are described as follows:

**ZMP 16:07 Foster Fuels Rezoning** – A request to rezone, from I-1 Industrial, Limited to I-2 Industrial, General, 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District.

**SUP 16:12 Foster Fuels Propane Tank** – A request for a special use permit to install a petroleum distribution facility, with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-1 and within the Zion Crossroads Community Planning Area and the Columbia Election District.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/government/bos/agendasactionsminutes>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this rezoning or special use permit application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

A handwritten signature in black ink, reading "Jason Stewart". The signature is written in a cursive, flowing style.

Jason Stewart  
Planning and Zoning Administrator



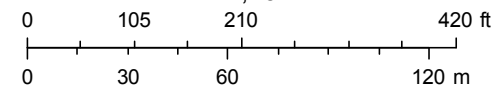
[illegible][illegible]

## Aerial - Tax Map 5 23 8



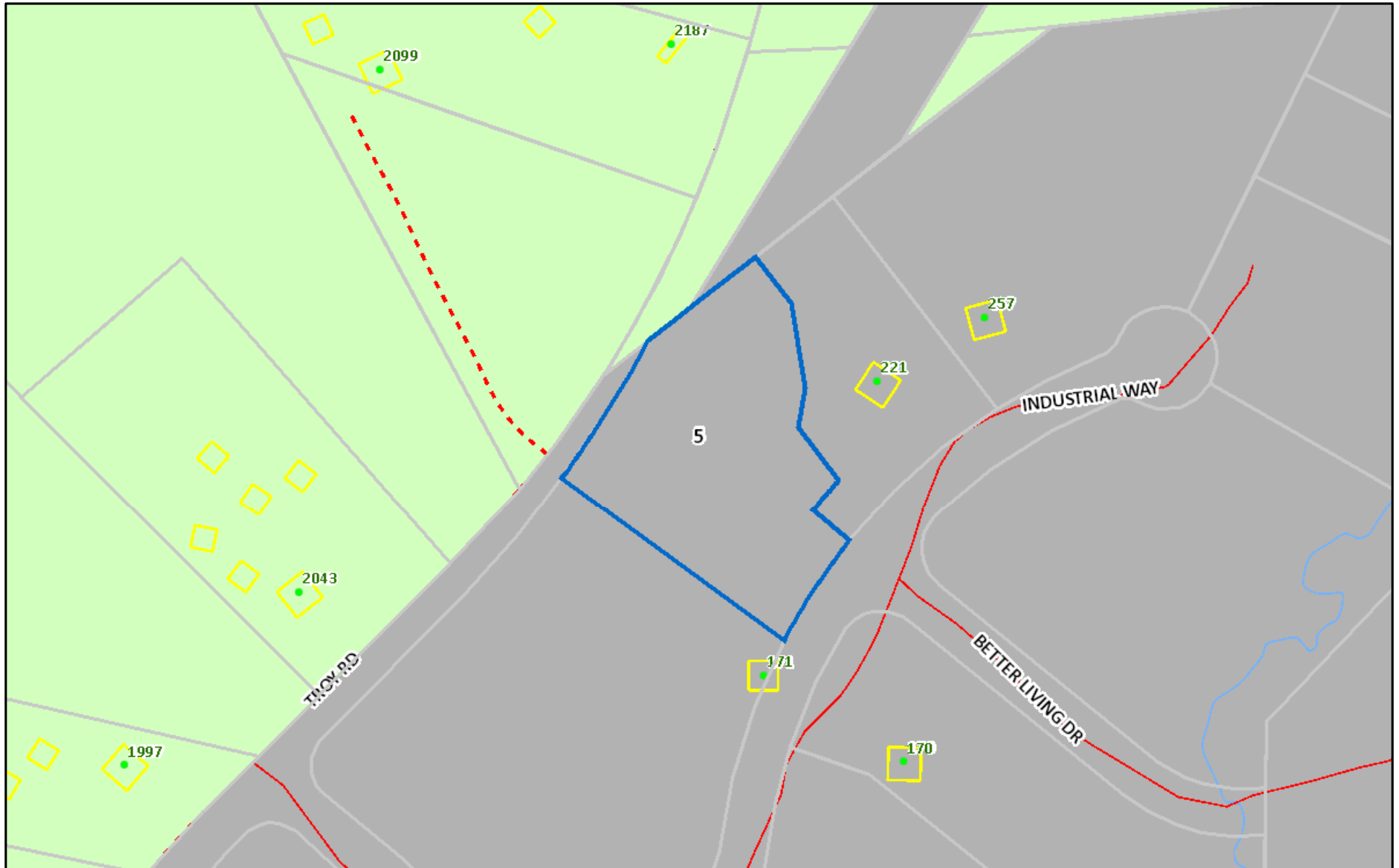
January 20, 2017

1:2,257

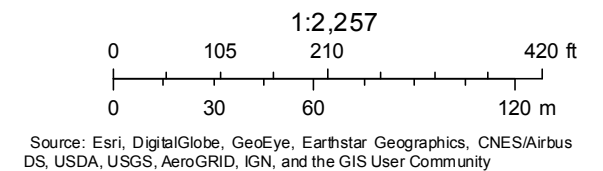


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Zoning - Tax Map 5 23 8



January 20, 2017





## December 14, 2016 Neighborhood Meeting

- I. **ZMP 16:07 Foster Fuels Rezoning**- A request to rezone, from I-1 Industrial, Limited to I-2 Industrial, General, 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District.
- II. **SUP 16:12 Foster Fuels Propane Tank**- A request for a special use permit to install a petroleum distribution facility, with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-1 and within the Zion Crossroads Community Planning Area and the Columbia Election District.
- III. **ZMP 16:06 Roy Simmons Industrial Rezoning**- A request to rezone, from A-1 Agricultural, Limited to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located ~~in the Zion Crossroads Industrial Park~~, approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

Name

Address/Contact Information

Item interested in

Name	Address/Contact Information	Item interested in
Jim Spicer	2151 Richmond Rd CHO 22911	Propose Tank location
Jeanne Wills	3143 Richmond Rd. Troy VA 22974	
Marshall F. Lough	3422 Zion Rd Troy VA 22974	
Steve Houchens	steveclili@comcast.net	2MP 16:07 + SUP 16:11
Bobby McShree		





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## COUNTY OF FLUVANNA

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January 26, 2017

Tim Spicer  
Foster Fuels Inc.  
2151 Richmond Road  
Charlottesville, VA 22911

Delivered via email to [tim.spicer@fosterfuels.com](mailto:tim.spicer@fosterfuels.com)

Re: ZMP 16:07 and SUP 16:12 – Foster Fuels  
Tax Map: 5, Section 23, Parcel 8

Dear Mr. Spicer:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 8, 2016:

1. Planning staff asked if any signage was proposed. The applicant indicated only a small sign with emergency contact information would be placed on the property.
2. Fire Chief had no comments.
3. Health Dept. had no comments.
4. VDOT (*received 1/25/2017*):

ZMP 16:07 Foster Fuels Rezoning: VDOT does not have any objections to the rezoning of TMP 5-23-8 from I-1 Industrial, Limited to I-2 Industrial, General.

SUP 16:12 Foster Fuels Propane Tank: The conceptual site plan for Foster Fuels, Inc. proposes no more than two (2) 30,000 gal. LP gas bulk storage containers to be installed on the site (TMP 5-23-8) for bulk storage and as a refill station. The proposal is to share the existing commercial entrance that currently serves the business operating on TMP 5-23-8A which has an existing commercial entrance at the intersection of Rte. 1023 (Industrial Way, 720 AADT) and Rte. 1024 (Better Living Drive, 590 AADT). The proposed use of the site will not generate large volumes of traffic and the proposal calls to share the existing commercial entrance on TMP 5-23-8A. VDOT does not object to this proposal.

The Board of Supervisors will hear these items at their meeting on Wednesday, February 15, 2017. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File

# Fluvanna County Bulk Storage Site Foster Fuels

BOS2017-02-15 p. 6 of 76



**An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 1.53 acres of Tax Map 5, Section 23, Parcel 8 to rezone the same from I-1, Industrial, Limited to I-2, Industrial, General (ZMP 16:07)**

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 1.53 acres of Tax Map 5, Section 23, Parcel 8, be and is hereby, rezoned from I-1, Industrial, Limited to I-2, Industrial, General.





**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB R**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	<b>SUP 16:12</b> – Foster Fuels				
<b>MOTION(s):</b>	I move that the Board of Supervisors recommend approval/denial of SUP 16:12, a request to allow for a petroleum distribution facility with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8, [if approved] subject to the eight (8) conditions listed in the staff report.				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
	X				
<b>STAFF CONTACT(S):</b>	Brad Robinson, Senior Planner				
<b>PRESENTER(S):</b>	Brad Robinson, Senior Planner				
<b>RECOMMENDATION:</b>	At its meeting on January 25, 2017, the Planning Commission <b>recommended approval</b> of SUP 16:12 (5-0); Mr. Zimmer moved to approve and Mr. Johnson seconded. AYES: Bibb, Gaines, Zimmer, Johnson, Lagomarsino.				
<b>TIMING:</b>	Immediate decision requested at current meeting.				
<b>DISCUSSION:</b>	Request for a special use permit to install a propane tank (petroleum distribution facility) with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8.				
<b>FISCAL IMPACT:</b>	Potential increase in tax revenue.				
<b>POLICY IMPACT:</b>	The Board of Supervisors may: <ul style="list-style-type: none"> <li>• Approve this request, allowing the establishment of a petroleum distribution facility; OR</li> <li>• Deny this request, preventing the establishment of a petroleum distribution facility; OR</li> <li>• Defer this request and make a final decision at a later date.</li> </ul>				
<b>LEGISLATIVE HISTORY:</b>	Review of proposed petroleum distribution facility in accordance with Chapter 22, Article 4 of the Fluvanna County Code (Zoning Ordinance: Uses permitted by special use permit only). Application was received on December 1, 2016. Planning Commission reviewed the request on January 25, 2017.				
<b>ENCLOSURES:</b>	Staff Report (with accompanying attachments)				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					X





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# COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

BOS2017-02-15 p. 73/876  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

## STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** SUP 16:12  
**Tax Map:** Tax Map 5, Section 23, Parcel 8

**From:** Brad Robinson  
**District:** Columbia  
**Date:** February 15, 2017

**General Information:** This request is to be heard by the Board of Supervisors on Wednesday, February 15, 2017 at 7:00 p.m. in the Circuit Court Room in the Courts Building.

**Owner:** CB CZIP LLC

**Applicant:** Foster Fuels Inc.

**Representative:** Tim Spicer

**Requested Action:** Request for a special use permit to install a propane tank (petroleum distribution facility) with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. (Attachment A)

**Approval of this request is subject to rezoning of the property to I-2, Industrial, General.** Rezoning application ZMP 16:07 is being reviewed concurrently with this request.

**Location:** The affected property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District. (Attachment B)

**Existing Zoning:** I-1, Industrial, Limited

**Existing Land Use:** Light industrial

**Planning Area:** Zion Crossroads Community Planning Area

**Adjacent Land Use:** Adjacent properties are zoned A-1, Agricultural, General and I-1, Industrial, Limited.

**Zoning History:**

None

**Comprehensive Plan:****Land Use Chapter:**

The Comprehensive Plan designates this property as within the Zion Crossroads Community Planning Area. According to this chapter, *“Zion Crossroads is the primary gateway to Fluvanna County, and should be enhanced to provide a scenic welcome to residents and tourists. It should develop as an employment, retail, commercial, and recreation destination for county residents and travelers along Routes 64, 15, and 250.”*

**Analysis:**

This is a special use permit application for a bulk propane storage tank. The applicant, Foster Fuels Inc., is a locally-owned fuel company in Central Virginia that provides propane and other services to residential and commercial customers. Expansion of service into the Charlottesville region in recent years and a growing customer demand in Fluvanna County has resulted in a need for a closer refill site; currently the closest is in Afton, VA.

The subject use is classified as a “petroleum distribution facility” and defined in the Zoning Ordinance as *“A facility for the storage and distribution of fuels or other volatile products”*. Petroleum distribution facilities are permitted by special use permit in the I-2 zoning district and are subject to an approved site development plan. The detail of the site development plan that is required is at the discretion of the Director of Planning, and many times the sketch plan provided with the SUP application is sufficient.

In accordance with the application, the project will initially involve placement of one 30,000 gallon bulk storage tank onto the property. A second tank of similar size could be added adjacent to the first tank depending on future needs. No buildings or parking areas are proposed and the existing site entrance (which currently serves the adjacent business) will continue to be utilized. The current property owner will retain ownership if the rezoning is approved and the applicant will have a lease arrangement.

The applicant anticipates traffic to the property to consist of one daily delivery truck during non-heating months and two daily delivery trucks during heating season. Hours of operation will be from 7:00 am to 5:00 pm Monday through Friday.

When evaluating proposed uses for a special use permit, in addition to analyzing the potential adverse impacts of the use, staff utilizes two (2) general guidelines for evaluation as set forth in the zoning ordinance.

**First, the proposed use should not tend to change the character and established pattern of the area or community.**

The subject property is located within the Zion Crossroads Community Planning Area, within close proximity of existing industrial zoning and uses. Although the property has frontage along

two public roads, the project is proposed on the side of the property within the industrial park and away from residences across Troy Road (State Route 631). As no new buildings are proposed for this project, the character of the area is expected to remain unchanged.

**Second, the proposed use should be compatible with the uses permitted by-right in that zoning district and shall not adversely affect the use/or value of neighboring property.**

Petroleum distribution facilities are allowed by SUP in the I-2 district. By-right uses that are similar, in operation or size of structures, to this application may include major utilities and accessory uses. The subject property is located in an area where zoning transitions from agricultural to industrial towards Zion Crossroads.

Sec. 22-1-2 of the zoning ordinance states its purpose is “*to facilitate the creation of a convenient, attractive and harmonious community*” as well as “*to protect against over-crowding of land*”. Additionally, the zoning ordinance encourages “*economic development activities*”. This request would permit business expansion and potential to generate more revenue.

(Attachment C)

#### **Neighborhood Meeting:**

A neighborhood meeting was held December 14, 2016. There were two (2) attendees not including staff and the applicant. The attendees did not have any questions or concerns about this project.

(Attachment D)

#### **Technical Review Committee:**

The following comments were generated from the December 8, 2016 Technical Review Committee meeting:

1. Planning staff asked if any signage was proposed. The applicant indicated only a small sign with emergency contact information would be placed on the property.
2. Fire Chief had no comments.
3. Health Dept. had no comments.
4. VDOT: The conceptual site plan for Foster Fuels, Inc. proposes no more than two (2) 30,000 gal. LP gas bulk storage containers to be installed on the site (TMP 5-23-8) for bulk storage and as a refill station. The proposal is to share the existing commercial entrance that currently serves the business operating on TMP 5-23-8A which has an existing commercial entrance at the intersection of Rte. 1023 (Industrial Way, 720 AADT) and Rte. 1024 (Better Living Drive, 590 AADT). The proposed use of the site will not generate large volumes of traffic and the proposal calls to share the existing commercial entrance on TMP 5-23-8A. VDOT does not object to this proposal.

(Attachment E)



**Planning Commission:**

The Planning Commission discussed this SUP request at their January 25, 2017 meeting, and voted 5-0 to recommend approval with conditions. Mr. Zimmer moved to approve, and Mr. Johnson seconded. No citizens spoke during the public hearing.

**Conclusion:**

The Board of Supervisors should consider any potential adverse impacts, such as traffic entering and exiting the property, noise, dust, vibration, or visual clutter. The Board of Supervisors can place conditions on the issuance of a special use permit to ensure the proposed use will not be detrimental to the character and development of the adjacent area.

**Recommended Conditions:**

If approved, Staff recommends the following conditions:

1. Prior to development of the site, a site development plan that meets the requirements of the Fluvanna County Zoning Ordinance must be submitted for review and approval.
2. Only two 30,000 gallon tanks may be installed. Further tank installations will require additional special use permits.
3. Safety measures such as fencing and bollards will be required, to the satisfaction of Fluvanna County Fire Chief, Building Staff and Planning Staff.
4. All screening shall be maintained in a condition acceptable to the County.
5. Any lighting shall not be directed toward adjacent properties and comply with Article 25 of the Fluvanna County Code.
6. All equipment and/or structures associated with the petroleum distribution facility use shall be removed from the property upon termination of the lease agreement.
7. The Board of Supervisors, or its representative, reserves the right to inspect the property for compliance with these conditions at any time.
8. Under Sec. 22-17-4 F (2) of the Fluvanna County Code, the Board of Supervisors has the authority to revoke a Special Use Permit if the property owner has substantially breached the conditions of the Special Use Permit.

**Suggested Motion:**

I move that the Board of Supervisors recommend approval/denial of SUP 16:12, a request to allow for a petroleum distribution facility with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8, [if approved] subject to the eight (8) conditions listed in the staff report.

**Attachments:**

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Applicant's site plan
- D – Neighborhood meeting sign-in sheet
- E – TRC comment letter

Copy: Tim Spicer via email – [tim.spicer@fosterfuels.com](mailto:tim.spicer@fosterfuels.com)  
File

DEC 1 2016



COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA

Planning Dept.

## Application for Special Use Permit (SUP)

Owner of Record: CB ZCIP LLCE911 Address: Industrial Way, Fluvanna, VAPhone: 434-977-4181 Fax: (Troy)Email: shouchens@msc-rents.comRepresentative: Fosterfuels, Inc. (Tim Spicer)E911 Address: 2151 Richmond Rd, Charlottesville, VAPhone: 434-531-2510 Fax: \_\_\_\_\_Email: tim.spicer@fosterfuels.comTax Map and Parcel(s): S-23-8Acreage: 1.53 Zoning: I-1Request for a SUP in order to: Install Bulk PropaneApplicant of Record: Same as representative

E911 Address: " "

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district: \_\_\_\_\_

Deed Book Reference: 218 (DBP) 896 (DB)Deed Restrictions? ☒ No ☐ Yes (Attach copy)Proposed use of Property: Bulk propane

\*Two copies of a plan must be submitted, showing size and location of the lot, dimensions and location of the proposed building, structure or proposed use, and the dimensions and location of the existing structures on the lot.

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the board of Supervisors during the normal discharge of their duties in regard to this request and acknowledges that county employees will make regular inspections of the site.

Date: 12/1/16 Signature of Owner/Applicant: \_\_\_\_\_Subscribed and sworn to before me this 1stNotary Public: Nancy E. GibsonMy commission expires: 5/31/17day of December, 20 16Register # 305098

NANCY E. GIBSON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #305098  
My Commission Expires May 31, 2017

Certification: Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY			
Date Received: <u>12/2/16</u>	Pre-Application Meeting:	PH Sign <u>12/14/16</u> Received:	Application #: SUP <u>16</u> : <u>012</u>
<u>\$800.00</u> fee plus mailing costs paid: <u>12/2/16</u> <u>✓#1059</u>	Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified Mail		
Amendment of Condition: \$400.00 fee plus mailing costs paid:			
Telecommunications Tower \$1,500.00 fee plus mailing costs paid:		\$5,500 w/Consultant Review paid:	
Election District: <u>Columbia District</u>	Planning Area: <u>Zion Cross roads Community</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>Jan 12 + 19</u>	Advertisement Dates:		
APO Notification: <u>Jan 11</u>	APO Notification:		
Date of Hearing: <u>Jan 25</u>	Date of Hearing:		
Decision:	Decision:		

Received

DEC 1 2016

Planning Dept.



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FLUVANNA**  
**Public Hearing Sign Deposit**

Name: Tim Spicer "on behalf of Foster Fuels, Inc."

Address: Industrial Way

City: Troy

State: VA Zip Code: 22974

I hereby certify that the sign issued to me is my responsibility while in my possession.  
 Incidents which cause damage, theft, or destruction of these signs will cause a partial or full  
 forfeiture of this deposit.

[Signature]  
 Applicant Signature

December 1, 2016  
 Date

\*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP <u>16</u> : <u>12</u> ZMP _____ : ZTA _____ :	
\$90 deposit paid per sign*: <u>12/14/16</u> # <u>1061</u>	Approximate date to be returned:

Describe briefly the improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

Installation of one not to exceed two 30K LP Gas Bulk Storage containers; piping and fence surrounding the container.  
No new structures to be added, and no connection with the existing structure on the property.  
Site will consist of bulk storage and re fill station for Foster Fuels Inc. to meet the needs of consumers who use propane gas in Fluvanna County and neighboring counties.

**NECESSITY OF USE:** Describe the reason for the requested change.

Foster Fuels, Inc. is a family owned business since 1921 headquartered in Brookneal Va. In 2013 Foster Fuels Inc. expanded its service area to include Fluvanna County. Our business has grown substantially in the Fluvanna area. Currently our closest Bulk Storage tank is located in Afton Va. Due to growth and continued commitment to serve the residences and light commercial customers in the Fluvanna area, the need for a refill site closer to our customers is the reason for this requested change. The site will reduce travel time to meet the needs of our current customers and future customers.  
Foster Fuels Inc. provides fuel to many types of consumers through out the County including Fire Departments, VDOT, and VDC.

**PROTECTION OF ADJOINING PROPERTY:** Describe the effects of the proposed use on adjacent property and the surrounding neighborhood. What protection will be offered adjoining property owners?

The Propane Industry and Foster Fuels Inc. has a great safety record. Propane storage tanks are regulated under The National Fire Protection Pamphlet NFPA 58. The affects to surrounding property owners are very minimal.  
The facility will be fenced for security and installed per NFPA requirements. Safety is a paramount as well as good neighborly consideration for all adjoining property owners and the community.  
Requirement of NFPA 58 is a Fire Safety Analysis (FSA). FSA provided in-depth details to the particular site. Including meeting with appropriate parties Fire Department, Code Officials, etc... Foster Fuels Inc. will offer all adjoining property owners upon request a copy of the FSA to share the details of proper measures in place to ensure good neighbor relations.

**ENHANCEMENT OF COUNTY:** Why does the applicant believe that this requested change would be advantageous to the County of Fluvanna? (Please substantiate with facts.)

There are two types of Propane Distributors, major marketers based out of state and independent owned companies. Foster Fuels Inc. is an independent owned company meeting the energy needs of consumers in the community, providing a service to local consumers of propane gas used for heating, hot water, cooking, generators, pool heaters, gas logs (non include list) provides consumers a choice of energy providers. In addition to economic development, many consumers in Fluvanna County depend on Propane Gas for energy to provide essential needs in their daily lives. Propane Gas is environmentally friendly "green" product with low carbon footprint.

**PLAN:** Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings on the site, roadways, walks, off-street parking and loading space, landscaping, etc. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and may be required with the application. Remarks:

Site plan to be drafted and submitted week of 12/5/14

Received

DEC 1 2016

Planning Dept.



DEC 1 2016

Page 4 of 5  
COMMONWEALTH OF VIRGINIA  
**County of Fluvanna**  
**Special Use Permit Checklist**

Planning Dept.

The following information shall be submitted with the application and is to be provided by the applicant for the processing of the application:

Completed Special Use Permit signed by the current owner(s) or lessee or written confirmation from the current owner or lessee granting the right to submit the application.  
Site Plan for any expansion or new construction (18 folded copies preferred). Include:  
Plot plan or survey plat at an appropriate scale  
Location and dimension of existing conditions and proposed development  
Commercial and Industrial Development: parking, loading, signs, lighting, buffers and screening  
Copy of the Tax Map showing the site (preferred)  
Copy of General Location Map (preferred)  
Supporting photographs are not required, but suggested for evidence.

**STAFF USE ONLY**

BCR

BCR

BCR

All maps and plans submitted are to be either 8.5"x 11" or 11"x 17". One original of any size may be to staff for use at the public hearing.

**Review of the Application**

Preliminary review by planning staff for completeness and content.  
Copies of application: office, agencies and county attorney.  
Technical Review Committee review and comment  
Determine all adjacent property owners.  
Placed as a Public Hearing on the next available agenda of the Planning Commission.  
Notification of the scheduled Public Hearing to the following:  
☒ Applicant  
☒ All adjacent property owners  
☒ Local Newspaper advertisement  
Staff Report to include, but not be limited to:  
☒ General information regarding the application  
☐ Any information concerning utilities or transportation  
☒ Consistency with good planning practices  
☒ Consistency with the comprehensive plan  
☒ Consistency with adjacent land uses  
☒ Any detriments to the health, safety and welfare of the community.

**STAFF USE ONLY**

BCR

BCR

BCR

BCR

BCR

BCR

BCR

BCR

**Meetings for the processing of the application**

Applicant or a representative must appear at the scheduled hearing. The Planning Commission may recommend to the Board of Supervisors: approval; approval subject to submittal or correction; or denial of the special use permit. Notification to the applicant regarding the Planning Commission's decision.

Placed as a Public Hearing on the next available agenda of the Board of Supervisors.

Staff Report and Planning Commission recommendation forwarded to the Board.

Notification of the scheduled Public Hearing to the following:

- ☐ Applicant
- ☐ All adjacent property owners
- ☐ Local Newspaper advertisement

Applicant or a representative must appear at the scheduling hearing. After considering all relevant information from the applicant and the public, the Board will deliberate on points addressed in the Staff Report.

The Board may approve; deny; or defer the request pending further consideration; or remand the case back to the Planning Commission for further consideration.

**Actions**

With approval, the development may proceed.

If denied, an appeal to the Courts may be prescribed by law

No similar request for a special use permit for the same use at the same site may be made within one year after the denial.

The Special Use Permit Application fee is made payable to the **County of Fluvanna**.

Received

DEC 1 2016

Planning Dept.

# Public Hearing Processing Checklist

(Rezoning, Special Use Permits, Variances, and Text Amendments)

Planning & Zoning Department

Initials	Responsible	Action
		<b>BEFORE PC PUBLIC HEARING</b>
	Applicant	The applicant will contact the Planning Dept., discuss ideas with the Planner, and schedule a pre-application meeting if required.
	Staff	Date of pre-application meeting. _____ *Ideally, at least two (2) planning staff members will meet with the applicant to discuss his or her proposals, and advise them on the application process.
BCR	Applicant	Applicant files the application on the 1 <sup>st</sup> working day of the month by 5 p.m.
SK	Program Asst	Review application for completeness and process all fees.
SK	Program Asst	Enter project information into the DID
BCR	Program Asst	Schedule public hearing advertisement dates.
BCR	Program Asst	Schedule Adjoining Property Owner (APO) notification dates.
BCR	Program Asst	Schedule Planning Commission public hearing meeting dates.
SK	Program Asst	Schedule date to post Planning Commission public notice sign two (2) weeks meeting.
	Program Asst	Schedule Board of Supervisors public hearing meeting dates.
	Program Asst	Schedule date to post BOS public notice sign two (2) weeks prior to meeting.
BCR	Planner	Review the DID for accuracy of all the scheduled dates.
SK	Staff	Notify adjacent property owners of the subject property.
BCR	Staff	Schedule neighborhood meeting on 2 <sup>nd</sup> Wednesday of the month at 4:30 p.m. in the Morris Room.
BCR	Staff	Schedule Technical Review Committee meeting on the 2 <sup>nd</sup> Thursday of the month at 10 a.m. in the Historic Courthouse.
BCR	Program Asst	Reserve Historic Courthouse and Morris Room (or alternate location, if needed).
BCR	Staff	Compile all comments from the TRC meeting.
	Staff	Notify applicant in writing about TRC comments.
	Applicant	File revised plan based on TRC comments NLT last Friday of the month by 5 p.m.
BCR	Planner	Prepare legal ad and email to Senior Program Assistant.
	Program Asst	Email legal ad to Fluvanna Review NLT noon on the Wednesday three (3) weeks before the public hearing is scheduled.

Initials	Responsible	Action
	Program Asst	Receive ad "proof" from Fluvanna Review and email proof to Planner for review.
BCR	Planner	Planner approves proof.
	Program Asst	Notify newspaper to publish ad for two (2) consecutive weeks prior to the public hearing meeting date. (Save in ad proof folder for future reference.)
	Code Enforce. Officer	Place public notice signs on subject property two (2) weeks prior to all public hearing dates.
	Planner	Verify sign posting with a site visit and photographs.
SK	Program Asst	Mail APO letters two (2) week prior to Planning Comm. public hearing.
BCR	Staff	Planning Commission public hearing scheduled for fourth (4 <sup>th</sup> ) Wednesday of the following month.
		<b>BEFORE BOS PUBLIC HEARING</b>
BCR	Staff	Schedule BOS public hearing for third (3 <sup>rd</sup> ) Wednesday of the following month.
SK	Program Asst	Mail APO letters two (2) week prior to BOS public hearing.
		<b>AFTER BOS PUBLIC HEARING</b>
	Program Asst	Return \$90.00 sign deposit fee to applicant.

Received

DEC 1 2016

Planning Dept.

CB ZCIP, LLC  
102 S. First Street, Suite 301  
Charlottesville, VA 22902

December 1, 2016

WRF Properties, LLC  
Attn: Tim Spicer  
P.O. Box 190  
Brookneal, VA 24528

RE: Special Use Permit/Rezoning at Zion Crossroads Industrial Park Lot 8B Industrial Way, Troy, Virginia 22974 (TMP 5 23 8)

Dear Mr. Spicer et al,

WRF Properties, LLC, Foster Fuels, Inc and its assigns have my permission to enter Zion Crossroads Industrial Park Lot 8B Industrial Way, Troy, Virginia 22974 (TMP 5 23 8) and serve as a representative for the purpose of seeking a Special Use Permit and Rezoning on this parcel. The intention is that the property is to be rezoned to I-2 zoning as defined in the Fluvanna County, VA Code. It is also intended to obtain a Special Use Permit as necessary to install and operate a bulk propane station.

Sincerely,

*Douglas E. Caton, Managing Member*

Douglas E. Caton  
Managing Member

**COMMONWEALTH OF VIRGINIA,  
CITY OF CHARLOTTESVILLE, to-wit:**

The foregoing instrument was acknowledged before me this 1st day of December, 2016, by **Douglas E. Caton**, Managing Member of CB ZCIP, LLC, a Virginia limited liability company, on behalf of said company.

My commission expires: 5/31/17

*Nancy E. Gibson*  
Nancy E. Gibson, Notary Public  
Notary Registration Number 305098


NANCY E. GIBSON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #305098  
My Commission Expires May 31, 2017



## Propane in Your Community

Presented to:  
Industrial Park  
Lot 8 B Industrial Way  
Troy, Va. 22974

## Today's Presentation



### Section 1: Overview of Propane and Safety Measures

Propane delivery and storage comes under "National Fire Protection Association Pamphlet 58 (NFPA 58).

### Section 2: Our Company's Project

Industrial Park  
Lot 8 B. Industrial Way  
Troy, VA. 22974



## Propane in Your Community



### Overview of Propane and Safety Measures

## Propane – Versatile and Reliable



- 60 million Americans safely use and rely on propane
- 90% of U.S. propane supplies are produced at facilities in our country
- Propane is a secure and reliable energy source



## Propane – Versatile and Reliable



- **Residential Uses**

- Home and water heating
- Cooking
- Standby electrical generation
- Grills, patio heaters, outdoor fireplaces

- **Commercial/Industrial Uses**

- Fuel for forklifts
- Space and water heating
- Heat & Hot Water agricultural and multiple other uses

## Propane – Versatile and Reliable



- **Agricultural Uses**

- Pest and weed control
- Crop drying
- Irrigation system power
- Winery, Cidery, Brewery

- **Transportation Uses**

- School buses
- Commercial fleets (trucks, taxis, police cars)
- Most widely used alternative fuel



## Propane – Versatile and Reliable



- **Clean and environmentally friendly fuel**

- Propane appliances have lower greenhouse gas emissions than oil or electric appliances\*
- Propane vehicles cut greenhouse gas emissions about 20% compared to similar vehicles that are fueled with gasoline or diesel fuel
- Propane-fueled appliances and vehicles reduce nitrogen oxide, carbon monoxide, particulate matter and hydrocarbon emissions compared to gasoline, diesel, and fuel oil options

*\* When electricity is generated from fossil fuels*

## Safety Is Our Highest Priority



- Propane is a safe fuel when properly stored, handled, transported, and used
  - Comprehensive training for new employees
  - Continuing education courses required for all employees
  - Training programs are frequently updated
  - Stringent codes, standards, and regulations



## Safety Is Our Highest Priority



- Foster Fuels Inc. support for local firefighters and emergency responders is a priority
- Propane Emergencies program established by the propane industry
  - Comprehensive training program for firefighters and emergency responders
  - Used by 35 state firefighter training academies
  - Over 200,000 firefighters trained
  - Program is constantly updated and refreshed and delivered by Companies like Foster Fuels Inc.

## Safety Is Our Highest Priority



*"The propane industry's commitment to the safety and health of our nation's emergency response community is very strong. In fact, the Propane Emergencies program, which has trained our firefighters on safely responding to a propane incident, serves as a model program for other industries to follow."*

Wade Collins

Deputy Director Technological  
Hazardous Division.

Virginia Dept. of Emergency  
Management

## What Is a Propane Storage Facility?



- Over 13,500 propane storage facilities in the U.S.
- Built to industry and government standards
- Installed on a firm foundation
- Protected to prevent tampering

## Propane Storage Facility Safety



- Storage facilities have an excellent safety record
  - Rigorous employee training programs
  - Implementation of industry-based practices and procedures
  - State and federal regulations and standards
- U.S. DOE study concluded that a public fatality caused by a storage facility incident is less than 1 in 37,000,000
- Texas A&M study concluded that very few incidents and no fatalities occurred at storage facilities during study period



## Propane Storage Facility Safety



- Every propane storage facility is required to have an emergency system that immediately stops the flow of propane
- Many safety features in place to help ensure the safety of the public, employees, and emergency responders



## A Good Neighbor for You and the Environment



- Propane is non-toxic
  - Does not produce below- or above-ground pollutants
  - Does not contaminate soil or groundwater, unlike oil products such as diesel fuel, gasoline, or fuel oil
- Propane quickly dissipates in the air if leaked
- Propane and propane facilities do not disturb the natural environment

## A Good Neighbor for You and the Environment



- Foster Fuels storage facilities are neat and clean
- Foster Fuels storage facilities do not emit odors under normal operation
- Foster Fuels storage facilities do not produce a significant amount of noise



## We Are Part of the Community



*Foster is part of the community too. Our employees live in the community and we provide services to customers in the area.*

*Foster strives to be responsible stewards of the community and the environment.*

## We Are Part of the Community



- A new propane storage facility will provide the community with several economic benefits
  - New jobs that will be filled locally
  - Enhancement of the community's tax base
  - Provide goods and services to local residents
  - Keep expenditures within the community
  - Enhance business activity and economic development
  - Safe, dependable, and efficient energy source

## Frequently Asked Questions



**Q:** Is a propane facility harmful to the environment?

**A:** Propane is non-toxic. It will dissipate in the air if spilled. Propane does not adversely affect groundwater or soil.

## Frequently Asked Questions



**Q:** Will adjacent property owners be bothered by propane odors?

**A:** The normal operation of a propane storage facility does not produce odors that affect nearby residents. On very rare occasions, adjacent property owners may sense the slight smell of the odorant used in propane.

## Frequently Asked Questions



**Q:** Do propane storage facilities have a good safety record?

**A:** Propane storage facilities have an excellent safety record. According to a recent study by Texas A&M University, there were very few incidents and no fatalities at propane storage facilities during the nine-year study period.

## Frequently Asked Questions



**Q:** Are local and volunteer fire departments trained to assist Foster Fuels Inc. in a propane fire or emergency?

**A:** Yes. Through the Propane Emergencies program, more than 200,000 firefighters have been trained to handle propane-related emergencies. The program is used by 35 state firefighter training academies, including Virginia. Foster Fuels Inc. partners with local EMS / First responders to provide “top quality” training of handling propane emergencies.

## Frequently Asked Questions



**Q:** Will Foster Fuels Inc. propane facility help the local economy?

**A:** Yes. A propane storage facility adds jobs and enhances the community's tax base.

## Frequently Asked Questions



**Q:** Are Foster Fuels Inc. employees of propane facilities well trained?

**A:** The propane industry has developed several state-of-the-art safety and training programs. New employees go through a rigorous training program before they are allowed to handle propane. All employees participate in continuing education programs that provide up-to-date training throughout the duration of their employment.

## Propane in Your Community



### Our Company's Project

#### Industrial Park

Propane Bulk Storage Site  
Lot 8 B Industrial Way Troy, Va. 22974



## About Our Company



- History and ownership - Foster, locally owned and serving Central Virginia since 1921
- Products and services - Full Service Fuel Distributor
- Company goals and philosophy - Exceeding the energy needs of Virginia consumers with quality products and affordable services.

## About Our Project



- Location – Industrial Park
  - Lot 8 B Industrial Way Troy, VA. 22974
- Number and size of tank – initially, one 30K gallon storage tank – permit for additional 30K gallon storage tank as needs require.
- Hours of operation - M-F 7:00 a.m. – 5 p.m. (Extreme conditions may include extended days and hours due to customer demands/needs)
- Number of employees at plant – intermittently throughout the day
- Number of seasonal/daily delivery trucks – 1 during non heating months, 2 during heating season
- Plant security - In accordance with all Federal, State and local Codes
- Special safety measures or considerations – Foster Fuels Inc. exceeds Federal, State and Local requirements

## Community Concerns and Issues



- Effect on traffic patterns – Minimal to none
- Effect on neighborhood character – None
- Environmental impacts – No impact

## Community Concerns and Issues



- Adjacent property concerns or issues
  - Proximity to homes and schools – Minimal location to residential; no schools within 5 miles
  - Property values – None
  - Noise – Minimal
  - Odors – Minimal
  - Traffic – Minimal
  - Dust and erosion – None
  - Light glare – None

## Economic Benefits to the Community



- Our propane storage facility will provide the community with several economic benefits
  - Number of new jobs created - 2
  - Provide propane and services to numerous local residents
  - Keeps expenditures within the county
  - Enhance business activity and economic development
  - Stable, long-term member of community – Proving safe/exceptional, energy sources to Central Virginia Since 1921

## Training Our Employees



- All Foster Fuels Inc. employees that handle propane are required to complete (CETP) Certified Employee Training Program.
- Training includes many focused areas
  - The Plant Operator
  - The Bulk Delivery Driver
  - The Installation and Service Technician
- Security awareness training is required for all Foster Fuels Inc. employees

## Safety Is Our Highest Priority



- National standards help to ensure that propane storage facilities are as safe as possible
- Propane storage facilities follow codes developed by the National Fire Protection Association (NFPA)
  - NFPA 58 (Standard for the Storage and Handling of Liquefied Petroleum Gas)
- Propane storage facilities also adhere to Federal, State, and Local Codes

## Safety Is Our Highest Priority



- Storage facilities have safety features in place to help ensure the safety of the public, Foster Fuels Inc. employees and emergency responders
  - Emergency shut-off valves
  - Pressure-relief valves
  - Backflow-check/excess-flow valves
  - Internal valves
  - Line valves
- Safety features are in accordance with NFPA 58 and Company policy

## Fire and Emergency Preparation



- Coordination with FCVFD (Fire Marshal or local Fire Official/AHJ) to ensure proper planning, training, and ability to respond to an emergency
- Compliant with requirements of NFPA 58
- Per NFPA 58 requirement, Fire Safety Analysis (FSA) will be completed for the site.

## Fire and Emergency Preparation



- Fire Safety Analysis (FSA) will provide site specific information:
  - Effectiveness of product control measures
  - Exposure to the neighborhood of facility hazards
  - Effectiveness of local fire department to respond to an emergency
  - Compliance to code requirements and corrective actions to address any deficiencies
- FSA will be reviewed by Fluvanna Emergency Services Coordinator and FCVFD, VSP.

## Thank You



- Foster Fuels Inc. goal is to be responsible stewards of the community and the environment
- Foster Fuels Inc. will continue to work with residents, community leaders, firefighters, and other authorities to address any safety issues or concerns
- If you have any questions or concerns, please contact :

Tim Spicer or Rick Tate with Foster Fuels Inc.

[tim.spicer@fosterfuels.com](mailto:tim.spicer@fosterfuels.com) (O) 434-975-2345, (C) 434-531-2510

[rick.tate@fosterfuels.com](mailto:rick.tate@fosterfuels.com) (O) 800-344-6457





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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### MEMORANDUM

**Date:** January 27, 2017  
**From:** Stephanie Keuther  
**To:** Jason Stewart  
**Subject:** Board of Supervisors APO Letter

---

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the February 15, 2017 Board of Supervisors.



## COUNTY OF FLUVANNA

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### NOTICE OF PUBLIC HEARING

January 31, 2017

«Name»  
«Address»  
«City\_State» «ZIP»  
TMP#«TMP»

#### Re: Public Hearing on ZMP 16:07 & SUP 16:12

Dear «Name»:

This letter is to notify you that the Fluvanna County Board of Supervisors will hold a public hearing on the above referenced items as noted below:

<b>Purpose:</b>	<b>Board of Supervisors Public Hearing</b>
<b>Day/Date:</b>	<b>Wednesday, February 15, 2017</b>
<b>Time:</b>	<b>7:00 PM</b>
<b>Location:</b>	<b>Fluvanna County Circuit Court Room, Palmyra, VA</b>

The applicant or applicant's representative will be present at the Board of Supervisors meeting for the rezoning and special use permit requests that are described as follows:

**ZMP 16:07 Foster Fuels Rezoning** – A request to rezone, from I-1 Industrial, Limited to I-2 Industrial, General, 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District.

**SUP 16:12 Foster Fuels Propane Tank** – A request for a special use permit to install a petroleum distribution facility, with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-1 and within the Zion Crossroads Community Planning Area and the Columbia Election District.

You are welcome to attend the Public hearing and you will have an opportunity to comment, if desired. The tentative agenda and staff report for this action is available for public review on the County website at: <http://fluvannacounty.org/government/bos/agendasactionsminutes>. You can also view the report in the Fluvanna County Planning and Zoning Department during working hours (8:00 am – 5:00 pm, Monday through Friday).

If you have any questions regarding this rezoning or special use permit application or the Public Hearing, please contact me at 434-591-1910.

Sincerely,

A handwritten signature in black ink, reading "Jason Stewart". The signature is written in a cursive, flowing style.

Jason Stewart  
Planning and Zoning Administrator

[illegible][illegible]

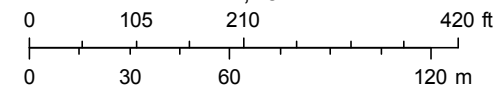


## Aerial - Tax Map 5 23 8



January 20, 2017

1:2,257



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# Fluvanna County Bulk Storage Site Foster Fuels

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**Legend**

- Transport Unloading
- x-x- Fence Line
- 16 Foot Gate
- LP Bulk Tank Future
- LP Bulk Tank
- Tax Parcel

0 50 100 Feet

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



## December 14, 2016 Neighborhood Meeting

- I. **ZMP 16:07 Foster Fuels Rezoning**- A request to rezone, from I-1 Industrial, Limited to I-2 Industrial, General, 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is within the Zion Crossroads Community Planning Area and the Columbia Election District.
- II. **SUP 16:12 Foster Fuels Propane Tank**- A request for a special use permit to install a petroleum distribution facility, with respect to 1.53 acres of Tax Map 5, Section 23, Parcel 8. The property is located in the Zion Crossroads Industrial Park between Industrial Way and Troy Road (State Route 631), approximately 0.46 miles south of the intersection of Richmond Road (U.S. Route 250). The parcel is zoned I-1 and within the Zion Crossroads Community Planning Area and the Columbia Election District.
- III. **ZMP 16:06 Roy Simmons Industrial Rezoning**- A request to rezone, from A-1 Agricultural, Limited to I-2 Industrial, General, 10.5 acres of Tax Map 4, Section A, Parcel 109. The property is located ~~in the Zion Crossroads Industrial Park~~, approximately 1,400 ft west of the intersection of Richmond Road (Route 250) and Blue Ridge Dr. (State Route 708). The parcel is within the Zion Crossroads Community Planning Area and the Palmyra Election District.

Name

Address/Contact Information

Item interested in

Name	Address/Contact Information	Item interested in
Jim Spicer	2151 Richmond Rd CHO 22911	Propane Tank location
Jeanne Wills	3143 Richmond Rd. Troy VA 22974	
Marshall F. Lough	3422 Zion Rd Troy VA 22974	
Steve Houchens	steveclili@comcast.net	2MP 16:07 + SUP 16:11
Bobby McShree		



## COUNTY OF FLUVANNA

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January 26, 2017

Tim Spicer  
Foster Fuels Inc.  
2151 Richmond Road  
Charlottesville, VA 22911

Delivered via email to [tim.spicer@fosterfuels.com](mailto:tim.spicer@fosterfuels.com)

Re: ZMP 16:07 and SUP 16:12 – Foster Fuels  
Tax Map: 5, Section 23, Parcel 8

Dear Mr. Spicer:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, December 8, 2016:

1. Planning staff asked if any signage was proposed. The applicant indicated only a small sign with emergency contact information would be placed on the property.
2. Fire Chief had no comments.
3. Health Dept. had no comments.
4. VDOT (*received 1/25/2017*):

ZMP 16:07 Foster Fuels Rezoning: VDOT does not have any objections to the rezoning of TMP 5-23-8 from I-1 Industrial, Limited to I-2 Industrial, General.

SUP 16:12 Foster Fuels Propane Tank: The conceptual site plan for Foster Fuels, Inc. proposes no more than two (2) 30,000 gal. LP gas bulk storage containers to be installed on the site (TMP 5-23-8) for bulk storage and as a refill station. The proposal is to share the existing commercial entrance that currently serves the business operating on TMP 5-23-8A which has an existing commercial entrance at the intersection of Rte. 1023 (Industrial Way, 720 AADT) and Rte. 1024 (Better Living Drive, 590 AADT). The proposed use of the site will not generate large volumes of traffic and the proposal calls to share the existing commercial entrance on TMP 5-23-8A. VDOT does not object to this proposal.

The Board of Supervisors will hear these items at their meeting on Wednesday, February 15, 2017. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Brad Robinson  
Senior Planner  
Dept. of Planning & Zoning

cc: File



**FLUVANNA COUNTY BOARD OF SUPERVISORS**  
**AGENDA ITEM STAFF REPORT**

**TAB S**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	FY17 Budget Amendment Public Hearing				
<b>MOTION(s):</b>	<b>I move the Board of Supervisors approve an FY17 budget amendment of \$8,223,125 for the issuance of the 2016 capital lease for the Public Safety Emergency Communications Radio System, with \$6,830,494 of the funds used for refinancing the 2015 capital lease and \$1,392,631 for new project construction funds to build (3) self-supported lattice towers and cost of issuance, increasing the FY17 Amended Budget to \$87,741,841.</b>				
<b>STRATEGIC INITIATIVE?</b>	Yes X	No	If yes, list initiative(s):		<b>C8</b>
<b>AGENDA CATEGORY:</b>	Public Hearing X	Action Matter X	Presentation	Consent Agenda	Other
<b>STAFF CONTACT(S):</b>	Eric Dahl, Deputy County Administrator/Director of Finance				
<b>PRESENTER(S):</b>	Eric Dahl, Deputy County Administrator/Director of Finance				
<b>RECOMMENDATION:</b>	I recommend approval of the motion as stated above.				
<b>TIMING:</b>	Effective for FY17				
<b>DISCUSSION:</b>	<p>This action is necessary to correctly reflect an increase in the FY17 budget from the issuance of the \$8,223,125 capital lease with TD Equipment Finance for the Public Safety Emergency Communications Radio System. This capital lease provided \$6,830,494 to pay off the 2015 Motorola capital lease and \$1,392,631 for new project construction funds to build (3) self-supported lattice towers and cost of issuance. The results of refinancing the original \$6,594,545 Motorola capital lease were as follows:</p> <ul style="list-style-type: none"> <li>• The new capital lease All Inclusive Cost went 2.65% to 1.39%</li> <li>• When comparing the original \$6,594,545 capital lease amount based upon the two All Inclusive Costs, there was a Net PV Savings of \$281K or 4.25%.</li> </ul> <p>Per the Debt Management Policy 7-7.a "As a general guideline, the issuance of refunding bonds shall occur if the present value of debt service savings (net of all issuance costs and any cash contribution to the refunding) exceeds three (3) percent of the debt service amount of the refunded bonds and/or the net present value of future savings warrants such refunding".</p>				
<b>FISCAL IMPACT:</b>	The proposed amendment calls for an increase of \$8,223,125 in revenues from the issuance of the 2016 Capital Lease and \$6,830,494 in expenditures for the payoff of the 2015 Capital Lease and \$1,392,631 in expenditures for new project construction funds to build (3) self-supported lattice towers and cost of issuance. The current total amended budget for FY17 is \$79,815,716. With this budget amendment, it would bring the total amended budget for FY17 to \$87,741,841.				



<b>POLICY IMPACT:</b>	Per VA Code Section 15.2-2507, a public hearing is required for any budget amendment which exceeds one percent of total expenditures shown in the currently adopted budget. The advertisement for the public hearing was in the Fluvanna Review seven days prior to the BOS meeting on 2/02/17.				
<b>LEGISLATIVE HISTORY:</b>	N/A				
<b>ENCLOSURES:</b>	Budget Amendment Presentation				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
		<b>X</b>			



# PUBLIC HEARING

***FY17 Budget Amendment  
February 15, 2017***

**Eric Dahl  
Deputy County Administrator  
Director of Finance**



# VA Code Sec. 15.2-2507

BOS2017-02-15 p. 118/876

- ***Public hearing required for any budget amendment which exceeds **one percent** of total expenditures shown in the currently adopted budget***
- ***Proposed budget amendment will increase FY17 budget by \$8,223,125.***
- ***Amended FY17 Budget (Before Amendment)***
  - ***\$79,815,716***
- ***Amended FY17 Budget (After Amendment)***
  - ***\$87,741,841***



# ***Budget Amendments***

BOS2017-02-15 p. 119/876

- ***Increase revenues from issuance of the 2016 Capital Lease by \$8,223,125***
  
- ***Increase expenditures by \$8,223,125***
  - 2015 Capital Lease Payoff: \$6,594,545
  - 2015 Capital Lease Int. (7/1/15 - 10/19/16): \$ 235,949
  - New Project Funds to build (3) add'l Towers: \$1,376,131
  - Cost of Issuance: \$ 16,500



# ***Debt Details***

BOS2017-02-15 p. 120/876

- **On October 19, 2016, the Board of Supervisors approved the 2016 Capital Lease financing .**
- **This budget amendment is necessary to correctly reflect an increase in the FY17 budget from the issuance of the \$8,223,125 Capital Lease with TD Equipment Finance for the Public Safety Emergency Communications Radio System.**
- **Refinanced debt (no longer on balance sheet)**
  - \$6,594,545 2015 Capital Lease: Motorola Credit Corp.
    - 2.65%
    - Annual Debt Service - \$1,073,335
- **Replaced with**
  - \$8,223,125 2016 Capital Lease: TD Equipment Finance
    - 1.39%
    - Annual Debt Service - \$1,236,289
    - Net PV Savings of \$281K or 4.25% when comparing the original \$6,594,545 capital lease



# Questions??





# Public Hearing



# Motion:

**I move the Board of Supervisors approve an FY17 budget amendment of \$8,223,125 for the issuance of the 2016 Capital Lease for the Public Safety Emergency Communications Radio System, with \$6,830,494 of the funds used for refinancing the 2015 Capital Lease and \$1,392,631 for new project construction funds to build (3) self-supported lattice towers and cost of issuance, increasing the FY17 Amended Budget to \$87,741,841.**



**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB T**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Trane U.S., Inc. Energy Performance Contract				
<b>MOTION(s):</b>	<p><b>I move to approve the Energy Performance Contract between the County of Fluvanna, Virginia and Trane U.S. Inc. in the amount of \$7,398,098.00 subject to any necessary modifications as deemed appropriate by the County Attorney, and the Board of Supervisors authorizes the County Administrator to execute the Contract contingent upon the Contract being approved by him with the requisite modifications noted, after being approved as to form by the County Attorney, in addition CO-10, Standard Performance Bond and CO-10.1, Standard Labor and Material Payment Bond, which are Exhibits to the Contract, will be attached and approved as to form by the County Attorney prior to signature; I further move to approve and issue that Exhibit D.2 attached to the Energy Performance Contract entitled "Limited Notice to Proceed" to begin certain work as outlined therein and the Board of Supervisors authorizes the County Administrator to execute the Limited Notice to Proceed contingent upon the same being approved as to form by the County Attorney; and I further move to approve and issue that Exhibit D.1 attached to the Energy Performance Contract entitled "Full Notice to Proceed" to authorize all work as outlined therein as soon as and only if that financing related to the Project closes and funds sufficient to cover Project costs are received as contemplated by said financing and the Board of Supervisors authorizes the County Administrator to execute the Full Notice to Proceed at such time contingent upon the same being approved as to form by the County Attorney.</b></p>				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			
<b>STAFF CONTACT(S):</b>	Eric Dahl, Deputy County Administrator/Director of Finance				
<b>PRESENTER(S):</b>	Eric Dahl, Deputy County Administrator/Director of Finance				
<b>RECOMMENDATION:</b>	Approve				
<b>TIMING:</b>	Immediate, financing commitment expires 2/28/17, which is contingent on an executed and approved Energy Performance Contract with Trane U.S. Inc.				

**DISCUSSION:**

- Energy performance contracting provides a one-stop procurement process that allows localities to use future energy and operational cost savings to pay for new energy-efficient equipment and services. There is a guarantee by the ESCO for our energy savings and a stipulated operational savings, which will on average, be more than the debt service payment associated with this project, making this a cost neutral project.
- The savings guarantee is the most significant feature of an Energy Performance Contract. These guarantees are such that our expected financing repayments will be recovered through energy cost savings; if savings do not meet these costs, the guarantee requires the ESCO to pay us the balance.
- In June 2015, the County and the School Board, with guidance and assistance of Charlie Barksdale, with the Dept. of Mines, Mineral and Energy (DMME), the state agency that monitors and oversees the program, issued a solicitation for Energy Performance “Back of the Envelope” Proposals from Pre-qualified Energy Services Companies (ESCOs).
- On October 1<sup>st</sup>, 2015, the County and the School Board received (3) “Back of the Envelope” proposals from pre-qualified Energy Services Companies (ESCOs).
- On April 29<sup>th</sup> and March 1<sup>st</sup>, 2016, a committee consisting of County and School staff, Mr. Weaver and Charlie Barksdale with DMME, interviewed 3 ESCOs who submitted proposals. It was an overall consensus in the committee to move forward with Trane U.S. Inc. for both County and School Projects.
- On April 6<sup>th</sup>, 2016, the Board of Supervisors approved to move forward with the project and approved an MOU for Trane to perform an Investment Grade Audit at a cost of \$53,116. The results of the audit have been used to develop an energy project proposal.
- On October 19<sup>th</sup>, 2016, during a Board of Supervisors work session, the Performance Contract project summary was explained and reviewed. The Board of Supervisors approved moving forward with an RFP seeking financing for the project in the amount of \$7,707,098.
- On December 14<sup>th</sup>, 2016, the project was presented to the School Board and they also approved moving forward with an RFP seeking financing for the project.
- On December 19<sup>th</sup>, 2016, the County received a draft Energy Performance Contract from Trane, Inc.
- The County issued the financing RFP in December 2016, received bank qualified proposals in January 2017, chose a selected financing option with a Taxable Qualified Energy Conservation Bond thru VA Saves/VRA/US Bancorp in January 2017, received all necessary credit approvals, received approvals

	<p>on financing resolutions from the Board of Supervisors and the School Board and has worked through all the necessary legal components to date.</p> <ul style="list-style-type: none"> <li>• The contract being considered has gone through due diligence by the County/School Board and approving the Energy Performance Contract with Trane, Inc. will allow for the County and School Board to move forward and ultimately close on the financing.</li> <li>• <b>One item for extraordinary consideration, the approval of the Contract with Trane U.S. Inc. also requires the issuance of a “Limited Notice to Proceed” prior to the County closing and receiving funding on February 28, 2017. This “Limited Notice to Proceed” is required due to time constraints with engineering primarily for the Central/West Central Elementary School Central HVAC Plant, in order to meet and complete the project during the summer when the students are out and meet the current energy savings by completing this phase in the summer of 2017. If the County does not close on the financing for the Project, the County will be billed for the actual work completed under the Limited Notice to Proceed in an amount not to exceed \$60,000.00 as more specifically described in Exhibit D.2 to the Energy Performance Contract. If the County does not close on the financing, the County would also be responsible for the Investment Grade Audit performed by Trane U.S. Inc. in the amount of \$53,116.00.</b></li> </ul>				
<b>FISCAL IMPACT:</b>	The fiscal impact is addressed as an extraordinary measure in the “Discussion” section above by issuing the “Limited Notice To Proceed”. The full “Notice To Proceed” for the remaining contract amount \$7,338,098.00 will not be issued until the financing has closed and funds have been received in amount sufficient to pay for the Project and thus is contingent on final closing/funding of the financing.				
<b>POLICY IMPACT:</b>	N/A				
<b>LEGISLATIVE HISTORY:</b>	N/A				
<b>ENCLOSURES:</b>	Energy Performance Contract with exhibits included in separate folder				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
	<b>X</b>	<b>X</b>	<b>X</b>		<b>X - Schools</b>







# PERFORMANCE CONTRACT

## COUNTY OF FLUVANNA AND FLUVANNA COUNTY SCHOOL BOARD

Palmyra, Virginia

Project No. CID00044453

February 15, 2017

*Prepared by:*  
Trane – Virginia District  
10408 Lakeridge Parkway, Suite 100  
Ashland, VA 23005  
804-496-4239 – Telephone  
800-273-0119 – Fax  
[www.trane.com](http://www.trane.com)



# PERFORMANCE CONTRACT

## COUNTY OF FLUVANNA AND FLUVANNA COUNTY SCHOOL BOARD

Palmyra, Virginia

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**COMMONWEALTH OF VIRGINIA**  
**CONTRACT BETWEEN OWNER AND DESIGN BUILD (Energy Services**  
**Company, or “ESCO”) CONTRACTOR**

This Energy Performance Contract (the “Contract”), dated this fifteenth day of February, 2017 between the County of Fluvanna (the “County”), a political subdivision of the Commonwealth of Virginia, and the Fluvanna County School Board (the “School Board”) (collectively the County and School Board shall be referred to herein as the "Owner" or “Agency”); and Trane U.S. Inc. ("Contractor" or “ESCO”), a Delaware corporation authorized to transact business in Virginia and doing business as Trane, and also sometimes known as Trane, Inc., Trane Building Solutions, and Trane Commercial Systems, and is binding among and between these parties as of the date of the County's signature.

**R E C I T A L S**

1. The legal address for the Owner and for the Contractor (i.e. ESCO) and the addresses for delivery of Notices and other project documents are as follows:

**County:** County of Fluvanna  
Attn- Steven M. Nichols, County Administrator  
Address- 132 Main St.  
City, State, Zip- Palmyra, VA 22963  
Telephone 434-591-1910 FAX 434-591-1931

With a Copy to:

Frederick W. Payne, Fluvanna County Attorney  
Address- 414 East Jefferson Street  
City, State, Zip - Charlottesville, VA 22902  
Telephone 434-977-4507 FAX 434-977-6574

**School Board:** Fluvanna County School Board  
Attn- Charles Winkler, Interim Superintendent  
Address- 14455 James Madison Highway  
City, State, Zip- Palmyra, VA 22963  
Telephone 434-589-8208 FAX 434-589-5393

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**Contractor/ESCO:** - Trane U.S. Inc.

Attn- Shawn Kelley

Address- 10408 Lakeridge Parkway, Suite 100

City, State, Zip- Ashland, VA 23005

Telephone 804-747-3588 FAX 804-273-0119

Contractor's Virginia License #: 2705 047272A

FEIN/SSN: 25-0900465

SCC ID #: F0054322

## 2. The Project is identified as:

Project Title – Energy Performance Contract for County of Fluvanna and Fluvanna County School Board

Project Code (PC) # - N/A

General Project Description – Energy Savings Performance Contract

The Project Code (PC#) indicated above is required to be shown for identification purposes on all project related material and documents including, but not limited to, Notices, Change Orders, Submittals, Requests For Information, Requests For Quotes, Field Orders, minutes of meetings, correspondence, Schedule of Values and Certificate For Payment (Form CO-12), test reports, and related material; contact BCOM for a project code.

3. The Virginia licensed Architect / Engineer (A/E) who will design the Project for the ESCO is identified as (if the A/E has not been identified as of the signing date of this form, then a “TBD” entry is an acceptable interim entry, but ESCO agrees to subsequently provide this info to the owner before any work required to be completed by a licensed professional is initiated):

**TBD**

4. After competitive negotiation pursuant to the Virginia Public Procurement Act, Contractor (i.e., ESCO) is awarded this Contract to perform the Work (defined below) described by the Contract Documents for the above-described project ("the Project").

**THEREFORE**, in consideration of the Recitals set forth above, and good and valuable consideration as set forth below, the parties agree as follows:

**1. STATEMENT OF WORK:** The Contractor shall furnish all labor, equipment, and materials and perform all Work (collectively the “Work”) for the design and the construction of the Project in strict accordance with the Contract Documents as defined in Section 2 below. The scope of Work is defined by the Contract Documents, specifically including, but not limited to, all those requirements, work and services in Exhibits A, A.1, A.2 and E.

**2. CONTRACT DOCUMENTS:** This Contract shall consist of the following:

- DEB Contract 20110611, including any and all modifications, change orders, amendments, addendums, and the ESCO’s execution agreements related thereto and Contractor’s Proposal, or similar documents

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(as modified and amended the “2011 DEB Contract” or “DEB20110611”) which are hereby ratified and approved by the ESCO;

- this completed form CO-9 DB Contract Between Owner and Design Build (Energy Service Company, or “ESCO”) Contractor (together with all Contract Documents is referred herein to as the Contract”);
- Any supplemental general conditions approved by DGS; and the following which are attached hereto:
- Energy Special Terms and Conditions for ESCO Contracts under the CO9DB(ESCO) (the “Energy Special Terms”);
- CO-7 DB – Commonwealth of Virginia General Conditions of the Design Build Project (“CO-7 DB” or the “General Conditions”);
- CO-10 Standard Performance Bond;
- CO-10.1 Standard Labor and Material Payment Bond;
- Funding Summary;
- Exhibit A – Description of Premises and Scope of Work (“Exhibit A”);
- Exhibit A.1 – Attachment 1 Scope of Work Lighting Renovation (“Exhibit A.1”);
- Exhibit A.2 – Attachment 2 Scope of Work Envelope Improvements (“Exhibit A.2”);
- Exhibit B – Debt Service Payments by Owner (“Exhibit B”);
- Exhibit C - Energy Savings Guarantee & Operational Savings (Exhibit C”);
- Exhibit C.1 – Guarantee- Option A – Partially Measured Retrofit Isolation Lighting Upgrades (“Exhibit C.1”);
- Exhibit C.2 – Guarantee – Option A – Partially Measured Retrofit Isolation HVAC and Controls Upgrades (“Exhibit C.2”);
- Exhibit C.3 – Stipulated Savings Building Envelope Improvements (“Exhibit C.3”);
- Exhibit C.4 – Stipulated Savings Steam Piping Insulation (Exhibit C.4”);
- Exhibit D.1 – Full Notice to Proceed (“Exhibit D.1”);
- Exhibit D.2 – Limited Notice to Proceed (“Exhibit D.2”);
- Exhibit E – Performance Period Services (“Exhibit E”);
- Exhibit F – Fluvanna County Schools and Government Buildings Project No. CID00044453 dated November 18, 2016 – Detailed Energy Analysis (the “Audit”); and
- Exhibit G – Environmental Reports;

All of these documents are either attached hereto as exhibits or incorporated herein by reference. All of these documents are material provisions of this Contract and shall be referred to herein collectively as the “Contract Documents”. Whenever possible the Contract Documents shall be read together, however in the event of a conflict between any Contract Documents or any provisions thereof, the order of precedence shall be the order in which the Contract Documents are shown above, where DEB20110611 shall control over all other Contract Documents, and Exhibit F shall be subordinate to all other Contract Documents, and so forth.

Any capitalized terms within any Contract Documents shall have the same meaning as defined in this Contract.

Anywhere Owner or Agency signature is required or acceptance, approval, consent or other formal writing is required from Owner or Agency related to this Contract, such shall mean approval, consent or formal indication from BOTH the County and School Board in a writing signed by both the County and School Board.



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3. **TIME FOR COMPLETION:** The Work shall be initiated on a date to be specified in a written order of the Owner, in a form substantially similar to Exhibit D.1, and all Work on the Project shall be Substantially Completed within 365 calendar days, but in any event not later than February 14, 2018. The Work shall be finally completed within 30 days after the date of Substantial Completion of the Work. The “commencement date” (for energy savings) shall be as defined in Section 3 of the Energy Special Terms and is typically the first day of the month after the month in which the work is Substantially Complete and accepted by the Owner.
4. **COMPENSATION TO BE PAID TO THE CONTRACTOR:** The Owner agrees to pay and the Contractor agrees to accept as just and adequate compensation for the performance of all of the Work on the Project in accordance with and subject to the provisions and requirements of the Contract Documents the sum of SEVEN MILLION THREE HUNDRED NINETY-EIGHT THOUSAND NINETY-EIGHT DOLLARS AND NO/100 (\$7,398,098). See attached Exhibit B for additional compensation provisions that shall bind the parties.
5. **PAYMENTS:** The procedures for establishing a Schedule of Values for the Work, for requesting monthly progress payments in arrears for Work in place, and for requesting payments for properly stored materials are stated in the Section 20 and 36 of the General Conditions, “Schedule of Values and Certificate for Payment” and “Payments to Contractors”, respectively, and “Method of Payment” terms in the 2011 DEB Contract. Consistent with § 2.2-4355 of the Code of Virginia, no interest shall accrue on any late payments by the Owner to ESCO.  
  
**eVA Vendor Registration:** The ESCO shall be a registered vendor in eVA. See the attached **eVA Vendor Registration Requirements**.
6. **CONTRACTUAL CLAIMS:** Any contractual claims shall be submitted in accordance with the contractual dispute procedures set forth in Section 47 of the General Conditions.
7. **NON-DISCRIMINATION:** §2.2-4311 of the Code of Virginia applies to this Contract. See Section 4 of the General Conditions.
8. **AUTHORIZATION TO TRANSACT BUSINESS:** The Contractor/ESCO certifies that, if it is organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership, it is authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the Code of Virginia, or as otherwise required by law, and that it shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the Contract. The Contractor/ESCO understands and agrees that the Owner may void this Contract if the Contractor fails to comply with these provisions.
9. **DEBARMENT AND ENJOINMENT:** By signing contract, the undersigned certifies that this Contractor or any officer, director, partner or owner is not currently barred from bidding on contracts by any Agency of the Commonwealth of Virginia, or any public body or agency of another state, or any agency of the federal government, nor is this Contractor a subsidiary or affiliate of any firm/corporation that is currently barred (either through debarment or enjoinderment) from bidding on contracts by any of the same.
10. **“ALL RISK” BUILDER’S RISK INSURANCE:** As this project is a modification to an existing building, in accordance with Section 12(b) of the General Conditions - **Owner Controlled During Construction**, the requirements of Section 12(a) of the General Conditions - **Contractor Controlled During Construction** do not apply.
11. **ENERGY PERFORMANCE-BASED CONTRACT PROCEDURES; REQUIRED CONTRACT PROVISIONS:** Per DEB20110611, there are certain “required contract provisions” as listed in that portion of DEB20110611 entitled “End of Contract Requirements Added March 23, 2016”; and therefore, those required contract provisions (A) through (G) listed on that portion of DEB20110611 entitled “End of Contract Requirements Added March 23, 2016” are hereby incorporated by reference as material provisions hereof.

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- 12.** By the County's execution of this Contract, its Board of Supervisors consents to the School Board's execution of this Contract, in compliance with the requirements of Virginia Code section 22.1-91, and the School Board shall not be obligated to perform under any of the terms and obligations of this Contract unless and until such time as the County executes this Contract.
- 13.** Any litigation relating to the Project or arising out of the Contract Documents shall be initiated and maintained in state circuit court. Mandatory and exclusive venue for any disputes shall be in the Circuit Court of Fluvanna County, Virginia.
- 14.** The definition of Project Manager in for CO-7 DB shall include one representative designated by the School Board and one representative designated by the County, both of whom shall have the same rights and responsibilities of Project Manager under CO-7 DB.
- 15.** The words "Commonwealth of Virginia" set forth in Section 11(c) of CO-7 DB shall be replaced with the word "Agency" for the purpose of this Contract.

**[Signature page to follow.]**

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**IN WITNESS, WHEREOF**, the following duly authorized representatives of the parties hereto on the day and year written below have executed this agreement in three (3) counterparts, each of which shall, without proof or accountancy for the other counterparts, be deemed an original thereof.

**For the Contractor/ESCO:**

Trane U.S. Inc.

(Contractor)

By:

*(Signature in ink)**(Date)*

Name:

Title:

Attest:

*(Signature)**(Date)***For the Owner:**

County of Fluvanna

(Owner)

By:

*(Signature in ink)**(Date)*

Name:

Title:

Attest:

*(Signature)**(Date)*

Approved as to form:

Fluvanna County Attorney

**For the Owner:**

Fluvanna County School Board

(Owner)

By:

*(Signature in ink)**(Date)*

Name:

Title:

Attest:

*(Signature)**(Date)*

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### ENERGY SPECIAL TERMS AND CONDITIONS FOR ESCO CONTRACTS UNDER THE CO9DB(ESCO)

#### SECTION 1. ENERGY MANAGEMENT PLAN

Section 1.1 Plan Details. ESCO has prepared the complete Audit dated November 18, 2016 (Exhibit F) which has been approved and accepted by Agency. The audit includes all energy conservation measures agreed upon by the parties, but the specific measures to be implemented through this Contract are identified in Exhibits A, A.1, A.2 and E, collectively such Exhibits are referred to as the Scope of Work or the Work.

Section 1.2 Exhibits. ESCO has prepared and Agency has approved and accepted the Exhibits, listed as Contract Documents in the Contract dated February 15, 2017, some of which are set forth below, and copies of which are attached to the Contract and all of which are made a material part of this Energy Special Terms and Conditions for ESCO Contracts under the CO9DEB(ESCO) exhibit t by reference. Exhibits to the Contract include, but are not limited to,: Exhibits A, A.1, A.2 and E, the Scope of Work (**hereinafter such Exhibits A, A.1 and A.2 shall be collectively referred to as "Exhibit A"**); Exhibit B, debt service payments by Owner; Exhibits C,C.1, C.2, and C.4 savings calculations including guaranteed savings and stipulated savings (**hereinafter such Exhibits C,C.1, C.2, C.3 and C.4 shall be collectively referred to as "Exhibit C"**); Exhibit D.1; Exhibit D.2; Exhibit E, Exhibit F. Exhibit G and the General Conditions.

Agency reserves the right to include the provision of any future goods/services by ESCO on new or existing facilities as an amendment to this Contract.

**SECTION 2. ENERGY USAGE RECORDS AND DATA.** Prior to executing the CO9DB(ESCO), utility data will be updated if the most recently provided utility data is more than one year old. Agency has furnished (or caused its energy suppliers to furnish) to ESCO, upon its request, all of its records and complete data concerning energy usage and energy-related maintenance for the Premises described in Exhibit A, including the following data for the most current thirty-six (36) month period and ESCO confirms receipt and acceptance; utility records; occupancy information; descriptions of any changes in the building structure or its heating, cooling, lighting or other systems or energy requirements; descriptions of all energy consuming or saving equipment used in the Premises; bills and records relating to maintenance of energy-related equipment, and a description of energy management procedures presently utilized, if not provided under the Technical Energy Audit. If requested, Agency shall also provide any prior energy audits of the Premises, and copies of Agency's financial statements and records related to energy usage and operations for said thirty-six (36) month period at said Premises, and shall make agents and employees familiar with such records available for consultations and discussions with ESCO.

#### **SECTION 3. COMMENCEMENT DATE (FOR ENERGY SAVINGS) AND TERMS; INTERIM (i.e., Construction) PERIOD**

Section 3.1 Commencement Date (for Energy Savings). The Commencement Date shall be the first day of the month after the month in which all Exhibits are in final form and accepted by the Agency, ESCO has delivered a Notice to the Agency that it has installed and commenced operating all of the Equipment specified in Exhibit A and in accordance with all the provisions of Section 6; and Agency has inspected and accepted said installation and operation as evidenced by the Certificate of Acceptance. Compensation payments due to ESCO for service and maintenance under this Contract as set forth in the attached Exhibit B shall be made in accordance with prompt pay requirements.

Section 3.2 Term of Contract; Interim Period. Subject to the following sentence, the term of this Contract shall be no more than fifteen (15) years and measured beginning with the Commencement Date. Nonetheless, the Contract shall be effective and binding upon the parties immediately upon the "Effective Date." The Effective Date is the date this Contract is sent to the ESCO after it has been fully executed by Agency and ESCO and all approvals required by Commonwealth contracting procedures have been obtained. The period

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from Contract execution until the Commencement Date shall be known as the "Interim Period". All energy savings achieved during the interim period will be fully credited to Agency.

### **SECTION 4. PAYMENTS TO ESCO**

**Section 4.1 Energy Savings Guarantee.** ESCO has formulated and, subject to the adjustments provided for, has guaranteed the annual level of energy and operations savings to be achieved as a result of the installation and operation of the Equipment and provision of services provided for in this Contract as specified in Exhibit A and in accordance with the Savings Calculation Formula as set for in Exhibit C. The Energy Savings Guarantee is set forth in annual increments for the term of the Contract as specified in Exhibit C and has been structured by the ESCO so as to be sufficient to cover any and all annual payments required to be made by the Agency as set forth in Exhibit B.

**Section 4.2 Annual Review and Reimbursement/Reconciliation.** If at the end of any year during the guarantee period as specified in Exhibit C, the ESCO has failed to achieve the annual Energy Savings Guarantee specified in Exhibit C, upon written request by the Agency, which shall be given no earlier than the end of such year and no later than forty-five (45) days thereafter, the ESCO will pay the Agency the difference between the annual amount guaranteed and the amount of actual energy and operations savings achieved at the Premises in accordance with the provisions of Exhibit C. The ESCO shall remit such payments to the County within thirty (30) days of written notice by the Agency of such monies due. When the total energy savings in any one year during the guarantee period exceeds the Energy Savings Guarantee as set forth in Exhibit C and are in addition to those monies due the ESCO for compensation for services as set forth in Exhibit C, such excess savings shall first be applied to reimburse ESCO for any payment ESCO made to Agency to meet ESCO's guarantee for previous years in which the energy savings fell short of ESCO's Energy Savings Guarantee under the terms as set forth in Exhibit C. In no event, shall credit for excess savings be used to satisfy performance guarantees in future years of the contract. The Agency may terminate on the anniversary if the savings are not generated.

**Section 4.3 ESCO Compensation and Fees.** ESCO has structured the Energy Savings Guarantee referred to in Section 4.1 above, so as to be sufficient to include any and all annual payments required to be made by the Agency in connection with financing/purchasing the Equipment to be installed by ESCO under this Contract as set forth in Exhibit A. Actual energy and operations savings achieved by ESCO through the operation of Equipment and performance of services by ESCO shall be sufficient to cover any and all annual fees to be paid by Agency to ESCO for the provision of services as set forth and in accordance with the provisions of Exhibit B.

**Section 4.4 Billing Information Procedure.** Payments during the Interim Period shall be made using the CO12 Schedule of Values defined in the CO7DB General Conditions of the Construction Contract. Payments made after the "Commencement Date" (for recurring maintenance/service of installed equipment) shall be made in accordance with prompt pay requirements.

### **SECTION 5. NONAPPROPRIATION OF FUNDS**

In the event, no County funds or insufficient County funds are appropriated and budgeted in any Commonwealth of Virginia Fiscal Year for payments due under this Contract, then Agency will immediately notify ESCO or its assignee of such occurrence and this Contract shall terminate on the last day of Commonwealth's Fiscal Year for which appropriations were received without penalty or expense to Agency of any kind whatsoever. In the event of such termination, ESCO or its assignee will have all legal and equitable rights and remedies to take possession of the Equipment and Agency shall reasonably cooperate with ESCO upon request. Upon such termination, title to the Equipment will revert to ESCO or its assignee.

If, on the thirtieth (30th) day after the commencement of any Fiscal Year, sufficient funds have not been appropriated for the purpose of making all of the payments scheduled to be paid in such Fiscal Year, Agency shall cause to be delivered written notice thereof (a "notice of non-appropriation") to ESCO within ten (10) calendar

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days after such thirtieth (30th) day. Upon ESCO's receipt of a notice of non-appropriation, this Contract shall terminate, as of the end of the Fiscal Year just ended; provided, however, such termination shall not become effective as of the end of such Fiscal Year just ended if, within ten (10) calendar days of the thirtieth (30) day after the end of such Fiscal Year just completed, the County shall cause to be delivered to ESCO a written statement to the effect that it reasonably expects sufficient funds for the then-current Fiscal Year to be appropriated therefore, and in such event the term shall continue into the then-current Fiscal year so long, but only so long, as an appropriation becomes available from which to make the payments.

Notwithstanding the foregoing, Agency agrees that (i) it will not cancel this Contract under the provisions of this paragraph if any funds are appropriated to it, or by it, for the acquisition, retention or operation of the Equipment or other equipment performing functions similar to the Equipment for the Fiscal Year in which such termination occurs and (ii) it will not, during the term of the Contract, give priority in the application of funds to any other functionally similar equipment or purchase of services such as outsourcing.

### **SECTION 6. CONSTRUCTION SCHEDULE AND EQUIPMENT INSTALLATION; APPROVAL**

Section 6.1 ESCO shall be responsible for the professional and technical accuracy, of all construction and services performed in accordance with the Construction and Professional Services Manual, whether by ESCO or its subcontractors or others on its behalf, throughout the term of this Contract.

Section 6.2 ESCO shall provide overall coordination, management, and responsibility, and shall assure that all work is completed in a good and workmanlike manner. ESCO's services shall include the following:

- a. Engineering Design: A survey of the Premises for purposes of designing the Program.
- b. Procurement, Installation, Start-Up: Subject to other provisions of this Contract, ESCO will act as a turn-key general contractor assuming total responsibility for the procurement of labor and material for installation and start-up of the Equipment, including: selecting subcontractors and suppliers in concert with Agency; awarding subcontracts; receiving and evaluating submitted drawings on the equipment; progress inspections during installation; developing and presenting subcontractor punch lists after each inspection; receiving and evaluating record drawings; and operation and maintenance manuals from subcontractors; providing for training of Agency personnel on proper operation of the newly installed Equipment; and final inspection and recommendation for approval to the Agency for acceptance of the equipment. The Agency reserves the right to review the bids solicited by the ESCO for equipment and labor.

Section 6.3 Construction and Equipment installation shall proceed in accordance with the construction schedule approved by Agency.

Section 6.4 Systems Startup and Equipment Commissioning: The ESCO shall conduct a thorough and systematic performance test of each element and total system of the installed Equipment in accordance with the procedures specified in Exhibit A and prior to acceptance of the project by Agency. The ESCO shall provide notice to the Agency of the scheduled test(s) and the Agency and/or its designees shall have the right to be present at any or all such tests conducted by ESCO and/or manufacturers of the Equipment. The ESCO shall be responsible for correcting and/or adjusting all deficiencies in systems and Equipment operations that may be observed during system commissioning procedures.

Section 6.5 In order for ESCO to receive payments during the design/build stages of the Contract, the Agency shall authorize disbursements from any escrow account established between the owner and the third-party financing company. Agency shall request disbursements from the escrow account pursuant to invoicing guidelines of Section 4.4 above.

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Section 6.6 Statutory Requirements. In the installation of the Equipment, ESCO shall be required, and shall require its contractors and subcontractors to comply with all Terms and Conditions under contract DEB20110611, unless noted and agreed to as an exception.

**SECTION 7. WARRANTIES**

Section 7.1 General. Should any item of Equipment be found to be defective within one (1) year from the date of installation, ESCO agrees to repair such item or, if necessary, furnish and install, without charge, similar items to replace it; provided, however, that the original item is returned to ESCO and inspection by the manufacturer establishes the claim. All shipping and transportation costs involved in the repair or replacement of the defective Equipment shall be paid by ESCO.

On all systems installed pursuant to this Contract, ESCO shall provide, at no charge during the warranty period, any labor required to repair or replace defective Equipment or parts. Such labor shall include adjustment of controls, air balancing, and correction of mechanical difficulties if such adjustments are due to defective equipment or improper installation.

If the Equipment fails to fulfill the performance guarantees, ESCO shall have the opportunity to make such changes as it deems necessary to fulfill such guarantees. If a demonstration is required, ESCO shall be given the opportunity to test the equipment under requisite conditions.

The warranty provisions under this Section 7.1 are in addition to and not in lieu of any warranties made by equipment or component manufacturers. After installation of all ECMs, Contractor shall deliver to the Agency all manufacturer warranty certificates, documents, operation and maintenance instructions and manuals, and similar documents.

Section 7.2 Equipment Warranties. ESCO covenants and agrees that all Equipment installed as part of this Contract is new, in good and proper working condition and protected by appropriate written warranties covering all parts and equipment performance. ESCO further agrees to deliver to the Agency for inspection and approval, all such written warranties and which shall be attached, to pursue rights and remedies against manufacturer of the Equipment under the warranties in the event of Equipment malfunction or improper or defective function, and defects in parts, workmanship and performance, to notify the Agency whenever defects in Equipment parts or performance occur which give rise to such rights and remedies and those rights and remedies are exercised by ESCO. The cost of any risk of damage or damage to the Equipment and its performance, including damage to property and Equipment of the Agency or the Premises, due to ESCO's failure to exercise its warranty rights shall be borne solely by ESCO.

All warranties shall be transferable and extend to the Agency. The warranties shall specify that only new, and not reconditioned parts, may be used and installed when repair is necessitated by malfunction.

All warranties required hereunder shall be in force for a minimum of one year from the Commencement Date as defined in Section 3.1 hereof. All auxiliary equipment not manufactured by ESCO carries only such warranty as given by the manufacturer thereof and which is hereby assigned to Agency without recourse to ESCO. ESCO's obligation under this warranty is, at ESCO's sole option, to repair or replace any work which is shown to ESCO's satisfaction to have been defective as to material, workmanship or design, provided that: (i) written notice of such defect is given to ESCO within thirty (30) calendar days of discovery thereof; (ii) the equipment/work has been used or operated in accordance with the operating and maintenance instructions provided by ESCO; and (iii) no alterations or substitutions have been made in the work without the express written authorization of ESCO. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS CONTRACT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.



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Notwithstanding the above, nothing in this Section shall be construed to alleviate/relieve the ESCO from complying with its obligations to perform under all terms and conditions of this Contract and as set forth in all attached Exhibits.

**SECTION 8. TRAINING BY ESCO**

As long as this Contract is in effect, the ESCO shall provide ongoing training whenever needed with respect to updated or altered Equipment as defined in Exhibit A including upgraded software. Such training shall be provided at no additional charge to the Agency.

**SECTION 9. PERFORMANCE BY ESCO.** ESCO shall perform all tasks/phases under the Contract, including construction, and install the Equipment in such a manner so as not to harm the structural integrity of the buildings or their operating systems and so as to conform to the standards set forth in Building Codes of Virginia and the construction schedule. The Agency reserves the right to review the work performed by ESCO and to direct ESCO to take certain corrective action if, in the opinion of the Agency, the structural integrity of the Premises or its operating system is or will be harmed. All costs associated with such corrective action to damage caused by ESCO's performance of the work shall be borne by ESCO.

**SECTION 10. OWNERSHIP**

Section 10.1 Ownership of Certain Proprietary Property Rights. Agency shall not, by virtue of this Contract, acquire any interest in any formulas, patterns, devices, secret inventions or processes, copyrights, patents, other intellectual or proprietary rights, or similar items of property which are or may be used in connection with the Equipment. The ESCO shall grant to the Agency a perpetual, irrevocable royalty-free license for any and all software or other intellectual property rights necessary for the Agency to continue to operate, maintain, and repair the Equipment in a manner that will yield maximal energy consumption reductions.

Section 10.2 Ownership of Existing Equipment. Ownership of the equipment and materials presently existing at the Premises at the time of execution of this Contract shall remain the property of the Agency even if it is replaced or its operation made unnecessary by work performed by ESCO pursuant to this Contract. If applicable, ESCO shall advise the Agency in writing of all equipment and materials to be replaced at the Premises and the Agency shall within fifteen (15) days designate in writing to the ESCO which equipment and materials that should not be disposed of off-site by the ESCO. It is understood and agreed to by both Parties that the Agency shall be responsible for and designate the location and storage for any equipment and materials that should not be disposed of off-site. The ESCO shall be responsible for the disposal of all equipment and materials designated by the Agency as disposable off-site in accordance with all applicable laws and regulations regarding such disposal. Agency shall be responsible for the removal and disposal of all hazardous waste, such as asbestos and lead containing materials. ESCO will stop work and notify Agency immediately if it discovers or suspects the presence of hazardous materials at the work-site. The discovery and subsequent third-party remediation of hazardous materials may justify an equitable adjustment to the Project Schedule and/or the Project Cost which, if applicable, the parties will document in a Change Order.

Section 10.3 Ownership of New Equipment. Title to the Equipment shall pass from the ESCO to the Agency after the Equipment has been delivered to the Premises and Agency has had a reasonable opportunity to inspect and accept the Equipment.

**SECTION 11. EQUIPMENT SERVICE**

Section 11.1 Non-Warranty Maintenance. Agency shall provide all service, repairs, and adjustments to all other Equipment installed under terms of this Contract. Agency shall incur all costs for such Equipment service, repairs, and adjustments, except when the need for maintenance or repairs principally arises due to an ESCO warranty obligation.

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Section 11.2 Malfunctions and Emergencies. Agency shall use its best efforts to notify the ESCO or its designee(s) within 24 hours after the Agency's actual knowledge and occurrence of: (i) any malfunction in the operation of the Equipment or any preexisting energy related equipment that might materially impact upon the guaranteed energy savings, (ii) any interruption or alteration to the energy supply to the Premises that might materially impact upon the guaranteed energy savings, or (iii) any alteration or modification in any energy-related equipment or its operation that might materially impact upon the guaranteed energy savings.

Where Agency exercises due diligence in attempting to assess the existence of a malfunction, interruption, or alteration it shall be deemed not at fault in failing to correctly identify such conditions as having a material impact upon the guaranteed energy savings. Agency shall notify ESCO within twenty-four (24) hours upon its having actual knowledge of any emergency condition affecting the Equipment. ESCO shall respond or cause its designee(s) to respond within 2-4 hours and shall promptly proceed with corrective measures. Any telephonic notice of such conditions by Agency shall be followed within three business days by written notice to ESCO from Agency. If Agency unreasonably delays in so notifying ESCO of a malfunction or emergency, and the malfunction or emergency is not otherwise corrected or remedied, such conditions will be treated as an Energy Performance Change and the applicable provisions of Section 16 shall be applied.

Section 11.3 Actions by Agency. Agency shall not move, remove, modify, alter, or change in any way the Equipment or any part thereof without written notification to the ESCO. Notwithstanding the foregoing, Agency may take reasonable steps to protect the Equipment if, due to an emergency, it is not possible or reasonable to notify ESCO before taking any such actions. In the event of such an emergency, Agency shall take reasonable steps to protect the Equipment from damage or injury and shall follow instructions for emergency action provided in advance by ESCO. Agency agrees to maintain the Premises in good repair and to protect and preserve all portions thereof which may in any way affect the operation or maintenance of the Equipment.

## SECTION 12 UPGRADING OR ALTERING THE EQUIPMENT

ESCO shall at all times have the right, subject to Agency's prior written approval, which approval shall not be unreasonably withheld, to change the Equipment, revise any procedures for the operation of the Equipment or implement other energy saving actions in the Premises, provided that:

- (i) the ESCO complies with the standards of comfort and services set forth in Exhibit C herein;
- (ii) such modifications or additions to, or replacement of the Equipment, and any operational changes, or new procedures are necessary to enable the ESCO to achieve the energy savings at the Premises and;
- (iii) any cost incurred relative to such modifications, additions or replacement of the Equipment, or operational changes or new procedures shall be the responsibility of the ESCO.

All modifications, additions or replacements of the Equipment or revisions to operating or other procedures shall be described in a supplemental Schedule(s) to be provided to the Agency for approval, which shall not be unreasonably withheld, provided that any replacement of the Equipment shall be new and have equal or better potential to reduce energy consumption at the Premises than the Equipment being replaced. The ESCO shall update any and all software to be used in connection with the Equipment in accordance with the provisions of the terms and conditions of DEB20110611. All replacements of and alterations or additions to the Equipment shall become part of the Equipment described in Exhibit A and shall be covered by the provisions and terms of Section 6.

**SECTION 13. STANDARDS OF COMFORT.** ESCO will install the Equipment in a manner which will provide the standards of heating, cooling, hot water, and lighting as described in Exhibit C.

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### SECTION 14. ENERGY PERFORMANCE CHANGES

Section 14.1 Energy Performance Change Defined: A Energy Performance Change shall include any change in or to the Premises, whether structural, operational or otherwise in nature which reasonably could be expected, in the judgment of the Agency or as identified by the ESCO, to increase or decrease annual energy consumption in accordance with the provisions and procedures set forth in Exhibit C by at least 5% after adjustments for climatic variations. Actions by the Agency which may result in an Energy Performance Change include but are not limited to the following:

- (i) manner of use of the Premises by the Agency; or
- (ii) hours of operation for the Premises or for any equipment or energy using systems operating at the Premises; or
- (iii) permanent changes in the comfort and service parameters set forth in Exhibit C; or
- (iv) occupancy of the Premises; or
- (v) structure of the Premises; or
- (vi) types and quantities of equipment used at the Premises or
- (vii) modification, renovation or construction at the Premises; or
- (viii) the Agency's failure to provide maintenance of and repairs to the Equipment; or
- (ix) any other conditions other than climate affecting energy use at the Premises.

Section 14.2 Reported Energy Performance Changes; Notice by Agency: The Agency shall use its best efforts to deliver to the ESCO a written notice describing all actual or proposed Energy Performance Changes in the Premises or in the operations of the Premises at least 10 days before any actual or proposed Energy Performance Change is implemented or as soon as is practicable after an emergency or other unplanned event. Notice to the ESCO of Energy Performance Changes which result because of a bona fide emergency or other situation which precludes advance notification shall be deemed sufficient if given by the Agency within 4 hours after having actual knowledge that the event constituting the Energy Performance Change occurred or was discovered by the Agency to have occurred.

Section 14.3 Unreported Energy Performance Change. In the absence of any Energy Performance Changes in the Premises or in their operations, the baseline energy consumption as set forth in Exhibit C should not change more than 5% during any month from the projected energy usage for that month, after adjustments for changes in climatic conditions. Therefore, if energy consumption for any month as set forth in Exhibit C deviates by more than 5 percent (5%) from the energy consumption for the same month of the preceding contract year after adjustments for changes to climatic conditions, then such deviation shall be timely reviewed by the ESCO to ascertain the cause of deviation. The ESCO shall report its findings to the Agency in a timely manner and the ESCO and Agency shall determine what, if any, adjustments to the baseline will be made in accordance with the provisions set forth in Exhibit C.

### SECTION 15. RISK OF LOSS

Title and risk of loss of materials and Equipment furnished by ESCO shall pass to the Agency upon their delivery to the Site, and the Agency shall be responsible for protecting and insuring them against theft and damage.

ESCO's sole obligation with respect to insurance shall be to provide Commercial General Liability on an occurrence basis with a limit of \$1,000,000 (\$10,000,000 general aggregate), Automobile Liability \$2,000,000 combined single limit, and Workers Compensation/Employer Liability \$1,000,000. Agency (and other specific entities, if any, designated by Agency) shall be included as an additional insured to the General

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Liability/Automobile Liability policies. A certificate of insurance shall be issued to the Agency that evidences the above insurance and which provides for thirty (30) days written notice to the certificate holder by U.S. mail should any of the policies be cancelled before the policy expiration date.

The Agency will maintain, at its own expense, property insurance written on a builder's "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus the value of subsequent modifications and cost of materials supplied or installed by others, on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by ESCO, until final payment has been made to ESCO or no person or entity other than the Agency has an insurable interest in the property, whichever is later. The policy form shall include without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, false work, testing and start-up, rebuilding and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for ESCO's services and expenses required as result of such insured loss. If the insurance requires deductibles or retentions, the Agency shall pay costs not covered because of such deductibles or retentions. This insurance shall cover portions of the Work off the Site, and also portions of the Work in transit. Partial occupancy or use shall not commence unless the insurance company providing this insurance has consented to such partial occupancy or use by endorsement for otherwise. The Agency shall purchase and maintain boiler and machinery insurance which shall specifically cover such insured objects during installation and until Acceptance by the Agency. The insurance required by this section shall include the interests of the Agency, ESCO, subcontractor and sub-subcontractor in the Work. ESCO shall be included as an additional insured on each such insurance coverage. The Agency and ESCO waive all rights against each other and any of their subcontractors, sub-subcontractors, agents and employees for damages caused by fire or other causes of loss to the extent covered by the insurance required by this section and for any other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Agency as fiduciary. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged. Insurance certificates shall be furnished upon request.

ESCO shall not be responsible for loss, delay, injury, damage or failure of performance that may be caused by circumstances beyond its control, including but not restricted to acts or omissions by the Agency or its employees, agents or contractors, Acts of God, war, civil commotion, acts or omissions of government authorities, fire, theft, corrosion, flood, water damage, lightning, freeze-ups, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays in transportation, or shortage of vehicles, fuel, labor or materials. In the event of such delay or failure, the time for performance shall be extended by a period equal to the time lost plus a reasonable recovery period and the compensation shall be equitably adjusted to compensate for additional costs ESCO incurs due to such delay. If any such delay exceeds sixty (60) days, ESCO may terminate this Agreement upon three (3) days' notice to the Agency and the Agency shall promptly pay ESCO for the allocable portion of the Work completed, for any costs and expenses of termination, and for any loss or damage incurred with respect to materials, equipment, tools and machinery, including reasonable overhead and profit.

**SECTION 16. CASUALTY OR CONDEMNATION OF PREMISES.** Any construction or restoration of the Premises following or necessitated by fire, flood, or other casualty, or any condemnation affecting any portion of the Premises, shall be deemed an Energy Performance Change, and the provisions of Section 14 shall be applicable. If the casualty or condemnation renders fifty percent (50%) or more of the Premises uninhabitable or unusable and, in the case of a casualty, the affected portion is not reconstructed or restored within one hundred and twenty (120) days from the date of such casualty, Agency shall have the option to terminate this Contract by a notice to ESCO. In the event of condemnation, Agency agrees that ESCO shall be entitled to that portion of the condemnation award equal to the purchase option value applicable at that time with appropriate adjustments for applicable portions of the Premises which are condemned versus portions of the Premises which are unaffected.

**6 Apr 15 version****SECTION 17. EVENTS OF DEFAULT**

Section 17.1. Events of Default by Agency. Each of the following events or conditions shall constitute an "Event of Default" by Agency:

- (i) Any failure by Agency to pay ESCO any sum due for a service and maintenance period of more than sixty (60) days after written notification by ESCO that Agency is delinquent in making payment and provided that ESCO is not in default in its performance under the terms of this Contract; or
- (ii) Any other material failure by Agency to perform or comply with the terms and conditions of this Contract, including breach of any covenant contained herein, provided that such failure continues for sixty (60) days after written notice to Agency demanding that such failures to perform be cured or if such cure cannot be effected in sixty (60) days, Agency shall be deemed to have cured default upon the commencement of a cure within sixty (60) days and diligent subsequent completion thereof; or
- (iii) Any representation or warranty furnished by Agency in this Contract which was false or misleading in any material respect when made.

Section 17.2 Events of Default by ESCO. Each of the following events or conditions shall constitute an "Event of Default" by ESCO:

- (i) The standards of comfort and service set forth in Exhibit C are not provided due to failure of ESCO to properly design, install, maintain, repair or adjust the Equipment except that such failure, if corrected or cured within thirty (30) days after written notice by Agency to ESCO demanding that such failure be cured, shall be deemed cured for purposed of this Contract;
- (ii) Any representation or warranty furnished by ESCO in this Contract is false or misleading in any material respect when made;
- (iii) Failure to furnish and install the Equipment and make it ready for use within the time specified by this Contract;
- (iv) Any other material failure by ESCO to perform or comply with the terms and conditions of this Contract, including breach of any covenant contained herein, provided that such failure continues for thirty (30) days after written notice to ESCO demanding that such failure to perform be cured, if corrected or cured within thirty (30) days after ESCO's receipt of such written notice shall be deemed cured for the purpose of this Contract.
- (v) Any lien or encumbrance upon the equipment by any subcontractor, laborer or material man of ESCO;
- (vi) The filing of a bankruptcy petition whether by ESCO or its creditors against ESCO which proceeding shall not have been dismissed within thirty (30) days of its filing, or an involuntary assignment for the benefit of all creditors or the liquidation of ESCO;
- (vii) Any change in ownership or control of the ESCO without the prior written approval of the Agency, which shall not be unreasonably withheld;
- (viii) Failure by the ESCO to pay any amount due the Agency or perform any obligation under the terms of this contract or the Energy Savings Guarantee as set forth in Exhibit C; or
- (ix) Repossession or removal of the Equipment by ESCO or a third party without good cause.

**SECTION 18. REMEDIES UPON DEFAULT**

Section 18.1 Remedies upon Default by Agency. If an Event of Default by Agency occurs, ESCO may, without a waiver of other remedies which exist in law or equity, elect one or both of the following remedies:

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- (i) Exercise any and all remedies available at law or in equity or other appropriate proceedings including bringing an action or actions from time to time for recovery of amounts due and unpaid by Agency, and/or for damages which shall include all costs and expenses reasonably incurred in exercise of its remedy; ii) Without recourse to legal process, terminate this Contract by delivery of a notice declaring termination, enter the Premises, and dismantle and/or remove its Equipment from the Premises, without liability to Agency.

Section 18.2 Remedies Upon Default by ESCO. In the Event of Default by ESCO, Agency shall have the choice of one or more of the following remedies without waiving any other rights or remedies in law or equity:

- (i) Exercise and any all remedies at law or equity, or institute other proceedings, including, without limitation, bringing an action or actions from time to time for specific performance, and/or for the recovery of amounts due and unpaid and/or for damages, which shall include all costs and expenses reasonably incurred;
- (ii) Reserved.
- (iii) If the payments under this Contract have not been assigned, Agency may set off or counterclaim against its obligation to make any of the payments provided in default; or
- (iv) ESCO (but not the assignee) will be liable to Agency for damages incurred by Agency as a result of any default by ESCO. Such damages may include, but are not limited to: (a) payments made to ESCO or its assignee which represents payment towards a unit of Equipment for which acceptance was revoked because of a latent defect (b) the difference in price between the market price of the Equipment which was not delivered or which was rejected (or the actual purchase price if Agency purchases replacements (like Equipment) for any undelivered or rejected unit of Equipment) and the purchase price indicated in the Contract for such units of Equipment) (c) damages as a result of breach of warranty, failure to meet specifications, or damages incurred by Agency resulting from the delivery of Equipment which is defective or fails to meet specifications, or resulting from ESCO's failure to comply with any other requirements of this Contract, and (d) any other damages recoverable by law.

**SECTION 19. REPRESENTATIONS AND WARRANTIES**

Each party warrants and represents to the other that:

- (i) It has all requisite power, authority, licenses, permits, and franchises, corporate or otherwise, to execute and deliver this Contract and perform its obligations hereunder;
- (ii) Its execution, delivery, and performance of this Contract have been duly authorized by, or are in accordance with, its organic instruments, and this Contract has been duly executed and delivered for it by the signatories so authorized, and it constitutes its legal, valid, and binding obligation;
- (iii) Its execution, delivery, and performance of this Contract will not breach or violate, or constitute a default under any contract, lease or instrument to which it is a party or by which it or its properties may be bound or affected; or
- (iv) It has not received any notice, nor to the best of its knowledge is there pending or threatened any notice, of any violation of any applicable laws, ordinances, regulations, rules, decrees, awards, permits or orders which would materially and adversely affect its ability to perform hereunder.

**SECTION 20. ADDITIONAL REPRESENTATIONS OF THE PARTIES.**

Section 20.1 Agency hereby warrants, represents and promises that:

- (i) It has provided or shall provide timely to ESCO, all records relating to energy usage and energy-related maintenance of Premises requested by ESCO and the information set forth therein is, and

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all information in other records to be subsequently provided pursuant to this Contract will be true and accurate in all material respects; and

- (ii) It has not entered into any leases, contracts or contracts with other persons or entities regarding the leasing of energy efficiency equipment or the provision of energy management services for the Premises or with regard to servicing any of the energy related equipment located in the Premises. Agency shall provide ESCO with copies of any successor or additional leases of energy efficiency equipment and contracts for management or servicing of preexisting equipment at Premises which may be executed from time to time hereafter within thirty (30) days after execution thereof.

Section 20.2 ESCO hereby warrants, represents and promises that:

- (i) Before commencing performance of this Contract:
  - (a) It is or shall become licensed or otherwise permitted to do business in the Commonwealth of Virginia and shall have a Class A Contractor's License
  - (b) It shall have provided proof and documentation of required insurance pursuant to terms and conditions of the ESCO contract it shall make available, upon reasonable request, all documents relating to its performance under this Contract, including all contracts and subcontracts entered into;
  - (c) It shall have provided all performance and payment bonds and labor and material bonds for the work to be performed; these bonds do not cover the energy savings. These bonds will apply solely to the Work performed during the Construction Period and to the required statutory lien filing period thereafter. These bonds do not apply to the requirement for an energy performance guarantee.
- (ii) Prior to substantial completion of the construction and acceptance by the owner, the ESCO shall provide a separate surety bond in accordance with the Code of Virginia for the duration of the guaranteed energy savings in the amount of actual energy savings, not inclusive of Owner operational savings.
- (iii) It shall use qualified subcontractors and delegees, licensed and bonded in this state to perform the work so subcontracted or delegated pursuant to the terms hereof;
- (iv) That it is financially solvent, able to pay its debts as they mature and possessed of sufficient working capital to complete the Work and perform its obligations under this Contract.
- (v) To protect the safety of School Board's students and school employees, ESCO shall certify to the School Board that none of ESCO's employees, whether new or current, full-time or part-time, permanent or temporary, who will be present on school property or at any school-related events (i) have been convicted of a felony or any offense involving sexual molestation, physical or sexual abuse or rape of a child; or (ii) currently are the subject of any such charges, complaints or pending investigations. ESCO shall make a certification with respect to all employees on an annual basis, and with respect to new employees before any new employee begins working on school property or at school-related events. Prior to making any certification to the School Board, ESCO shall conduct an investigation of the criminal history, sex offender status and agency determinations of child abuse of each employee who will be present on school property or at any school-related events. ESCO shall conduct all such investigations with the written consent of affected employees and in compliance with all applicable laws. ESCO shall keep records of all investigations available for review by the School Board upon request.

If, after making a certification, an employee of the ESCO is arrested for, charged with, or convicted of any such offense, or becomes the subject of a child abuse investigation, ESCO shall notify the School Board as soon as practicable of the arrest, charge, conviction, or investigation. The School Board reserves the right to exclude such employee from positions that may involve contact between such employee and students or school employees, or to exclude such individual from school property entirely. Failure by ESCO or one of its subcontractors to conduct investigations or to make



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the certifications required by this provision may constitute a default under the Contract and grounds for termination or rescission of the Contract. ESCO shall include the provisions of the foregoing paragraphs of this section in all contracts with its subcontractors so that such provisions are binding on all subcontractors of ESCO. Its employees, agents and subcontractors shall abide School Board Policy GBEC/JFCH, which prohibits the use of tobacco products and electronic cigarettes on school property at all times.

**SECTION 21. INDEPENDENT CAPACITY OF THE CONTRACTOR.** The parties hereto agree that ESCO, and any agents and employees of ESCO, in the performance of this Contract, shall act in an independent capacity and not as officers, employees, or agents of the Agency.

**SECTION 22. NO WAIVER.** The failure of ESCO or Agency to insist upon the strict performance of the terms and conditions hereof shall not constitute or be construed as a waiver or relinquishment of either party's right to thereafter enforce the same in accordance with this Contract in the event of a continuing or subsequent default on the part of ESCO or Agency.

### **SECTION 23. CONTRACTOR RESPONSIBILITY PROVISIONS**

Section 23.1 ESCO certifies that it is not currently under suspension or debarment by the Commonwealth of Virginia, any other state, or the federal government.

Section 23.2 If ESCO enters into any subcontracts under this Contract with subcontractors who are currently suspended or debarred by Commonwealth or federal government or who become suspended or debarred by Commonwealth or federal government during the term of this Contract or any extensions or renewals thereof, Agency shall have the right to require ESCO to terminate such subcontracts.

Section 23.3 ESCO agrees that it shall be responsible for reimbursing Agency for all necessary and reasonable costs and expenses incurred by the Office of the Attorney General relating to an investigation of ESCO's compliance with the terms of this or any other Contract between ESCO and Agency which results in the suspension or debarment of the ESCO.

### **SECTION 24. AGENCY'S COMPLIANCE WITH FACILITIES MAINTENANCE CHECKLIST**

Section 24.1 The parties acknowledge and agree that ESCO has entered into this Contract in reliance upon the prospect of earning compensation based on guaranteed energy savings in energy used at Premises, as set forth Exhibits B & C, attached hereto and made a part hereof.

Section 24.2 The parties further acknowledge and agree that the said guaranteed energy savings would not likely be obtained unless certain procedures and methods of operation designed for energy conservation shall be implemented, and followed by Agency on a regular and continuous basis.

Section 24.3 Agency agrees that it shall adhere to, follow and implement the energy conservation procedures and methods of operation to be set forth on Exhibit C, to be attached hereto and made a part hereof after Agency's approval.

Section 24.4 Agency agrees that ESCO shall have the right once a month, with prior notice, to inspect Premises to determine if Agency is complying. Agency shall make the Premises available to ESCO for and during each monthly inspection, and shall have the right to witness each inspection and the recordations on the checklist.

ESCO agrees that (i) prior to all such inspections, it shall comply with the certification requirements in Virginia Code section 22.1-296.1 and section 20.2(v) herein; and (ii) any such inspection shall not be conducted

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during scheduled Standards of Learning (SOL) testing in the School Board's schools. School Board shall provide such testing dates to ESCO as they are established.

**SECTION 25. INDEMNIFICATION AND LIMITATION OF LIABILITY.** ESCO agrees to indemnify, hold harmless and defend Agency from and against any and all liabilities, demands, claims, fines, penalties, damages, forfeitures and suits, together with reasonable attorneys' and witnesses' fees and other costs and expenses of defense and settlement, which Agency may incur, become responsible for or pay out as a result of death or bodily injury or threat thereof to any person, destruction of or damage to any property, contamination of or adverse effect on natural resources or the environment, any violation of local, state or federal laws, regulations or orders, or any other damages claimed by third parties (collectively, "Damages"), to the extent such Damages are caused directly by the negligence or willful misconduct of ESCO. This indemnification represents and shall be the sole indemnification obligation of ESCO under the Contract.

Notwithstanding any other provision of this Section 25, in no event shall either Agency (being the County and/or the School Board) or ESCO be liable to the other for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages and, in any event, ESCO's aggregate liability for any and all claims, losses or expenses arising out of this Contract, or out of any goods or services furnished under this Contract, whether based in contract, negligence, strict liability, agency, warranty, trespass, indemnity or any other theory of liability, shall be limited to the total compensation received by ESCO from Agency under this agreement.

# COMMONWEALTH OF VIRGINIA



## GENERAL CONDITIONS OF THE DESIGN-BUILD CONTRACT

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**PLEASE NOTE:** These CO-7DB, General Conditions of the Design Build Contract, have been created specifically for the use of agencies of the Commonwealth of Virginia, which may not alter their provisions without the express written approval of the Virginia Department of General Services, Division of Engineering and Buildings. These General Conditions have significant legal implications and shall not be altered or modified. Nothing in the CO-7DB, General Conditions of the Design Build Contract, shall be amended or deleted or its intent changed, except by an approved and properly issued Supplemental General Condition. The Commonwealth makes no representation as to their suitability for any other purpose. (Note: Political subdivisions intending to modify the General Conditions for their use should consult with their legal counsel.)

## 1. DEFINITIONS

Whenever used in these General Conditions of the Design Build Contract ("General Conditions") or in the Contract Documents, the following terms have the meanings indicated, which are applicable to both the singular and plural and the male and female gender thereof:

**Agency:** The Agency, institution or department which is a party to the Contract. For purposes of the Contract, the term Owner shall include such Agency, whether or not the Agency owns the site or the building.

**Architect, Engineer, Architect/Engineer, or A/E:** The term used to designate the duly Virginia licensed persons or entities designated by the Design-Build Contractor to perform and provide the Architectural and Engineering design and related services in connection with the Work.

**Beneficial Occupancy:** The condition after Substantial Completion but prior to Final Completion of the Project at which time the Project, or portion thereof, is sufficiently complete and systems operational such that the Owner could, after obtaining necessary approvals and certificates, occupy and utilize the space for its intended use. Guarantees and warranties applicable to that portion of the Work begin on the date the Owner accepts the Project, or a portion thereof, for such Beneficial Occupancy, unless otherwise specified in the Supplemental General Conditions or by separate agreement.

**Change Order:** A document (Form CO-11) issued on or after the effective date of the Contract Between Owner and Design-Build Contractor (Form CO-9DB) which is agreed to by the Contractor and approved by the Owner, and which authorizes an addition, deletion or revision in the Work, including any adjustment in the Contract Price and/or the Contract Completion Date. The term Change Order shall also include written orders to proceed issued pursuant to Section 38 (a) (3). A Change Order, once signed by all parties, is incorporated into and becomes a part of the Contract.

**Code of Virginia:** 1950 Code of Virginia as amended. Sections of the Code referred to herein are noted by § xx-xx.

**Construction:** The term used to include new construction, reconstruction, renovation, restoration, major repair, demolition and all similar work upon buildings and ancillary facilities, including any draining, dredging, excavation, grading or similar work upon real property.

**Contract:** The Contract Between Owner and Design-Build Contractor, DGS-30-065 (Form CO-9DB) hereinafter referred to as the Contract.

**Contract Completion Date:** The date by which the Work must be Substantially Complete. The Contract Completion Date is customarily established in the Notice to Proceed, based on the Time for Completion. In some instances, however, the Contract contains a mandatory Contract Completion Date, which shall be stated in the Request for Proposal.

**Contract Documents:** The Contract Between Owner and Design-Build Contractor (CO-9DB) signed by the Owner and the Contractor and any documents expressly incorporated therein. Such incorporated documents customarily include the Owner's Request for Proposal (RFP) and the Technical Proposal and Cost Proposal including any modifications submitted by the Contractor in response to the RFP, these General Conditions, any Supplemental General Conditions, any Special Conditions, the plans and the specifications, and all modifications, including addenda and subsequent Change Orders.

**Contract Price:** The total compensation payable to the Contractor for performing the Work, subject to modification by Change Order.

**Contractor or Design-Build Contractor:** The person or entity with whom the Owner has entered into a contract to do the Work.

**Date of Commencement:** the date as indicated in the written Notice to Proceed, the receipt of the earliest Building Permit, or a date mutually agreed to between the Owner and Contractor in writing, whichever is the latest.

**Day(s):** Calendar day(s) unless otherwise noted.

**Defective:** An adjective which, when modifying the word Work, refers to Work that is unsatisfactory, faulty, deficient, does not conform to the Contract Documents **or** does not meet the requirements of inspections, standards, tests or approvals required by the Contract Documents, or Work that has been damaged prior to the final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion or Beneficial Occupancy).

**Design-Build Proposal:** The Technical Proposal and the Cost Proposal including modifications submitted by the Design-Build Contractor in response to the Owner's RFP setting forth the design concepts, design criteria, pricing requirements, and other conditions of the Work to be performed.

**Drawing:** A page or sheet of the Plans which presents a graphic representation, usually drawn to scale, showing the technical information, design, location, and dimensions of various elements of the Work. The graphic representations include, but are not limited to, plan views, elevations, transverse and longitudinal sections, large and small scale sections and details, isometrics, diagrams, schedules, tables and/or pictures.

**DSBSD:** Virginia Department of Small Business and Supplier Diversity

**Emergency:** Any unforeseen situation, combination of circumstances, or a resulting state that poses imminent danger to health, life or property.

**Field Order:** A written order issued by the A/E which clarifies or explains the plans or specifications, or any portion or detail thereof, without changing the design, the Contract Price, the Time for Completion or the Contract Completion Date.

**Final Completion Date:** The date of the Owner's acceptance of the Work from the Contractor upon confirmation from the Contractor that the Work is totally complete in accordance with Section 44(b).

**Final Payment:** The final payment that the Contractor receives pursuant to the applicable provisions of Section 36, except in the event no final payment is made due to termination of the Contract under either Sections 41 or 42. In the event of a termination for cause under Section 41, the Final Payment shall be when the termination became effective. In the event of a termination for convenience under Section 42, the Final Payment shall be either the payment of compensation for termination that the Contractor receives according to the provisions of Subsection 42, or the Owner's determination that no compensation for termination is due the Contractor under Subsection 42, as the case may be.

**Float:** The excess time included in a construction schedule to accommodate such items as inclement weather and associated delays, equipment failures, and other such unscheduled events. It is the contingency time associated with a path or chain of activities and represents the amount of time by which the early finish date of an activity may be delayed without impacting the critical path and delaying the overall completion of the Project. Any difference in time between the Contractor's approved early completion date and the Contract Completion Date shall be considered a part of the Project float.

**Float, Free:** The time (in days) by which an activity may be delayed or lengthened without impacting upon the start day of any activity following in the chain.

**Float, Total:** The difference (in days) between the maximum time available within which to perform an activity and the duration of an activity. It represents the time by which an activity may be delayed or lengthened without impacting the Time for Completion or the Contract Completion Date.

**Notice:** All written notices, including demands, instructions, claims, approvals and disapprovals, required or authorized under the Contract Documents. Any written notice by either party to the Contract shall be sufficiently given by any one or combination of the following, whichever shall first occur: (1) delivered by hand to the last known business address of the person to whom the notice is due; (2) delivered by hand to the

person's authorized agent, representative or officer wherever they may be found; or (3) enclosed in a postage prepaid envelope addressed to such last known business address and delivered to a United States Postal Service official or mailbox. Notice is effective upon such delivery. All notices to the Owner should be directed to the Project Manager.

If the Owner and the Contractor agree in writing that Notices transmitted by Facsimile (Fax) or e-mail are acceptable for the Project, such Notice shall be transmitted to the Fax number or e-mail address listed in the agreement and shall have a designated space for the Fax or e-mail Notice recipient to acknowledge his receipt by authorized signature and date. The Fax or e-mail Notice with authorized signature acknowledging receipt shall be Faxed or e-mailed back to the sender. The Faxed or e-mailed Notice shall be effective on the date it is acknowledged by authorized signature. All Faxed or e-mailed Notices shall also be sent by hard copy, which shall be effective upon delivery, as provided herein. Notice shall be effective upon the date of acknowledgment of the Faxed or e-mailed Notice or the date of delivery, whichever occurs first.

**Notice to Proceed:** A written notice given by the Owner to the Contractor (with a copy to A/E) fixing the date on which the Contract time will commence for the Contractor to begin the prosecution of the Work in accordance with the requirements of the Contract Documents. The Notice to Proceed will customarily identify a Contract Completion Date.

**Owner:** The public body with whom the Contractor has entered into a contractual agreement and for whom the Work or services is to be provided. The term "Owner", as used herein, shall also mean the Agency.

**Person:** This term includes any individual, corporation, partnership, association, company, business, trust, joint venture, or other legal entity.

**Plans:** The term used to describe the group or set of project-specific drawings prepared by the Design Build Contractor's A/E and acceptable to the Owner which describe the proposed Work in sufficient detail and provide sufficient information for the Building Official to determine code compliance and for the Contractor to perform the Work and which are included in the Contract Documents.

**Project:** The term used instead of the specific or proper assigned title of the entire undertaking which includes, but is not limited to, the "Work" described by the Contract Documents, including any specific Phases or Subphases of such Work.

**Project Inspector:** One or more persons employed by the Owner to inspect the Work for the Owner and/or to document and maintain records of activities at the Site to the extent required by the Owner. The Owner shall notify the Contractor in writing of the appointment of such Project Inspector(s). The scope of the Project Inspector's authority with respect to the Contractor is limited to that indicated in Section 16(e) and (f) and as supplemented by the Owner in writing to the Project Inspector and to the Contractor.

**Project Manager:** The Project Manager as used herein shall be the Owner's designated representative on the Project. The Project Manager shall be the person through whom the Owner generally conveys written decisions and notices. All notices due the Owner and all information required to be conveyed to the Owner shall be conveyed to the Project Manager. The scope of the Project Manager's authority is limited to that authorized by the Owner, who shall provide written information to the Contractor at the Preconstruction meeting defining those limits. Upon receipt of such information, the Contractor shall be on notice that it cannot rely on any decisions of the Project Manager outside the scope of his authority. Nothing herein shall be construed to prevent the Owner from issuing any notice directly to the Contractor. The Owner may change the Project Manager from time to time and may, in the event that the Project Manager is absent, disabled or otherwise temporarily unable to fulfill his duties, appoint an interim Project Manager.

**Provide:** Shall mean furnish and install ready for its intended use.

**Schedule of Values:** The schedule prepared by the Contractor and acceptable to the Owner which indicates the value of that portion of the Contract Price to be paid for each trade or major component of the Work.

**Site:** Shall mean the location at which the Work is performed or is to be performed.



**Small Business Procurement Plan:** Proposed percentage of small business participation included in the Cost Proposal amount submitted by the Contractor as an attachment to its Proposal for Design-Build Services.

**Specifications:** That part of the Contract Documents prepared by the Design-Build Contractor's A/E and acceptable to the Owner which contain the written design parameters and the technical descriptions of materials, equipment, construction systems, standards, and workmanship which describe the proposed Work in sufficient detail and provide sufficient information for the Building Official to determine code compliance and for the Contractor to perform the Work. (The General Conditions, any Supplemental General Conditions, various bidding information and instructions, and blank copies of various forms to be used during the execution of the Work are usually bound with the Specifications.)

**Subcontractor:** A person having a direct contract with Contractor or with any other Subcontractor for the performance of the Work. Subcontractor includes any person who provides on-site labor but does not include any person who only furnishes or supplies materials for the Project.

**Submittals:** All shop, fabrication, setting and installation drawings, diagrams, illustrations, schedules, samples, and other data required by the Contract Documents which are specifically prepared by or for the Contractor to illustrate some portion of the Work and all illustrations, brochures, standard schedules, performance charts, instructions, diagrams and other information prepared by a Supplier and submitted by the Contractor to illustrate material or equipment conformance of some portion of the Work with the requirements of the Contract Documents.

**Substantial Completion or Substantially Complete:** The condition when the Owner agrees that the Work, or a specific portion thereof, is sufficiently complete, in accordance with the Contract Documents, so that it can be utilized by the Owner for the purposes for which it was intended. The Owner at its sole discretion may, after obtaining the necessary approvals and certificates, take Beneficial Occupancy at this time or choose to wait to occupy until after Final Completion is achieved.

**Supplemental General Conditions:** That part of the Contract Documents which amends or supplements the General Conditions.

**Supplier:** A manufacturer, fabricator, distributor, materialman or vendor who provides material for the Project but does not provide on-site labor.

**Time for Completion:** The number of consecutive calendar days following the Date of Commencement which the Contractor has to substantially complete all Work required by the Contract.

**Underground Facilities:** All pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels or other such facilities or attachments, and any encasements containing such facilities which are or have been installed underground to furnish any of the following services or materials: electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, sewage and drainage removal, traffic or other control systems or water.

**Work:** The services performed under this Contract including, but not limited to, furnishing labor, and furnishing and incorporating materials and equipment into the construction. The Work also includes the entire completed construction, or the various separately identifiable parts thereof, required to be provided under the Contract Documents or which may reasonably be expected to be provided as part of a complete, code compliant, and functioning system for those systems depicted in the plans and specifications.

## 2. CONTRACT DOCUMENTS

- (a) The Contract Between Owner and Design-Build Contractor (CO-9DB), the Workers' Compensation Certificate of Coverage (CO-9a), the Standard Performance Bond (CO-10), the Standard Labor and Material Payment Bond (CO-10.1), the Schedule of Values and Certificate for Payment (CO-12), the Affidavit of Payments of Claims (CO-13), the Contractor's Certificate of Substantial Completion (CO-13.2a), and the Contractor's Certificate of Completion (CO-13.2) issued by the Commonwealth of Virginia are forms incorporated in these Design-Build General Conditions by

reference and are made a part hereof to the same extent as though fully set forth herein. They must be used by the Contractor for their respective purposes.

- (b) All time limits stated in the Contract Documents, including but not limited to the Time for Completion of the Work, are of the essence of the Contract.
- (c) The Contract Between Owner and Design-Build Contractor shall be signed by the Owner and the Design Build Contractor in as many original counterparts as may be mutually agreed upon, each of which shall be considered an original.
- (d) **To the extent required under the scope of the Design Build Contracts**, the Virginia Department of Transportation “Road & Bridge Specifications”, current edition, and Virginia Department of Transportation “Road Design Standards”, current edition, are included by reference and shall be used by the Contractor’s A/E as the referenced standards for design of the roads, parking areas, sidewalks, curbs, and other sitework.
- (e) The Commonwealth of Virginia “Construction and Professional Services Manual – current edition including any revisions to the Manual which may be issued (CPSM or the Manual) is included by reference and shall be used by the Contractor’s A/E as the referenced standards for design of the buildings. The following provisions of the CPSM specifically apply to the Work provided under the Contract:

Selected Provisions of “The Commonwealth of Virginia Construction  
And Professional Services Manual”, current edition

Table of Applicable Provisions

Applicability of the Construction and Professional Services Manual (CPSM):

- Chapter 1, Sections 1.3 and 1.4 concept and design philosophy apply.
- Chapter 2 Definitions applies.
- Chapter 3 applies to Contractor as the entity providing the design to the Department for the project.
- CO-3a - These Terms and Conditions apply to the Contractor including its Architect / Engineer for the design portion of the Design-Build Contract.
- Chapter 4, Sections 4.0 through 4.18. Technical Standards for Buildings on State Property (i.e. codes, standards, energy conservation design and operation requirements) apply to the design of the Project. The current edition of the Virginia Uniform Statewide Building Code which is in effect at the time the construction documents are submitted to the Building Official for Building Permit shall be the applicable Building Code for that phase of the project
- Chapter 5, Sections 5.0 through 5.16 describing the content of a Working Drawings submittal necessary may apply in conjunction with the requirements of the Building Code, if any. Sections 5.15, Structural and Special Inspections, and 5.16, “Commissioning” of HVAC Systems, also apply.
- Chapter 6, Design and Procurement Criteria, Policies and Guidelines, apply to the design except for those sections concerning procurement procedures.
- Chapter 7 applies to some extent, depending upon the final form of Design-Build Contract and its attachments.
- Appendices A, C, D, I, M, and N apply to the design services rendered, depending upon the final scope of work.

- (f) Anything called for by one of the Contract Documents and not called for by the others shall be of like effect as if required or called for by all, except that a provision clearly designed to negate or alter a provision contained in one or more of the other Contract Documents shall have the intended effect. In the event of conflicts among the Contract Documents, the Contract Documents shall take precedence in the following order: the Contract between Owner and Contractor; the Supplemental General Conditions; the General Conditions; the Special Conditions; the approved specifications with attachments; and the approved plans.
- (g) All correspondence, invoices, memoranda, submittals and other documents related to this Project whether generated by the Owner, the A/E, the Contractor or others should be identified at the beginning of the document with the eleven digit (XXX-XXXXXX-XXX) Project Code Number. Additional identification such as a job number, purchase order number or such may also be shown at the generator's option.
- (h) If any provision of this Contract shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision.

### 3. LAWS AND REGULATIONS

- (a) The Contractor shall comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the Work and shall give all notices required thereby. The Contractor shall assure that all Subcontractors and tradesmen who perform Work on the project are properly licensed by the Department of Professional and Occupational Regulation as required by Title 54.1, Chapter 11, Articles 1 and 3 and by applicable regulations.
- (b) This Contract and all other contracts and subcontracts are subject to the provisions of Articles 3 and 5, Chapter 4, Title 40.1, Code of Virginia, relating to labor unions and the "right to work." The Contractor and its Subcontractors, whether residents or nonresidents of the Commonwealth, who perform any Work related to the Project shall comply with all of the said provisions.
- (c) IMMIGRATION REFORM AND CONTROL ACT OF 1986: By signing this Contract, the Contractor certifies that it does not and will not during the performance of this Contract violate the provisions of the Federal Immigration Reform and Control Act of 1986, which prohibits employment of illegal aliens.
- (d) E-VERIFY PROGRAM: Pursuant to *Code of Virginia*, § 2.2-4308.2, any employer with more than an average of 50 employees for the previous 12 months entering into a contract in excess of \$50,000 with any agency of the Commonwealth to perform work or provide services pursuant to such contract shall register and participate in the E-Verify program to verify information and work authorization of its newly hired employees performing work pursuant to such public contract. Any such employer who fails to comply with these provisions may be debarred from contracting with any agency of the Commonwealth for a period up to one year. Such debarment may cease upon the employer's registration and participation in the E-Verify program. If requested, the employer shall present a copy of their Maintain Company page from E-Verify to prove that they are enrolled in E-Verify.
- (e) The provisions of all rules and regulations governing safety as adopted by the Safety Codes Commission of the Commonwealth of Virginia and as issued by the Department of Labor and Industry under Title 40.1 of the Code of Virginia shall apply to all Work under this Contract. Inspectors from the Department of Labor and Industry shall be granted access to the Work for inspection without first obtaining a search or administrative warrant.
- (f) Building Permit: Because this Project is on Commonwealth of Virginia property, codes or zoning ordinances of local political subdivisions do not apply to Work on the property. The Virginia Uniform Statewide Building Code applies to the Work and is administered by the Building Official for State-owned Buildings. The Contractor shall provide to the Owner for permit submission the necessary copies of plans, specifications, and other documents required by the Building Official. The Building Permit will be obtained and paid for by the Owner. All other permits, local license fees, business fees, taxes, or similar assessments imposed by the appropriate political subdivision

and the Department of Environmental Quality shall be obtained and paid for by the Contractor. See Section 23(e) for requirements for plans and specification for Building Permits. See Section 25 for utility connection fees and services.

- (g) The Contractor shall include in each of its subcontracts a provision requiring each Subcontractor to include or otherwise be subject to the same payment and interest requirements in Subsections (a), (b), and (c) of Section 37 of these General Conditions with respect to each lower-tier Subcontractor and Supplier.
- (h) The Contractor, if not licensed as an asbestos abatement contractor in accordance with §54.1-514, Code of Virginia, shall have all asbestos-related Work performed by subcontractors who are duly licensed as asbestos contractors s appropriate for the Work required.
- (i) Lead Based Paint Activities: If the Contract Documents indicate that lead based paint is present on existing materials, components, or surfaces, the Contractor shall conform to the following:
  - (1) The requirements set forth in 59 Federal Register 45,872 (September 2, 1994) Proposed Rule) - *Lead; Requirements for Lead based Paint Activities (Proposed Rules)* in selecting and performing the means, methods and procedures for performing the Work. This includes, but is not limited to, training of personnel, lead abatement, encapsulation of lead containing materials, removal and handling of lead containing materials, and methods of disposal. When the Final Rule, to be codified at 40 CFR 745, supersedes the Proposed Rule, the Contractor shall be responsible for conforming to the Final Rule, as of the effective date set forth therein.
  - (2) The requirements for employee protection contained in 29 CFR Part 1926, Subpart D, and the requirements for record-keeping contained 29 CFR Part 1910.
  - (3) The Virginia Department of Labor and Industry's (DLI) Emergency Regulation published in the May 27, 1996 Virginia Register, requiring, among other things, that a permit be issued to the lead abatement contractor, or any subsequent regulation issued by DLI.
- (j) If the Contractor violates laws or regulations that govern the Project, the Contractor shall take prompt action to correct or abate such violation and shall indemnify and hold the Owner harmless against any fines and/or penalties that result from such violation. To the extent that such violation is the result of negligence or other actionable conduct of the Contractor, the Contractor shall indemnify and hold the Owner harmless against any third party claims, suits, awards, actions, causes of action or judgments, including but not limited to attorney's fees and costs incurred thereunder, that arise or result from such violation.
- (k) If the Work includes any land disturbing activities, the Contractor shall have on-site an individual certified by the Department of Environmental Quality as a Responsible Land Disturber in accordance with §10.1-563, Code of Virginia
- (l) The Contractor is neither required nor prohibited from entering into or adhering to agreements with one or more labor organizations, or otherwise discriminating against subcontractors for becoming or refusing to become, or remaining signatories to or otherwise adhering to, agreements with one or more labor organizations. This section does not prohibit contractors or subcontractors from voluntarily entering into agreements with one or more labor organizations. Both the agency and contractor are entitled to injunctive relief to prevent any violation of this section.

This section does not apply to any public-private agreement for any construction in which the private body, as a condition of its investment or partnership with the state agency, requires that the private body have the right to control its labor relations policy and perform all work associated with such investment or partnership in compliance with all collective bargaining agreements to which the private party is a signatory and is thus legally bound with its own employees and the employees of its contractors and subcontractors in any manner permitted by the National Labor Relations Act, 29 U.S.C. § 151 et seq., or the Railway Labor Act, 45 U.S.C. § 151 et seq.

This section does not prohibit an employer or any other person covered by the National Labor Relations Act or the Railway Labor Act from entering into agreements or engaging in any other activity protected by law.

This section shall not be interpreted to interfere with the labor relations of persons covered by the National Labor Relations Act or the Railway Labor Act.

#### **4. NONDISCRIMINATION**

- (a) §2.2-4311 of the Code of Virginia shall be applicable. It provides as follows:
  - 1. During the performance of this Contract, the Contractor agrees as follows:
    - a. The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or other basis prohibited by state law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
    - b. The Contractor, in all solicitations or advertisements for employees placed by or on behalf of the contractor, will state that such Contractor is an equal opportunity employer.
    - c. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.
  - 2. The Contractor will include the provisions of the foregoing paragraphs a, b and c in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor."
- (b) Where applicable, the Virginians with Disabilities Act and the Federal Americans with Disabilities Act shall apply to the Contractor and all Subcontractors.

#### **5. PROHIBITION OF ALCOHOL AND OTHER DRUGS**

- (a) §2.2-4312 of the Code of Virginia shall be applicable. It provides as follows:
 

"During the performance of this contract, the contractor agrees to (i) provide a drug-free workplace for the contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the contractor that the contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor. For the purposes of this section, "drug-free workplace" means a site for the performance of work done in connection with a specific contract awarded to a contractor in accordance with this chapter, the employees of whom are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession or use of any controlled substance or marijuana during the performance of the contract."
- (b) The Contractor shall also establish, maintain and enforce policies which prohibit the following acts by all Contractor, Subcontractor and Supplier personnel at the Site:

- (1) the manufacture, distribution, dispensation, possession, or use of alcohol, marijuana or other drugs, except possession and medically prescribed use of prescription drugs; and
- (2) the impairment of judgment or physical abilities due to the use of alcohol, marijuana or other drugs, including impairment from prescription drugs.

## 6. TIME FOR COMPLETION

- (a) The Time for Completion for the project including any dates for completion of any designated Phase or Sub-phase shall be as stated in the Design Build Contract as **agreed upon by the Owner and Contractor, subject to Change Orders or written mutual agreement of Owner and Contractor**. The Work must be substantially completed by the Time for Completion or the Contract Completion Date. Unless otherwise specified, the Contractor shall achieve Final Completion within thirty (30) days after the date of Substantial Completion.
- (b) The Time for Completion shall be stated in the Contract between Owner and Design Build Contractor and shall become a binding part of the Contract upon which the Owner may rely in planning the use of the facilities to be constructed and for all other purposes. If the Contractor fails to substantially complete the Work within the Time for Completion or Contract Completion Date, as set forth in the Contract, he shall be subject to payment of actual damages incurred by the Owner or liquidated damages, if provided for in the Contract.
- (c) The Contractor, in submitting his proposal, acknowledges that he has taken into consideration normal weather conditions. Normal weather does not mean statistically average weather, but rather means a range of weather patterns which might be anticipated based on weather data for the past ten (10) years, (i.e., conditions which are not extremely unusual). Normal weather conditions shall be determined from the public historical records available, including the U.S. Department of Commerce, Local Climatological Data Sheets, National Oceanic and Atmospheric Administration / Environmental Data and Information Service, National Climatic Center and National Weather Service. The data sheets to be used shall be those for the locality or localities closest to the site of the work. No additional compensation will be paid to the Contractor because of adverse weather conditions; however, an extension of time for abnormal weather will be considered by the Owner under the following conditions, all of which must be strictly complied with by the contractor:
  - (1) The request for additional time shall be further substantiated by weather data collected during the period of delay at the Site. Said data must demonstrate that an actual departure from normal weather occurred at the Site during the dates in question.
  - (2) The extension requested must be supported by a delay in completion of the entire Project shown on the critical path of the accepted CPM Schedule or the approved bar graph schedule required for the Project. Extensions will be granted only for delays in completion of the Project, not for that portion of any delay which consumes only "float" time.
  - (3) A request for extension of time based on abnormal weather must be made in writing within fourteen (14) calendar days of the completion of the calendar month during which abnormal weather is claimed at the Site.
  - (4) All of the evidence and data supporting the request (including both historical data and the recordings at the Site during the time of delay) must be furnished to the Owner before any consideration will be given to the request. That supporting data shall be submitted by the end of the calendar month following the month for which the request is made.
- (d) The failure by the Contractor to comply with any and all of the conditions in (c) above shall constitute a waiver of claims for the extension of time for abnormal weather.
- (e) The Contractor represents and agrees that he has taken into account in his bid the requirements of the bid documents, the Contract Documents, local conditions, availability of materials, equipment,

and labor, and any other factors which may affect the performance of the Work. The Contractor agrees and warrants that he will achieve Substantial Completion of the Work to allow the Owner to have Beneficial Occupancy not later than the Time for Completion or Contract Completion Date. The Contractor agrees and warrants that he will achieve Final Completion of the Work (the entire completion of all Work, including "punch list" items), not later than thirty (30) days after achieving Substantial Completion.

## 7. CONDITIONS AT SITE

- (a) The Contractor shall have visited the Site prior to submitting its proposal and is totally responsible for having ascertained pertinent local conditions such as location, accessibility and general character of the Site, and the character and extent of existing conditions, improvements, and work within or adjacent to the Site. Claims, which result from the Contractor's failure to do so, will be deemed waived.
- (b) If, in the performance of the Contract, hidden physical conditions of a building being modified are exposed revealing unusual or materially different conditions from those ordinarily encountered or inherent in work of this nature, or if subsurface or latent conditions at the Site are found which are materially different from those frequently present in the locality or from those indicated in the Contract Documents, the Contractor must report such conditions to the Owner and to the Architect/Engineer before the conditions are disturbed. Upon such notice, or upon his own observation of such conditions, the Architect/Engineer shall promptly propose such changes in the Contract Documents as he finds necessary to conform to the different conditions. Any change in the cost of the Work or additional time needed for completion must be requested pursuant to Sections 38, 39 and/or 43 of these General Conditions.
- (c) If the Contractor, during the course of the Work, observes the existence of any material which he knows, should know, or has reason to believe is hazardous to human health, the Contractor shall promptly notify the Owner. The Owner will provide the Contractor with instructions regarding the disposition of the material. The Contractor shall not perform any Work involving the material or any Work causing the material to be less accessible prior to receipt of special instructions from the Owner.

## 8. CONTRACT SECURITY

- (a) For contracts with a value exceeding five hundred thousand dollars (\$500,000), the Contractor shall deliver to the Owner or its designated representative, a Commonwealth of Virginia Standard Performance Bond, DGS-30-084 (Form CO-10) and a Commonwealth of Virginia Standard Labor and Material Payment Bond, DGS-30-088 (Form CO-10.1) each fully executed by the Contractor and one or more surety companies legally licensed to do business in Virginia and each in an amount equal to one hundred percent (100%) of the accepted proposal. If more than one Surety executes a bond, each shall be jointly and severally liable to the Owner for the entire amount of the bond. Sureties shall be selected by the Contractor, subject to approval by the Owner. No payment on the Contract shall be due and payable to the Contractor until the bonds have been approved by the Owner and the Office of the Attorney General of Virginia. In order to facilitate review of the bonds by the Office of the Attorney General, the power of attorney from the surety company to its agent who executes the bond shall be attached to the bond, or, if not so attached, prior to the execution of the bonds by the surety, recorded in the Office of the Clerk of Court for the City of Richmond, Virginia, at the John Marshall Court Building, 400 North Ninth Street, except when the Owner is one of the following, in which case the power of attorney must be recorded with the Clerk of Court in the place shown:

OWNER  
University of Virginia

Old Dominion University

Norfolk State University

PLACE OF RECORDATION  
City of Charlottesville

City of Norfolk

City of Norfolk



Christopher Newport University

City of Newport News

Virginia Polytechnic Institute  
And State University

County of Montgomery

- (b) For the purposes of all Standard Labor and Material Payment Bonds entered into, the term "subcontractors" as used in §2.2-4337.A.2. of the Code of Virginia is interpreted to mean any contractors who participated in the prosecution of the Work undertaken by the Contractor (referred to in §2.2-4337. A.2. of the Code of Virginia as the "prime contractor"), whether such contractor had a direct contract with the Contractor (prime contractor) or whether there were one or more other intervening Subcontractors contractually positioned between it and the Contractor (prime contractor).
- (c) See §2.2-4338 of the Code of Virginia, for alternative forms of security for payment and/or performance bonds.
- (d) For contracts with a value of less than five hundred thousand dollars (\$500,000), the Contractor will not be required to provide a Standard Performance Bond and a Standard Labor and Material Payment Bond as described above **unless** the Request for Proposal states that such bonds will be required.

## 9. SUBCONTRACTS

- (a) The Contractor shall, as soon as practicable after the signing of the Contract, notify the Owner in writing of the names of all Subcontractors proposed for the principal parts of the Work and of such others as the Owner may direct. Where the specifications establish qualifications or criteria for Subcontractors, manufacturers, or individuals performing Work on the Project, the Contractor shall be responsible for ascertaining that those proposed meet the criteria or qualifications. The Contractor shall not employ any Subcontractor that the Owner may, within a reasonable time, object by written notice to Contractor to as unsuitable. The Owner shall not direct the Contractor to contract with any particular Subcontractor unless provided in the specifications or Request for Proposals.
- (b) The Owner may select a particular Subcontractor for a certain part of the Work and designate on the Request for Proposal that the Subcontractor shall be used for the part of the Work indicated and that the Subcontractor has agreed to perform the Work for the subcontract amount stipulated on the proposal form. The Contractor shall include the stipulated amount plus his Contractor markups in the proposal. In such case, the Contractor shall be responsible for that Subcontractor and its work and the Subcontractor shall be responsible to the Contractor for its work just as if the Contractor had selected the Subcontractor. If the Contractor has a reasonable objection to the Subcontractor being assigned, then the Contractor shall note the exception in his bid or proposal and the reason for the exception and maintain appropriate provisions for coordinating the work of the Subcontractor. The Owner, at its sole discretion, may accept the Contractor's bid or proposal with the exception noted and contract separately with the Subcontractor under the provisions Section 10 of the contract or assign a different Subcontractor.
- (c) The Owner shall, on request, furnish to any Subcontractor, if practicable, the amounts of payments made to the Contractor, the Schedule of Values and Requests for Payment submitted by the Contractor and any other documentation submitted by the Contractor which would tend to show what amounts are due and payable by the Contractor to the Subcontractor.
- (d) The Contractor shall be fully responsible to the Owner for all acts and omissions of his agents and employees and all succeeding tiers of Subcontractors and Suppliers performing or furnishing any of the Work. Nothing in the Contract Documents shall create any contractual relationship between Owner and any such Subcontractor, Supplier or other person or organization, nor shall it create any obligation on the part of Owner to pay for or to see to the payment of any moneys due any such

Subcontractor, Supplier or other person or organization, except as may otherwise be required by law.

- (e) The Contractor shall be fully responsible for his invitees at the Site and for those of his Subcontractors, Suppliers, and their employees, including any acts or omissions of such invitees.
- (f) The Contractor agrees that he alone is responsible for all dealings with his Subcontractors and Suppliers, and their subcontractors, employees and invitees, including, but not limited to, the Subcontractors' or Suppliers' claims, demands, actions, disputes and similar matters unless specifically provided otherwise by the Contract or by statute.

## **10. SEPARATE CONTRACTS**

- (a) The Owner reserves the right to let other contracts in connection with the Project, the Work under which may proceed simultaneously with the execution of this Contract. The Contractor shall afford other separate contractors reasonable opportunity for the introduction and storage of their materials and the execution of their work. The Contractor shall cooperate with them and shall take all reasonable action to coordinate his Work with theirs. If the Owner has listed other separate contracts in the Requests for Proposals which it expects to proceed simultaneously with the Work of the Contractor, and has included the estimated timing of such other Contracts in the Requests for Proposals, the Contractor shall integrate the schedule of those separate contracts into his scheduling. The Contractor shall make every reasonable effort to assist the Owner in maintaining the schedule for all separate contracts. If the work performed by the separate contractor is defective or performed so as to prevent or threaten to prevent the Contractor from carrying out his Work according to the Contract, the Contractor shall immediately notify the Owner upon discovering such conditions.
- (b) If a dispute arises between the Contractor and any separate contractor(s) as to their responsibility for cleaning up as required by Sections 31 (c) and 31 (d) of these General Conditions, the Owner may clean up and charge the cost thereof to the respective contractors in proportion to their responsibility. If a Contractor disputes the Owner's apportionment of clean-up costs, it shall be that contractor's burden to demonstrate and prove the correct apportionment.

## **11. CONTRACTOR'S AND SUBCONTRACTOR'S INSURANCE**

- (a) The Contractor shall not commence Work under this Contract until he has obtained all the insurance required hereunder from an insurer authorized to do business in Virginia and such insurance has been approved by the Owner; nor shall the Contractor allow any Subcontractor to commence Work on his subcontract until the same types of insurance in an appropriate amount have been obtained by the Subcontractor and approved by the Contractor. Approval of insurance by the Owner shall not relieve or decrease the liability of the Contractor hereunder.
- (b) The Contractor shall take out and shall maintain in force at all times during the performance of the Work Workers' Compensation and Employers' Liability Insurance for all of his employees engaged in the Work in an amount not less than the minimum required by § 2.2-4332 and § 65.2-100 et seq. of the Code of Virginia, and, in case any of the Work is sublet, the Contractor shall require each Subcontractor similarly to provide Workers' Compensation and Employers' Liability Insurance for all of the latter's employees to be engaged in the Work. Prior to award of the Contract, the Contractor shall submit, on the form provided by the Owner, a Certificate of Coverage verifying Workers' Compensation coverage. The Contractor shall likewise obtain a Certificate of Coverage for Workers' Compensation coverage from each subcontractor prior to awarding the subcontract and shall provide a copy to the Owner.
- (c) During the performance of the Work under this Contract, the Contractor shall maintain commercial general liability insurance to include Premises / Operations Liability, Products and Completed Operations Coverage, Independent Contractor's Liability, Owner's and Contractor's Protective Liability, and Personal Injury Liability, which shall insure him against claims of personal injury, including death, as well as against claims for property damage, which may arise from operations

under this Contract, whether such operations be by himself or by any Subcontractor, or by anyone directly or indirectly employed by either of them. The amounts of general liability insurance shall be not less than **\$1,000,000** per occurrence and **\$2,000,000** aggregate combined limit. The Commonwealth of Virginia, its officers, employees and agents, shall be named as an additional insured with respect to the Work being procured. The Supplemental General Conditions may require the Contractor to provide an Umbrella insurance policy in a specified amount for the Project.

- (d) During the performance of the Work under this Contract, the Contractor shall maintain automobile liability insurance which shall insure him against claims of personal injury, including death, as well as against claims for property damage, which may arise from operations under this Contract, whether such operations be by himself or by any Subcontractor, or by anyone directly or indirectly employed by either of them. The amounts of automobile insurance shall be not less than **\$1,000,000** combined limit for bodily injury and property damage per occurrence.
- (e) The Contractor's Architect/Engineer responsible for the design portion of the Work shall obtain and maintain in force during the contract period and for a period of 5 years after the final completion of the Work professional liability and errors and omission insurance in the amount of **\$2,000,000** per claim occurrence and **\$6,000,000** aggregate combined claims limit.
- (f) The Asbestos Contractor or Subcontractor, as the case may be, shall provide occurrence-based liability insurance with asbestos coverages in an amount not less than **\$1,000,000** and shall name the following as additional insureds: The Commonwealth of Virginia, its officers, its employees and its agents; the Architect/Engineer (if not the Asbestos Project Designer); and the Contractor (where the asbestos work is being performed by the Asbestos Subcontractor).

## 12. "ALL RISK" BUILDER'S RISK INSURANCE

- (a) **Contractor Controlled During Construction:** The Contractor, at his cost, shall obtain and maintain in the names of the Owner and the Contractor "all-risk" builder's risk insurance (or fire, extended coverage, vandalism and malicious mischief insurance, if approved by the Owner and the Director, Division of Engineering and Buildings) upon the entire structure or structures on which the Work of this Contract is to be done and upon all material in or adjacent thereto which is intended for use thereon, to one hundred percent (100%) of the insurable value thereof (i.e. construction costs, soft costs, FF&E, and the residual value of the existing structure to remain). Such insurance may include a deductible provision if the Owner so provides in the Supplemental General Conditions, in which case the Contractor will be liable for such deductions, whenever a claim arises. The loss, if any, is to be made adjustable with and payable to the Owner, in accordance with its interests, as they may appear. The Owner, its officers, employees and its agents, shall be named as an additional insured in any policy of insurance issued. Written evidence of the insurance shall be filed with the Owner no later than thirty (30) days following the award of the Contract. In the event of cancellation of this insurance, not less than thirty (30) days prior written notice must be sent to the Owner. A copy of the policy of insurance shall be given to the Owner upon demand.
- (b) **Owner Controlled During Construction:** The Owner maintains insurance coverage on its buildings. On re-roofing, renovation, and interior modifications of existing building projects where the Owner continues to occupy the building, or a portion thereof, while the Work is being performed, the Contractor shall provide "all risk" builders risk insurance, as described above, in an amount equal to one hundred percent (100%) of the cost of the Work (i.e. construction costs, soft costs, and FF&E costs). In those instances, the Contract between the Owner and Contractor for the project shall expressly exclude the project from the requirements of Subsection 12(a). The Contractor is responsible for providing any desired coverage for Contractor's or Subcontractors' buildings, equipment, materials, tools or supplies that are on-site.
- (c) The value of the builder's risk insurance shall exclude the costs of excavations, backfills, foundations, underground utilities and sitework.

- (d) Any insurance provided through the Department of Treasury, Division of Risk Management, on buildings, construction, additions or renovations will not extend to Contractor's nor Subcontractors' buildings, equipment, materials, tools or supplies unless these items are to become property of the Owner upon completion of the Project and the Owner has assumed responsibility for such items at the time of the loss.

### **13. TAXES, FEES AND ASSESSMENTS**

The Contractor shall, without additional expense to the Owner, pay all applicable federal, state, and local taxes, fees, and assessments except the taxes, fees and assessments on the real property comprising the Site of the project. If the State Building Official elects to have the local building official inspect the Work as provided by § 36-98.1 of the Code of Virginia, the Owner shall pay the resulting fees to the local building official.

### **14. PATENTS**

The Contractor shall obtain all licenses necessary to use any invention, article, appliance, process or technique of whatever kind and shall pay all royalties and license fees. The Contractor shall hold the Owner, its officers, agents and employees, harmless against any loss or liability for or on account of the infringement of any patent rights in connection with any invention, process, technique, article or appliance manufactured or used in the performance of the Contract, including its use by the Owner, unless such invention, process, technique, article or appliance is specifically named in the specifications or plans as acceptable for use in carrying out the Work. If, before using any invention, process, technique, article or appliance specifically named in the specifications or plans as acceptable for use in carrying out the Work, the Contractor has or acquires information that the same is covered by letters of patent making it necessary to secure the permission of the patentee, or other, for the use of the same, he shall promptly advise the Owner. The Owner may direct that some other invention, process, technique, article or appliance be used. Should the Contractor have reason to believe that the invention, process, technique, article or appliance so specified is an infringement of a patent, and fail to inform the Owner, he shall be responsible for any loss or liability due to the infringement.

### **15. ARCHITECT/ENGINEER'S STATUS**

- (a) The Design Build Contractor's Architect / Engineer shall be duly and properly licensed by the Virginia Department of Professional and Occupational Regulation to provide these services in Virginia. The Architect / Engineer shall provide the professional services to design the Work in conformance with the applicable standards indicated below.
- (b) The Architect/Engineer shall have authority to endeavor to secure the faithful performance by Owner and Design Build Contractor of the Work under the Contract. He shall review the Contractor's Submittals for conformance to the requirements of the Contract Documents and return copies to the Contractor with appropriate notations. He shall interpret the requirements of the plans and specifications and issue Field Orders to the Contractor as may be required. He shall recommend to the Owner suspension of the Work (in whole or in part) whenever such suspension may be necessary to ensure the proper execution of the Contract. He shall have authority to reject, in writing, Work, including material, installation or workmanship, which does not conform to the requirements of the plans and specifications. He shall determine the progress and quality of the Work, subject to the right of the Owner to make an overriding decision to the contrary. Upon request by the Contractor, the Architect/Engineer shall confirm, in writing within fourteen (14) days, any oral order or determination made by him.
- (c) The Virginia Department of Transportation "Road & Bridge Specifications", 2002 edition or later, and Virginia Department of Transportation "Road Design Standards", 2001 edition or later, are included by reference and shall be used by the Contractor's A/E as the referenced standards for design of the roads, parking areas, sidewalks, curbs, and other sitework.

- (d) The building design shall conform to the requirements of the Virginia Uniform Statewide Building Code<sub>4</sub>. The current edition of the Virginia Uniform Statewide Building Code which is in effect at the time the construction documents are submitted to the Building Official for Building Permit shall be the applicable Building Code for that phase of the project.
- (e) The Commonwealth of Virginia “Construction and Professional Services Manual”, current edition, including any revisions to the Manual which may be issued (CPSM or the Manual) is included by reference and shall be used by the Contractor’s A/E as the referenced standards for design of the buildings. See these General Conditions, Section 2(e).
- (f) The Architect/Engineer shall have no authority to approve or order changes in the Work which alter the approved plans and specifications which were the basis of the Building Permit without obtaining approval of the Building Official.
- (g) The provisions of this section are included as information only to describe the relationship between the Owner, A/E, and Contractor. No failure of the A/E to act in accordance with this section shall relieve the Contractor from his obligations under the Contract or create any rights in favor of the Contractor.

## 16. INSPECTION

- (a) All material and workmanship shall be subject to inspection, examination and testing by the Owner, its Project Inspector, authorized inspectors and authorized independent testing entities at any and all times during manufacture and/or construction. The Owner shall have authority to reject defective material and workmanship and require its correction. Rejected workmanship shall be satisfactorily corrected and rejected material shall be satisfactorily replaced with proper material without charge therefore, and the Contractor shall promptly segregate and remove the rejected material from the Site. If the Contractor fails to proceed at once with replacement of rejected material and/or the correction of defective workmanship, the Owner may, by contract or otherwise, replace such material and/or correct such workmanship and charge the cost to the Contractor, or may terminate the right of the Contractor to proceed as provided in Section 41 of these General Conditions, the Contractor and surety being liable for any damage to the same extent as provided in Section 41 for termination thereunder.
- (b) Site inspections, tests conducted on Site or tests of materials gathered on Site, which the Contract requires to be performed by independent testing entities, shall be contracted and paid for by the Owner. Examples of such tests are the testing of cast-in-place concrete, foundation materials, soil compaction, pile installations, caisson bearings and steel framing connections. The Contractor shall promptly furnish, without additional charge, all reasonable facilities, labor and materials necessary and convenient for making such tests. Except as provided in (d) below, whenever such examination and testing finds defective materials, equipment or workmanship, the Contractor shall reimburse the Owner for the cost of reexamination and retesting. Although conducted by independent testing entities, the Owner will not contract and pay for tests or certifications of materials, manufactured products or assemblies which the Contract, codes, standards, etc., require to be tested and/or certified for compliance with industry standards such as Underwriters Laboratories, Factory Mutual or ASTM. If fees are charged for such tests and certifications, they shall be paid by the Contractor. The Contractor shall also pay for all inspections, tests, and certifications which the Contract specifically requires him to perform or to pay, together with any inspections and tests which he chooses to perform for his own purposes, but are not required by the Contract.
- (c) Where Work is related to or dependent on the Defective Work, the Contractor shall stop such related or dependent Work until the Defective Work or deficiency is corrected or an alternative solution is presented that is satisfactory to the Owner. Where Work is rejected because of defective material or workmanship, the Contractor shall stop like Work in other areas or locations on the Project until the matter is resolved and the Owner has approved corrective measures.

- (d) Should it be considered necessary or advisable by Owner at any time before final acceptance of the entire Work to make an examination of any part of the Work already completed, by removing or tearing out portions of the Work, the Contractor shall on request promptly furnish all necessary facilities, labor and material to expose the Work to be tested to the extent required. If such Work is found to be defective in any respect, due to the fault of the Contractor or his Subcontractors, the Contractor shall bear all the expenses of uncovering the Work, of examination and testing, and of satisfactory reconstruction. If, however, such Work is found to meet the requirements of the Contract, the actual cost of the Contractor's labor and material necessarily involved in uncovering the Work, the cost of examination and testing, and Contractor's cost of material and labor necessary for replacement including a markup of fifteen (15%) percent for overhead and profit shall be paid to the Contractor and he shall, in addition, if completion of the Work has been delayed thereby, be granted suitable extension of time. Notwithstanding the foregoing, the Contractor shall be responsible for all costs and expenses in removing and replacing the Work if the Contractor had covered the Work prior to any inspection or test contrary to the instructions of the A/E, Owner or Project Inspector.
- (e) The Project Inspector has the authority to recommend to the Owner that the Work be suspended when in his judgment the Contract Documents are not being followed. Any such suspension shall be continued only until the matter in question is resolved to the satisfaction of the Owner. The cost of any such Work stoppage shall be borne by the Contractor unless it is later determined that no fault existed in the Contractor's Work.
- (f) The Project Inspector has the right and the authority to:
- (1) Inspect all construction materials, equipment, and supplies for quality and for compliance with the Contract Documents and/or approved shop drawings and Submittals.
  - (2) Inspect workmanship for compliance with the standards described in the Contract Documents.
  - (3) Observe and report on all tests and inspections performed by the Contractor.
  - (4) Recommend rejection of Work which does not conform to requirements of the Contract Documents.
  - (5) Keep a record of construction activities, tests, inspections, and reports.
  - (6) Attend all joint Site construction meetings and inspections held by the Owner and/or the A/E with the Contractor.
  - (7) Check materials and equipment, together with documentation related thereto, delivered for conformance with approved Submittals and the Contract.
  - (8) Check installations for proper workmanship and conformance with shop drawing and installation instructions.
  - (9) Assist in the review and verification of the CO-12, Schedule of Values & Certificate for Payment, submitted by the Contractor each month.
  - (10) Do all things for or on behalf of the Owner as the Owner may subsequently direct in writing.
- (g) The Project Inspector has no authority to:
- (1) Authorize deviations from the Contract Documents;
  - (2) Enter into the area of responsibility of the Contractor's superintendent;

- (3) Issue directions relative to any aspect of construction means, methods, techniques, sequences or procedures, or in regard to safety precautions and programs in connection with the Work;
- (4) Authorize or suggest that the Owner occupy the Project, in whole or in part; or
- (5) Issue a certificate for payment.
- (h) The duties of the Project Inspector are for the benefit of the Owner only and not for the Contractor. The Contractor may not rely upon any act, statement, or failure to act on the part of the Project Inspector, nor shall the failure of the Project Inspector to properly perform his duties in any way excuse Defective Work or otherwise improper performance of the Contract by the Contractor.

## **17. SUPERINTENDENCE BY CONTRACTOR**

- (a) The Contractor shall have a competent foreman or superintendent, satisfactory to the Owner, on the Site at all times during the progress of the Work. The superintendent or foreman shall be familiar with and be able to read and understand the plans and specifications, and be capable of communicating orally and in writing with the Owner's inspectors and the Contractor's workers. The Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures, for coordinating all portions of the Work under the Contract except where otherwise specified in the Contract Documents, and for all safety and worker health programs and practices. The Contractor shall notify the Owner, in writing, of any proposed change in superintendent, including the reason therefore, prior to making such change.
- (b) The Contractor shall, at all times, enforce strict discipline and good order among the workers on the Project, and shall not employ on the Work, or contract with, any unfit person, anyone not skilled in the Work assigned to him, or anyone who will not work in harmony with those employed by the Contractor, the Subcontractors, the Owner or the Owner's separate contractors and their subcontractors.
- (c) The Owner may, in writing, require the Contractor to remove from the Site any employee or Subcontractor's employee the Owner deems to be incompetent, careless, not working in harmony with others on the Site, or otherwise objectionable, but the Owner shall have no obligation to do so.

## **18. CONSTRUCTION SUPERVISION, METHODS AND PROCEDURES**

- (a) The Contractor shall be solely responsible for supervising and directing the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract. The Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and for coordinating all portions of the Work under the Contract, except where otherwise specified in the Contract Documents. The Contractor, in performing as the Design Build Contractor, shall also be responsible to the Owner for the design or selection of any specific means, method, technique, sequence or procedure of construction which is indicated in and required by the Contract Documents. The Contractor is solely responsible to the Owner that the finished Work complies with the Contract Documents.

The Contractor shall be solely responsible for health and safety precautions and programs for workers and others in connection with the Work. No inspection by, knowledge on the part of, or acquiescence by the Architect or Engineer, the Project Inspector, the Owner, the Owner's employees and agents, or any other entity whatever shall relieve the Contractor from its sole responsibility for compliance with the requirements of the Contract or its sole responsibility for health and safety programs and precautions.

- (b) The Contractor shall be fully responsible to the Owner for all acts and omissions of all succeeding tiers of A/E's, Subcontractors, and Suppliers performing or furnishing any of the Work just as the



Contractor is responsible for the Contractor's own acts and omissions. Nothing in the Contract Documents shall create any contractual relationship between the Owner and any Subcontractor, Supplier or other person or organization, nor shall it create any obligation on the part of the Owner to pay for or see to payment of any moneys due any such Subcontractor, Supplier, or other person or organization except as may otherwise be required by law.

## 19. SCHEDULE OF THE WORK

- (a) **General:** The Contractor is responsible for the scheduling and sequencing of the Work, for coordinating the Work, for monitoring the progress of the Work, and for taking appropriate action to keep the Work on schedule. The Contractor may attempt to achieve Substantial Completion on or before the Time for Completion or the Contract Completion Date established by the Contract and receive payment in accordance with Section 36 for the Work completed each period. However, the date established by the Contract Documents as the deadline for achieving Substantial Completion must be used in all schedules as the date on which Substantial Completion will be achieved. The time (in days) between the Contractors's planned early completion and the contracted Time for Completion is part of the Project "Total Float" time and will be used as such. Extensions of time pursuant to Sections 38, 39, and 43, damages for delay, and all other matters between the Owner and the Contractor will be determined using the contractually required Substantial Completion date, not an early Substantial Completion date planned by the Contractor.

Within two (2) weeks after the Contractor signs the Contract Between Owner and Contractor, unless otherwise extended by the Owner at the time of the signing, the Contractor shall prepare and submit to the Owner a preliminary bar graph schedule for accomplishing the Work based upon the Time for Completion stated in the Contract. The preliminary schedule shall be in sufficient detail to show the sequencing of the various trades for each floor level, wing or work area. The Owner will notify the Contractor of its acceptance of or objections to the preliminary schedule within fifteen (15) days of receipt by the Owner. A fully complete Project schedule for accomplishing the Work must be submitted in like manner no later than sixty (60) days after the Contract is signed by the Owner.

The Owner's failure to reject or its acceptance of any schedule, graph, chart, recovery schedule, updated schedule, plan of action, etc. shall not constitute a representation or warranty by the Owner, including but not limited to a representation or warranty that the schedule is feasible or practical nor shall any such acceptance or failure to reject relieve the Contractor from sole responsibility for completing the Work within the time allowed.

No progress payments will be payable to the Contractor until after it has submitted a preliminary schedule which is acceptable to the Owner. Neither the second progress payment nor any subsequent payment shall be payable to the Contractor until it has submitted a fully complete Project schedule accepted by the Owner. Nor shall subsequent progress payments be payable to the Contractor unless and until he submits the monthly bar graphs or status reports required by Section 19(d) herein or unless and until he provides any recovery schedule pursuant to Section 19(e) herein.

Failure to provide a satisfactory preliminary or fully complete Project schedule within the time limits stated above shall be a breach of contract for which the Owner may terminate the Contract in the manner provided in Section 41 of these General Conditions.

The fully complete Project schedule for accomplishing the Work shall be of the type set forth in subparagraph (1) or (2) below, as appropriate:

- (1) For Contracts with a price of \$1,500,000 or less, a bar graph schedule will satisfy the above requirement. The schedule shall indicate the estimated starting and completion dates for each major element of the work. See (b) below.
- (2) For Contracts with a price over \$1,500,000, a Critical Path Method (CPM) schedule shall be utilized to control the planning and scheduling of the Work. The CPM schedule shall

be the responsibility of the Contractor and shall be paid for by the Contractor. See (c) below.

- (b) **Bar Graph Schedule:** Where a bar graph schedule is required, it shall be time-scaled in weekly increments, shall indicate the estimated starting and completion dates for each major element of the Work by trade and by area, level, or zone, and shall schedule dates for all salient features, including but not limited to the placing of orders for materials, submission of shop drawings and other Submittals for approval, approval of shop drawings by Architect/Engineer, the manufacture and delivery of material, the testing and the installation of materials, supplies and equipment, and all Work activities to be performed by the Contractor.

The Contractor shall allow sufficient time in his schedule for his A/E to conduct whatever associated reviews or inspections as may be required under the A/E's contract with the Contractor. Each Work activity will be assigned a time estimate by the Contractor. One day shall be the smallest time unit used.

It is the Contractor's responsibility to submit a schedule that shows Substantial Completion of the Work by the Contract Time for Completion or the Contract Completion Date and any interim deadlines established by the Contract.

- (c) **CPM Schedule:** Where a CPM schedule is required, it shall be in the time-scaled precedence format using the Contractor's logic and time estimates. The CPM schedule shall be drawn or plotted with activities grouped or zoned by Work area or subcontract as opposed to a random (or scattered) format.

The CPM schedule shall be time-scaled on a weekly basis and shall be drawn or plotted at a level of detail and logic which will schedule all salient features of the Work, including not only the actual construction Work for each trade, but also the submission of shop drawings and other Submittals for approval, approval of shop drawings by the Contractor's A/E, placing of orders for materials, the manufacture and delivery of materials, the testing and installation of materials and equipment, and all Work activities to be performed by the Contractor. Failure to include any element of Work required for the performance of this Contract shall not excuse the Contractor from completing all Work required within the Time for Completion, Contract Completion Date and any interim deadlines established by the Contract.

The Contractor shall allow sufficient time in his schedule for his A/E to conduct whatever associated reviews or inspections as may be required. Each Work activity will be assigned a time estimate by the Contractor. One day shall be the smallest time unit used.

It is the Contractor's responsibility to submit a schedule that shows Substantial Completion of the Work by the Contract Time for Completion or the Contract Completion Date and any interim deadlines established by the Contract.

When completed, the CPM schedule shall be submitted to the Owner for review. The CPM schedule will identify and describe each activity, state the duration of each activity, the calendar dates for the early and late start and the early and late finish of each activity, and clearly highlight all activities on the critical path. "Total float" and "free float" shall be indicated for all activities. Float time, whether "free float" or "total float" as defined in Section 1, shall not be considered for the exclusive use or benefit of either the Owner or the Contractor, but must be allocated in the best interest of completing the Work within the Time for Completion or the Contract Completion Date. Extensions to the Time for Completion or the Contract Completion Date, when granted by Change Order, will be granted only when equitable time adjustment exceeds the Total Float in the activity or path of activities affected by the change, provided that the Owner has reasonably provided information necessary to allow for the orderly progression of the Work. On contracts with a price over \$5,000,000, the CPM schedule shall also show what part of the Contract Price (expressed in U.S. dollars) is attributable to each activity on the schedule and shall be in agreement with the schedule of values, the sum of which for all activities shall equal the total Contract Price. The CPM schedule shall have no line-item activities longer than thirty (30) days in duration, and activities

shall be included to provide sufficient detail for effectively managing the sequence of the Work. When acceptable to the Owner and Architect/Engineer as to compliance with the requirements of this Section, the schedule shall become the CPM schedule for the Project. Acceptance of the schedule by the Owner does not indicate agreement with nor responsibility for the proposed or actual duration of any activity or logic shown on the accepted schedule.

- (d) **Monthly Project Reports:** The Contractor shall review progress not less than each month, but as often as necessary to properly manage the Project and stay on schedule. The Contractor shall collect and preserve information on Change Orders, including extensions of time. The Contractor shall evaluate this information and update the latest accepted schedule as often as necessary to finish within the Contract Time for Completion or before the Contract Completion Date. The Contractor shall submit to the Owner along with his monthly request for payment a copy of the bar graph schedule annotated to show the current progress. For projects requiring a CPM schedule, the Contractor shall submit a monthly report of the status of all activities. The bar graph schedule or monthly status report submitted with each periodic request for payment shall show the Work completed to date in comparison with the Work scheduled for completion, including but not limited to the dates for the beginning and completion of the placing of orders; the manufacture, testing and installation of materials, supplies and equipment. The form shall be approved by the Owner; however, a bar graph or a CPM schedule marked, colored or annotated to reflect the above will usually satisfy this requirement. If any elements of the Work are behind schedule, regardless of whether they may prevent the Work from being completed on time, the Contractor must indicate in writing in the report what measures he is taking and plans to take to bring each such element back on schedule and to ensure that the Time for Completion or Contract Completion Date is not exceeded.
- (e) **Progress Delay:** Should any of the following conditions exist, the Owner may require the Contractor to prepare, at no extra cost to the Owner, a plan of action and a recovery schedule for completing the Work by the Contract Time for Completion or the Contract Completion Date:
- (1) The Contractor's monthly project report indicates delays that are, in the opinion of the Owner, of sufficient magnitude that the Contractor's ability to complete the Work by the scheduled Time for Completion or the Contract Completion Date is brought into question;
  - (2) The CPM schedule sorted by early finish shows the Contractor to be thirty (30) or more days behind the critical path schedule at any time during construction up to thirty (30) days prior to scheduled Substantial Completion date;
  - (3) The Contractor desires to make changes in the logic (sequencing of Work) or the planned duration of future activities of the CPM schedule which, in the opinion of the Architect/Engineer or the Owner, are of a major nature.

The plan of action and recovery schedule, when required, shall explain and display how the Contractor intends to regain compliance with the current accepted, fully completed, Project CPM schedule, as updated by approved change orders.

The plan of action, when required, shall be submitted to the Owner for review within two (2) business days of the Contractor receiving the Owner's written demand. The recovery schedule, when required, shall be submitted to the Owner within five (5) calendar days of the Contractor's receiving the Owner's written demand.

- (f) **Early Completion of Project:** The Contractor may attempt to achieve Substantial Completion on or before the Time for Completion or the Contract Completion Date. However, such planned early completion shall be for the Contractor's convenience only and shall not create any additional rights of the Contractor or obligations of the Owner under this Contract, nor shall it change the Time for Completion or the Contract Completion Date. The Contractor shall not be required to pay damages to the Owner because of its failure to achieve Substantial Completion by its planned earlier date. Likewise, the Owner shall not pay the Contractor any additional compensation for achieving Substantial Completion early nor will the Owner owe the Contractor any compensation should the

Owner, its officers, employees, or agents cause the Contractor not to achieve Substantial Completion earlier than the date required by the Contract Documents.

If the Contractor seeks to change the Time for Completion or the Contract Completion Date to reflect an earlier completion date, he may request or propose such a change. The Owner may, but is not required to, accept such proposal. However, a change in the Time for Completion or the Contract Completion Date shall be accomplished only by Change Order. If the Contractor's proposal to change the Time for Completion or the Contract Completion Date is accepted, a Change Order will be issued stating that all references in the Contract, including these General Conditions, to the Time for Completion or the Contract Completion Date shall thereafter refer to the date as modified, and all rights and obligations, including the Contractor's liability for actual damages, delay damages and/or liquidated damages, shall be determined in relation to the date, as modified.

## **20. SCHEDULE OF VALUES AND CERTIFICATE FOR PAYMENT**

- (a) Before submittal of the first partial payment request under the Contract, the Contractor shall prepare for review and approval of the Owner, a schedule of the estimated values listed by trades or by specification sections of the Work, totaling the Contract Price. Where the total project has multiple parts or phases, the Contractor shall prepare appropriate schedules of values to facilitate reviews and justifications for payments.

All requests for payment shall be made in the ASTM Unifomat II structure on the Schedule of Values and Certificate for Payment (Form CO-12) pages 1 and 2. Succeeding pages may be on the Form CO-12 continuation sheets or a computerized spreadsheet which is in the same format and which contains the same information. Where a computerized spreadsheet is used, one copy of the entire Schedule of Values shall be provided to the Owner in an agreed electronic format (e.g. EXCEL) with the initial request for payment.

- (b) If the Contractor requests, or intends to request, payment for materials stored in an approved and secure manner, the Schedule of Values must indicate the amount for labor and the amount for materials, and in a supplement thereto must include an itemized list of materials for that trade or Work section. The material breakdown shall be in sufficient detail to allow verification of the quantities required for the Project, the quantities delivered, the Work completed, and the quantities stored on or off Site.
- (c) The "Value of Work Completed" portion of the Form CO-12 shall be completed, the Contractor's certification completed and signed, and the appropriate substantiating material attached to each Certificate for Payment (CO-12). Such substantiating material includes, but is not limited to, invoices for materials, delivery tickets, time sheets, payroll records, daily job logs/records, and similar materials which, in the opinion of the Owner, are necessary or sufficient to justify payment of the amount requested.
- (d) The labor progress for any task or activity shall be calculated based upon the percentage of Work complete up to fifty percent (50%) of the completion of the task or activity. Thereafter, the evaluation of labor progress will be based upon the effort required to complete that task or activity. The material progress shall be calculated as the invoiced dollar cost of materials used in relationship to the amount estimated as necessary to complete a particular element of Work. When calculating material progress, credit shall be given for installed material as well as that stored on the Site and any material stored off Site which has been certified in accordance with Section 36 of these General Conditions.
- (e) Should Work included in previous Form CO-12 submittals, and for which payment has been made, subsequently be identified, by tests, inspection, or other means, as not acceptable or not conforming to Contract requirements, the "Value of Work Completed" portion of the first Form CO-12 submitted after such identification shall be modified to reduce the "completed" value of that Work by deleting the value of that which has been identified as not acceptable or nonconforming.

## **21. ACCESS TO WORK**

The Owner, the Project Manager, the Owner's inspectors and other testing personnel, inspectors from the Department of Labor and Industry, and others authorized by the Owner, shall have access to the Work at all times. The Contractor shall provide proper facilities for access and inspection.

## **22. SURVEYS AND LAYOUT**

- (a) The Owner shall furnish the Contractor all necessary documents showing property lines and the location of existing buildings and improvements. The Contractor shall provide competent surveying and engineering services to execute the Work in accordance with the Contract and shall be responsible for the accuracy of these surveying and engineering services.
- (b) The owner shall provide such general reference points and benchmarks on the Site as will enable the Contractor to proceed with the Work will be established in the plans and specifications. If the Contractor finds that any previously established reference points have been lost or destroyed, he shall promptly notify the Owner.
- (c) The Contractor shall protect and preserve the established benchmarks and monuments and shall make no changes in locations without the written approval from the Owner. Any of these which may be lost or destroyed or which require shifting because of necessary changes in grades or locations shall, subject to prior written approval of the Owner, be replaced and accurately located by the Contractor.

## **23. PLANS AND SPECIFICATIONS**

- (a) The general character and scope of the Work are illustrated by the plans and the specifications prepared by the Contractor's Architect/Engineer. The level of detail shown on the plans and stipulated in the specifications shall be sufficient to clearly demonstrate to the Building Official that the design conforms to the requirements of the VUSBC and CPSM. The Contractor shall carry out the Work in accordance with the plans and specification and any additional detail drawings and instructions provided by the A/E.
- (b) Measurements or dimensions shown on the drawings for Site features, utilities and structures shall be verified at the Site by the Contractor before commencing the Work. The Contractor shall not scale measurements or dimensions from the drawings. If there are discrepancies, the Architect/Engineer shall be consulted. If new Work is to connect to, match with or be provided in existing Work, the Contractor shall verify the actual existing conditions and necessary dimensions prior to ordering or fabrication.
- (c) As-Built Drawings: The Contractor shall maintain at the Site for the Owner one copy of all drawings, specifications, addenda, approved shop or setting drawings, Change Orders and other modifications (collectively referred to herein as "As-Built Drawings") in good order and marked to record all changes as they occur during construction. These shall be available to the Owner, the Project Inspector, the Owner's other inspectors and to the Owner's testing personnel. The drawings shall be neatly and clearly marked in color during construction to record all variations made during construction. The representation of such variations shall include such supplementary notes, symbols, legends, and details as may be necessary to clearly show the as-built construction.
- (d) Record Drawings: Upon completion of the Work and prior to the final inspection, the Contractor shall deliver to the Owner one complete set of "As-Built Drawings" in reproducible form.

## **24. SUBMITTALS**

- (a) Shop drawings, setting drawings, product data, and samples generated by the Design Build Contractor shall be known as submittals. Three copies of all submittals shall be provided to the Owner when generated.

- (b) Submittals shall be approved by the Design Build Contractor and its licensed professional designer for conformance with the required codes, standards, and provisions of the Contract. Three copies of all approved submittals shall be provided to the Owner. One copy of the "Approved" shop drawings / submittals shall be on file in the construction trailer for use by Inspectors.
- (c) Any submittal material, assembly, or product which deviates from the approved Building Permit Documents shall be submitted to the Building Official for VUSBC and CPSM approval prior to installation.
- (d) The Work shall be in accordance with approved Building Permit Documents as detailed by the approved submittals.

## 25. FEES, SERVICES AND FACILITIES

- (a) The Contractor shall obtain all permits, except the Building Permit, and pay for all fees and charges necessary for temporary access and public right-of-way blockage or use, for temporary connections to utilities and for the use of property (other than the Site) for storage of materials and other purposes unless otherwise specifically stated in the Contract Documents.
- (b) Certain projects such as renovations and interior modifications of existing buildings will usually have water and electric service to the building. In those instances, water and electric power, if required for the Work under the Contract, will be furnished by the Owner subject to reasonable use by the Contractor, only to the extent and capacity of present services. The Contractor shall be responsible for providing required connections, temporary wiring, piping, etc. to these services in a safe manner and in accordance with applicable codes. All temporary wire, pipe, etc. shall be removed before the Substantial Completion inspection. Acceptance by the Contractor of the use of Owner's water and electricity constitutes a release to the Owner of all claims and of all liability to the Contractor for whatever damages which may result from power and water outages or voltage variations.
- (c) The Owner shall pay any connection charges for permanent utility connections directly to the utility Supplier. The Contractor shall coordinate such connections with the utility Supplier.
- (d) It is understood that, except as otherwise specifically stated in the Contract Documents, the Contractor, either directly or through his Subcontractors, shall provide and pay for all material, labor, tools, equipment, water, light, power, telephone and other services or facilities of every nature whatsoever necessary to execute completely and deliver the Work within the Contract Time for Completion or before the Contract Completion Date.
- (e) The Contractor shall provide temporary facilities including Contractor's office space, Owner's Project Inspector office space (if required by the specifications), toilet facilities, and storage space, as required for the operations and the protection of the material and work. Number, sizes and locations shall be subject to approval of the Owner. Sanitary facilities shall be plumbed into an approved waste treatment system or shall be an approved type of chemical toilet and shall be regularly serviced.

## 26. EQUALS

- (a) **Brand names:** Unless otherwise stated in the Request for Proposals, the name of a certain brand, make or manufacturer denotes the characteristics, quality, workmanship, economy of operation and suitability for the intended purpose of the article desired, but does not restrict the Contractor to the specific brand, make, or manufacturer; it is set forth to convey to the Contractor the general style, type, character and quality of the article specified.
- (b) **Equal materials, equipment or assemblies:** Whenever in these Contract Documents, a particular brand, make of material, device or equipment is shown or specified, such brand, make of material, device or equipment shall be regarded merely as a standard. Any other brand, make or

manufacturer of a product, assembly or equipment which in the opinion of the Owner is the equal of that specified, considering quality, capabilities, workmanship, configuration, economy of operation, useful life, compatibility with design of the Work, and suitability for the intended purpose, will be accepted unless rejected by the Owner as not being equal.

- (c) **Substitute materials, equipment or assemblies:** The Contractor may propose to substitute a material, product, equipment, or assembly which deviates from the requirements of the approved plans and specifications but which the Contractor deems will perform the same function and have equal capabilities, service life, economy of operations, and suitability for the intended purpose. The proposal must include any cost differentials proposed. If the proposed substitute is acceptable to the Owner, a Change Order will be proposed to the Contractor to accept the substitute and to deduct the proposed cost savings from the Contract Price. The Owner shall have the right to limit or reject substitutions at its sole discretion.
- (d) The Contractor shall be responsible for making all changes in the Work necessary to adapt and accommodate any equal or substitute product which it uses. The necessary changes shall be made at the Contractor's expense.

## **27. AVAILABILITY OF MATERIALS**

If a brand name, product, or model number included in the Contract Documents is not available on the present market, alternate equal products or model numbers may be proposed by the Contractor for approval by the Owner. Also submit data to the Building Official for approval of products, materials, and assemblies regulated by the VUSBC.

## **28. CONTRACTOR'S TITLE TO MATERIALS**

No materials or supplies for the Work shall be purchased by the Contractor, or by any Subcontractor or Supplier, subject to any security interest, installment or sales contract or any other agreement or lien by which an interest is retained by the seller or is given to a secured party. The Contractor warrants that he has clear and good title to all materials and supplies which he uses in the Work or for which he accepts payment in whole or in part.

## **29. STANDARDS FOR MATERIALS INSTALLATION & WORKMANSHIP**

- (a) Unless otherwise specifically provided in the Contract, all equipment, material, and accessories incorporated in the Work are to be new and in first class condition.
- (b) Unless specifically approved by the Owner or required by the Contract, the Contractor shall not incorporate into the Work any materials containing asbestos or any material known by the industry to be hazardous to the health of building construction workers, maintenance workers, or occupants. If the Contractor becomes aware that a material required by the Contract contains asbestos or other hazardous materials, he shall notify the Owner immediately and shall take no further steps to acquire or install any such material without first obtaining Owner approval.
- (c) All workmanship shall be of the highest quality found in the building industry in every respect. All items of Work shall be done by craftsmen or tradesmen skilled in the particular task or activity to which they are assigned. In the acceptance or rejection of Work, no allowance will be made for lack of skill on the part of workmen. Poor or inferior workmanship (as determined by the Architect/Engineer, the Owner or other inspecting authorities) shall be removed and replaced at Contractor's expense such that the Work conforms to the highest quality standards of the trades concerned, or otherwise corrected to the satisfaction of the Owner, or other inspecting authority, as applicable.
- (d) Under the various sections of the plans or specifications, where specified items are supplied with the manufacturer's printed instructions, recommendations, or directions for installation, or where such instructions, recommendations, or directions are available, installation of the specified items shall be in strict accordance with the manufacturer's printed instructions.



- (e) Under the various sections of the plans or specifications, where reference is made to specific codes or standards governing the installation of specified items, installation shall in all cases be in strict accordance with the referenced codes and standards. Where no reference is made to specific codes or standards, installation shall conform to the generally recognized applicable standards for first-class installation of the specific item to be installed. Contractors are expected to be proficient and skilled in their respective trades and knowledgeable of the Codes and Standards of the National Fire Protection Association (NFPA), National Electric Code (NEC), Occupational Safety and Health Act (OSHA) and other codes and standards applicable to installations and associated work by his trade.
- (f) Where the manufacturer's printed instructions are not available for installation of specific items, where specific codes or standards are not referenced to govern the installation or specific items, or where there is uncertainty on the part of the Contractor concerning the installation procedures to be followed or the quality of workmanship to be maintained in the installation of specific items, the Contractor shall consult the Architect/Engineer for approval of the installation procedures or the specific standards governing the quality of workmanship the Contractor proposes to follow or maintain during the installation of the items in question.
- (g) During and/or at the completion of installation of any items, the tests designated in the plans or specifications necessary to assure proper and satisfactory functioning for its intended purpose shall be performed by the Contractor or by its Subcontractor responsible for the completed installation. All costs for such testing are to be included in the Contract Price. If required by the Contract Documents, the Contractor shall furnish prior to final inspection the manufacturers' certificates evidencing that products meet or exceed applicable performance, warranty and other requirements, and certificates that products have been properly installed and tested.

### **30. WARRANTY OF MATERIALS AND WORKMANSHIP**

- (a) The Contractor warrants that, unless otherwise specified, all materials and equipment incorporated in the Work under the Contract shall be new, in first class condition, and in accordance with the Contract Documents. The Contractor further warrants that all workmanship shall be of the highest quality and in accordance with the Contract Documents and shall be performed by persons qualified at their respective trades.
- (b) Work not conforming to these warranties shall be considered defective.
- (c) This warranty of materials and workmanship is separate and independent from and in addition to any of the Contractor's other guarantees or obligations in the Contract or under Virginia law.

### **31. USE OF SITE AND REMOVAL OF DEBRIS**

- (a) The Contractor shall:
  - (1) Perform the Work in such a manner as not to interrupt or interfere with the operation of any existing activity on, or in proximity to, the Site or with the Work of any other separate contractor;
  - (2) Store his apparatus, materials, supplies and equipment in such orderly fashion at the Site of the Work as will not unduly interfere with the progress of his Work or the work of any other separate contractor; and
  - (3) Place upon the Work or any part thereof only such loads as are consistent with the safety of that portion of the Work.
- (b) The Contractor expressly undertakes, either directly or through his Subcontractor(s), to effect all cutting, filling or patching of the Work required to make the same conform to the plans and specifications, and, except with the consent of the Owner, not to cut or otherwise alter the Work of

any other separate contractor. The Contractor shall not damage or endanger any portion of the Work or Site, including existing improvements, unless called for by the Contract.

- (c) The Contractor expressly undertakes, either directly or through his Subcontractor(s), to clean up frequently all refuse, rubbish, scrap materials and debris caused by his operations, to the end that at all times the Site shall present a neat, orderly and workmanlike appearance. No such refuse, rubbish, scrap material and debris shall be left within the completed Work nor buried on the building Site, but shall be removed from the Site and properly disposed of in a licensed landfill or otherwise as required by law.
- (d) The Contractor expressly undertakes, either directly or through his Subcontractor(s), before Final Payment or such prior time as the Owner may require, to remove all surplus material, false Work, temporary structures, including foundations thereof, plants of any description and debris of every nature resulting from his operations and to put the Site in a neat, orderly condition; to thoroughly clean and leave reasonably dust free all finished surfaces including all equipment, piping, etc., on the interior of all buildings included in the Contract; and to clean thoroughly all glass installed under the Contract, including the removal of all paint and mortar splatters and other defacements.

If the Contractor fails to clean up at the time required herein, the Owner may do so and charge the costs incurred thereby to the Contractor in accordance with Section 10 (b) of these General Conditions.

- (e) The Contractor shall have, On-Site, an employee certified by the Department of Environmental Quality as a Responsible Land Disturber who shall be responsible for the installation, inspection and maintenance of erosion control and stormwater management measures and devices. The Contractor shall prevent Site soil erosion, the runoff of silt and/or debris carrying water from the Site, and the blowing of debris off the Site in accordance with the applicable requirements and standards of the Contract and the Virginia Department of Environmental Quality's Erosion and Sediment Control Regulations and the Virginia Stormwater Management Regulations.

### **32. TEMPORARY ROADS**

Temporary roads, if required, shall be established and maintained until permanent roads are accepted, then removed and the area restored to the conditions required by the Contract Documents. Crushed rock, paving and other road materials from temporary roads shall not be left on the Site unless permission is received from the Owner to bury the same at a location and depth approved by the Owner.

### **33. SIGNS**

The Contractor may, at his option and without cost to the Owner, erect signs acceptable to the Owner on the Site for the purpose of identifying and giving directions to the job. No signs shall be erected without prior approval of the Owner as to design and location.

### **34. PROTECTION OF PERSONS AND PROPERTY**

- (a) The Contractor expressly undertakes, both directly and through his Subcontractors, to take every reasonable precaution at all times for the protection of all persons and property which may come on the Site or be affected by the Contractor's Work.
- (b) The Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Any violation of these requirements or duties or any potential safety hazard that is brought to the attention of the Contractor by the Architect/Engineer, the Owner, or any other persons shall be immediately abated.
- (c) The provisions of all rules and regulations governing health and safety as adopted by the Safety Codes Commission of the Commonwealth of Virginia, issued by the Department of Labor and Industry under Title 40.1 of the Code of Virginia, shall apply to all Work under this Contract.

- (d) The Contractor shall continuously maintain adequate protection of all his Work from damage and shall protect the Owner's property from injury or loss arising in connection with this Contract. He shall make good any such damage, injury or loss, except as may be directly and solely due to errors in the Contract Documents or caused by agents or employees of the Owner. The Contractor shall adequately protect adjacent property to prevent any damage to it or loss of use and enjoyment by its owners. The Contractor shall provide and maintain all passageways, guard fences, lights and other facilities for protection as required by public authority, local conditions, or the Contract.
- (e) In an emergency affecting the health, safety or life of persons or of the Work, or of the adjoining property, the Contractor, without special instruction or authorization from the Owner, shall act, at his discretion, to prevent such threatened loss or injury. Also, should he, to prevent threatened loss or injury, be instructed or authorized to act by the Owner, he shall so act immediately, without appeal. Any additional compensation or extension of time claimed by the Contractor on account of any emergency work shall be determined as provided by Section 38 of these General Conditions.
- (f) When necessary for the proper protection of the Work, temporary heating of a type compatible with the Work must be provided by the Contractor at the Contractor's expense, unless otherwise specified.

### **35. CLIMATIC CONDITIONS**

The Contractor shall suspend activity on and protect any portion of the Work that may be subject to damage by climatic conditions.

### **36. PAYMENTS TO CONTRACTOR**

- (a) Unless otherwise provided in the Contract, the Owner will make partial payments to the Contractor on the basis of a duly certified and approved Schedule of Values and Certificate for Payment, Form CO-12, showing the estimate of the Work performed during the preceding calendar month or work period. When evaluating the Contractor's Form CO-12, the Owner will consider the value of the Work in place, the value of approved and properly stored materials, the status of the Work on the critical path with regard to the Time for Completion, and the estimated value of the Work necessary to achieve Final Completion. The Owner will schedule a monthly pay meeting to occur no earlier than the 25th day of the month represented by the payment request or not later than the 5th day of the following month. The Contractor will submit his monthly estimate of Work completed on Form CO-12 in accordance with the Contract between the Owner and Contractor so that it is received by the Owner's Project Manager at least one work day prior to the date scheduled for the monthly pay meeting. The Owner will review the estimate with the Contractor at the monthly pay meeting, which shall be considered the receipt date, and may approve any or all of the estimate of Work for payment. In preparing estimates, the material delivered to the Site and preparatory Work done shall be taken into consideration, if properly documented as required by Section 20 of these General Conditions, or as may be required by the Owner so that quantities may be verified. In addition to material delivered to the Site, material such as large pieces of equipment and items purchased specifically for the Project, but stored off the Site within the Commonwealth of Virginia, may be considered for payment, provided all of the following are accomplished prior to the submission of the monthly payment request in which payment for such materials is requested:

- (1) The Contractor must notify the Owner in writing, at least ten (10) days prior to the submission of the payment request that specific items will be stored off Site in a designated, secured place within the Commonwealth of Virginia. The Schedule of Values must be detailed to indicate separately both the value of the material and the labor/installation for trades requesting payment for stored materials. By giving such notification and by requesting payment for material stored off Site, the Contractor warrants that the storage location is safe and suitable for the type of material stored and that the materials are identified as being the property of the Contractor, and agrees that loss of materials stored off the Site shall not relieve the Contractor of the obligation to timely furnish these types and quantities of materials for the Project and meet the Time for Completion or Contract Completion Date, subject to Section 43 (b) of these General

Conditions. If the storage location is more than 20 miles from the Site, the Contractor may be required to reimburse the Owner for the cost incurred for travel to the storage location to verify the Contractor's request for payment for materials stored off Site. A Supplementary Agreement shall be required for payment by the Owner to the Contractor for materials or equipment that is stored offsite at a location that is not within the Commonwealth of Virginia.

- (2) Such notification, as well as the payment request, shall:
  - (a) itemize the quantity of such materials and document with invoices showing the cost of said materials;
  - (b) indicate the identification markings used on the materials, which shall clearly reference the materials to the particular project;
  - (c) identify the specific location of the materials, which must be within reasonable proximity to the Site and within the Commonwealth of Virginia;
  - (d) include a letter from the Contractor's Surety which confirms that the Surety on the Performance Bond and the Labor and Material Payment Bond has been notified of the request for payment of materials stored off the Site and agrees that the materials are covered by the bond; and
  - (e) include a certificate of all-risk builder's risk insurance in an amount not less than the fair market value of the materials, which shall name the Owner and the Contractor as co-insureds.
- (3) The Contractor's Architect/Engineer shall indicate, in writing, to the Owner that Submittals for such materials have been reviewed and meet the requirements of the Contract Documents, that the stored materials meet the requirement of the plans and specifications, and that such materials conform to the approved Submittals. Should the A/E deem it necessary to visit the storage site to make such review, the Contractor shall bear the costs incurred therewith.
- (4) The Owner shall notify the Contractor in writing of its agreement to prepayment for materials.
- (5) The Contractor shall notify the Owner in writing when the materials are to be transferred to the Site and when the materials are received at the Site.
- (b) Payment will not be made for materials or equipment stored on or off the Site which are not scheduled for incorporation into the Work within the six months next following submission of the request for payment, unless the Contractor has the prior consent of the Owner, which consent may be granted or withheld by the Owner in its discretion if, in the opinion of the Owner, it is not necessary to procure the materials more than six months in advance of use to assure their availability when needed.
- (c) No payment shall be made to the Contractor until:
  - (1) The Contractor furnishes to the Owner its Social Security Number (SSN) if an individual, or its Federal Employer Identification Number (FEIN) if a proprietorship, partnership, corporation or other legal entity.
  - (2) Certificates of Insurance or other satisfactory evidence of compliance by the Contractor with all the requirements of Section 11 (and Section 12 if applicable) of these General Conditions have been delivered to the Owner.
  - (3) Copies of any certificates of insurance required of a Subcontractor under Section 11 have

been delivered to the Owner for payments based on Work performed by a Subcontractor

- (4) The Contractor has (i) submitted a preliminary schedule which is acceptable to the Owner in accordance with Section 19(a), (ii) submitted a fully complete Project schedule accepted by the Owner in accordance with Section 19(a), (iii) maintained the monthly bar graphs or status reports required by Section 19(d), or (iv) provided a recovery schedule pursuant to Section 19(e), as each of them may be required.
- (d) In making such partial payments, five percent (5%) of each payment to the Contractor shall be retained until Final Completion and acceptance of all Work covered by the Contract, unless otherwise provided by any law, regulation or program of the federal government. Such retainage shall be held to assure faithful performance of the Contract and may also be used as a fund to deduct amounts due to or claimed by the Owner, including, but not limited to, payment to the Owner of all moneys due for deductive change orders, credits, uncorrected Defective Work, interest, damages, and the like. (§2.2-4333 of the Code of Virginia) The Owner may, at its sole discretion, agree on an item by item basis to release the retainage on items which are fully 100% complete, and which have accepted by the Owner as being tested and complete, and on which no further action or work will be required. Retainage which is released by the Owner shall be distributed by the Contractor in conformance with Section 37 of these General Conditions.
- (e) All material and Work for which partial payments are made shall thereupon become the sole property of the Owner, but this provision shall not relieve the Contractor from the sole responsibility for all materials and Work, including those for which payment has been made, or for the restoration of any damaged materials or Work. Nor shall this provision serve as a waiver of the right of the Owner to require the fulfillment of all of the terms and conditions of the Contract.
- (f) The Final Payment, which shall include the retainage, less any amounts due to or claimed by the Owner, shall not become due until the Owner agrees that Final Completion has been achieved and until the Contractor shall deliver to the Owner a Certificate of Completion by the Contractor (Form CO-13.2) and an Affidavit of Payment of Claims (Form CO-13), stating that all Subcontractors and Suppliers of either labor or materials have been paid all sums claimed by them for Work performed or materials furnished in connection with this Project less retainage. Amounts due the Owner which may be withheld from the Final Payment may include, but are not limited to, amounts due pursuant to Section 3(i), Section 16(a)-(d), Section 31(d), costs incurred to repair or replace Defective Work, costs incurred as a result of the Contractor's negligent acts or omissions or omissions of those for whom the Contractor is responsible, delay damages under Section 43(h), and any liquidated or actual damages. If all Subcontractors and Suppliers of labor and materials have not been paid the full amount claimed by them, the Contractor shall list each to which an agreed amount of money is due or which has a claim in dispute. With respect to all such Subcontractors and Suppliers, the Contractor shall provide to the Owner, along with the Affidavit of Payment of Claims (Form CO-13), an affidavit from each such Subcontractor and Supplier stating the amount of their subcontract or supply contract, the percentage of completion, the amounts paid to them by the Contractor and the dates of payment, the amount of money still due if any, any interest due the Subcontractor or Supplier pursuant to Section 37(b) below, and whether satisfactory arrangements have been made for the payment of said amounts. If no agreement can be reached between the Contractor and one or more Subcontractors or Suppliers as to the amounts owed to the Subcontractors or Suppliers, the Owner may, in its discretion, pay such portion of the moneys due to the Contractor which is claimed by the Subcontractor or Supplier into a Virginia Court or Federal Court sitting in Virginia, in the manner provided by law. Said payment into court shall be deemed a payment to the Contractor. Nothing in this Section shall be construed as creating any obligation or contractual relationship between the Owner and any Subcontractor or Supplier, and the Owner shall not be liable to any Subcontractor or Supplier on account of any failure or delay of the Owner in complying with the terms hereof.

Before Final Payment is made, the Owner shall confirm that the Contractor has certified compliance with the contract's small business procurement plan by providing a report in accordance with DSBSD's requirements. If there are variances between the Contractor's required small business procurement plan and the actual participation, the Contractor shall provide a written

explanation which shall be kept with the contract file and made available upon request. The Owner, in its sole discretion, may withhold the Final Payment until the Contractor is in compliance with its small business procurement plan.

- (g) Upon successful completion of the final inspection and all Work required by the Contract, including but not limited to the delivery of As-Built reproducible Record Drawings, equipment manuals, written warranties, acceptance of the Work by the Owner and the delivery of the affidavits required in Section 36(f) of these General Conditions, the Contractor shall deliver the written Certificate of Completion by the Contractor (Form CO-13.2) to the Owner stating the entire amount of Work performed and compensation earned by the Contractor, including extra work and compensation therefore. The Owner may accept the Work for occupancy or use while asserting claims against the Contractor; disputing the amount of compensation due to the Contractor; disputing the quality of the Work, its completion, or its compliance with the Contract Documents; or any other reason.
- (h) Unless there is a dispute about the compensation due to the Contractor, Defective Work, quality of the Work, compliance with the Contract Documents, completion itself, claims by the Owner, other matters in contention between the parties, or unless monies are withheld pursuant to the Comptroller's Debt Setoff Program, within thirty (30) days after receipt and acceptance of the Schedule of Values and Certificate for Payment (Form CO-12) in proper form by the Architect/Engineer at the monthly pay meeting, which shall be considered the receipt date, the Owner shall pay to the Contractor the amount approved less all prior payments and advances whatsoever to or for the account of the Contractor. In the case of final payment, the completed Affidavit of Payment of Claims (Form CO-13) and the Certificate of Completion by the Contractor (Form CO-13.2) shall accompany the final Schedule of Values and Certificate for Payment (Form CO-12) which is forwarded to the Owner for payment. The date on which payment is due shall be referred to as the Payment Date. In the event of disputes, payment shall be mailed on or before the Payment Date for amounts and Work not in dispute, subject to any set offs claimed by the Owner; provided, however in instances where further appropriations are required by the General Assembly or where the issuance of further bonds is required, in which case, payment shall be made within thirty (30) days after the effective date of such appropriation or within thirty (30) days after the receipt of bond proceeds by the Owner. All prior estimates and payments including those relating to extra Work may be corrected and adjusted in any payment and shall be corrected and adjusted in the Final Payment. In the event that any request for payment (CO-12) by the Contractor contains a defect or impropriety, the Owner shall notify the Contractor of any defect or impropriety which would prevent payment by the Payment Date, within five (5) days after receipt of the Schedule of Values and Certificate for Payment (Form CO-12) by the Owner.
- (i) Interest shall accrue on all amounts owed by the Owner to the Contractor which remain unpaid seven (7) days following the Payment Date. Said interest shall accrue at the discounted ninety-day U.S. Treasury bill rate as established by the Weekly Auction and as reported in the publication entitled The Wall Street Journal on the weekday following each such Weekly Auction. During the period of time when the amounts due to the Contractor remain unpaid following the seventh (7) day after the Payment Date, the interest accruing shall fluctuate on a weekly basis and shall be that established by the immediately prior Weekly Auction. It shall be the responsibility of the Contractor to gather and substantiate the applicable weekly interest rates to the satisfaction of the Owner and to calculate to the satisfaction of the Owner the interest due. In no event shall the rate of interest charge exceed the rate of interest charged pursuant to §58.1-1812 of the Code of Virginia. No interest shall accrue on retainage or when payment is delayed because of disagreement between the Owner and the Contractor regarding the quantity, quality or timeliness of the Work, including, but not limited to, compliance with Contract Documents or the accuracy of any Request for Payment received. This exception to the accrual of interest stated in the preceding sentence shall apply only to that portion of a delayed payment which is actually the subject of such a disagreement and shall apply only for the duration of such disagreement. Nothing contained herein shall be interpreted, however, to prevent the withholding of retainage to assure faithful performance of the Contract. These same provisions relating to payment of interest to the Contractor shall apply also to the computation and accrual of interest on any amounts due from the Contractor to the Owner for deductive change orders and to amounts due on any claims by the

Owner. The date of mailing of any payment by the U.S. Mail is deemed to be the date of payment to the addressee.

- (j) The acceptance by the Contractor of the Final Payment shall be and operate as a release to the Owner of all claims by the Contractor, its Subcontractors and Suppliers, and of all liability to the Contractor whatever, including liability for all things done or furnished in connection with this Work, except for things done or furnished which are the subject of unresolved claims for which the Contractor has filed a timely written notice of intent, provided a claim is submitted no later than sixty (60) days after Final Payment. Acceptance of any interest payment by the Contractor shall be a release of the Owner from claims by the Contractor for late payment.
- (k) No certificate for payment issued, and no payment, final or otherwise, no certificate of completion, nor partial or entire use or occupancy of the Work by the Owner, shall be an acceptance of any Work or materials not in accordance with the Contract, nor shall the same relieve the Contractor of responsibility for faulty materials or Defective Work or operate to release the Contractor or his Surety from any obligation under the Contract, the Standard Performance Bond and the Standard Labor and Material Payment Bond.

### **37. PAYMENTS BY CONTRACTOR (§2.24354, Code of Virginia)**

Under §2.24354, Code of Virginia, the Contractor is obligated to:

- (a) Within seven (7) days after receipt of amounts paid to the Contractor by the Owner for Work performed by the Subcontractor or Supplier under this Contract,
  - (1) Pay the Subcontractor or Supplier for the proportionate share of the total payment received from the Owner attributable to the Work performed by the Subcontractor or the materials furnished by the Supplier under this Contract; or
  - (2) Notify the Subcontractor or Supplier, in writing, of his intention to withhold all or a part of the Subcontractor or Supplier's payment with the reason for nonpayment;
- (b) Pay interest to the Subcontractor or Supplier on all amounts owed by the Contractor that remain unpaid after seven (7) days following receipt by the Contractor of payment from the Owner for Work performed by the Subcontractor or materials furnished by the Supplier under this contract, except for amounts withheld as allowed under subsection (a) (2) of this Section.
- (c) Include in each of his subcontracts a provision requiring each Subcontractor to include in each of its subcontracts a provision requiring each subcontractor to include or otherwise be subject to the same payment and interest requirements with respect to each lower tier subcontractor. Each Subcontractor shall include with its invoice to, or request for payment from, the Contractor, a certification that that Subcontractor has paid each of its suppliers and lower tier subcontractors their proportionate share of previous payments received from the Contractor attributable to the Work performed or the materials furnished by it under this Contract.

The Contractor's obligation to pay interest to the Subcontractor or Supplier pursuant to subsection (b) of this Section is not an obligation of the Owner. A modification to this Contract shall not be made for the purpose of providing reimbursement for such interest charge. A Contractor's cost reimbursement claim shall not include any amount for reimbursement of such interest charge.

### **38. CHANGES IN THE WORK**

- (a) The Owner may at any time, by written order utilizing the Commonwealth of Virginia Change Order Form CO-11 and without notice to the sureties, make changes in the Work which are within the general scope of the Contract, except that no change will be made which will increase the total Contract Price to an amount more than twenty percent (20%) in excess of the original Contract Price without notice to sureties. At the time of the Pre-construction Meeting described in Section 50(b), the Contractor and the Owner shall advise each other in writing of their designees authorized



to accept and/or approve changes to the Contract Price and of any limits to each designee's authority. Should any designee or limits of authority change during the time this Contract is in effect, the Contractor or Owner with such a charge shall give written notice to the other within seven (7) calendar days, utilizing the procedures set forth in these General Conditions. The Contractor agrees and understands that the authority of the Owner's designee is limited by Virginia Code §2.2-4309 and any other applicable statute.

In making any change, the charge or credit for the change shall be determined by one of the following methods as selected by the Owner:

- (1) **Fixed Price:** By a mutually agreed fixed amount change to the Contract Price and/or time allowed for completion of the Work. The Change Order shall be substantiated by documentation itemizing the estimated quantities and costs of all labor, materials, and equipment required as well as any mark-up used. The price change shall include the Contractor's reasonable overhead and profit, including overhead for any unreasonable delay arising from or related to the Change Order and/or the change in the Work. See Subsections (d),(e), and (f) below.
- (2) **Unit Price:** By using unit prices and calculating the number of net units of Work in each part of the Work which is changed, either as the Work progresses or before Work on the change commences, and by then multiplying the calculated number of units by the applicable unit price set forth in the Contract or multiplying by a mutually agreed unit price if none was provided in the Contract. No additional percentage markup for overhead or profit shall be added to the unit prices.
- (3) **Cost Reimbursement:** By ordering the Contractor to perform the changed Work on a cost reimbursement basis by issuing two Change Orders citing this Subsection, an initiating Change Order, authorizing the changed Work, and a confirming Change Order approving the additional cost and time for the changed Work. The initiating Change Order shall:
  - (i) Describe the scope or parameters of the change in the Work;
  - (ii) Describe the cost items to be itemized and verified for payment and the method of measuring the quantity of work performed;
  - (iii) Address the impact on the schedule for Substantial Completion;
  - (iv) Order the Contractor to proceed with the change to the Work;
  - (v) Order the Contractor to keep in a form acceptable to the Owner, an accurate, itemized account of the actual cost of the change in the Work, including, but not limited to, the actual costs of labor, materials, equipment, and supplies;
  - (vi) Order the Contractor to annotate a copy of the Project schedule to accurately show the status of the Work at the time this first Change Order is issued, to show the start and finish dates of the changed Work, and the status of the Work when the changed Work is completed; and
  - (vii) State that a confirming Change Order will be issued to incorporate the cost of the ordered\_change in the Work into the Contract Price and any change in the Contract Time for Completion or Contract Completion Date.

The Contractor shall sign the initiating Change Order acknowledging he has been ordered to proceed with the change in the Work. The Contractor's signature on each initiating Change Order citing this Subsection 38(a)(3) as the method for determining the cost of the Work shall not constitute the Contractor's agreement on the cost or time impact of the ordered Work.

Except as otherwise may be agreed to in writing by the Owner, such costs shall not exceed those prevailing for the trades or crafts (based upon rates established by the US Department of Labor, Bureau of Statistics, or other generally recognized cost data publication), materials, and equipment in the locality of the Project, may include only those items listed as allowable in Subsection 38(e), and shall not include any of the costs listed as not allowable in Subsection 38(f). The Owner shall be permitted, on a daily basis, to verify such records and may require such additional records as are necessary to determine the cost of the change to the Work.

Within fourteen (14) days after the conclusion of such ordered Work, the Contractor and the Owner shall reach agreement on (i) a cost for the ordered Work, based on the records kept and the Contractor's allowance for overhead and profit determined in accordance with the provisions set forth in Subsections 38(d), (e), and (f) below; and (ii) the change in the Contract Time for Completion or Contract Completion Date, if necessary, as a result of the ordered Work. Such costs and time shall be incorporated into a confirming Change Order which references the initiating Change Order. If agreement on the cost and time of the changed Work cannot be reached within the fourteen (14) days allotted, the Contractor may submit a claim for the disputed cost or time as provided for in Section 47.

- (4) By issuing a unilateral change order in the amount deemed appropriate by the Owner for the Work. If the Contractor objects to the amount or scope of the change order then the Contractor may within the 14 days of the date of the change order file a claim for the disputed amount as provided for in section 47.

- (b) The Contractor shall review any change requested or directed by the Owner and shall respond in writing within fourteen (14) days after receipt of the proposed change (or such other reasonable time as the Owner may direct), stating the effect of the proposed change upon his Work, including any increase or decrease in the time and price. The Contractor shall furnish to the Owner an itemized breakdown of the quantities and prices used in computing the proposed change in Contract Price.

The Owner shall review the Contractor's proposal and respond to the Contractor within thirty (30) days of receipt. If a change to the Contract Price and Time for Completion or Contract Completion Date are agreed upon, both parties shall sign the Change Order. If the Contract Price and Time for Completion or Contract Completion Date are not agreed upon, the Owner may direct the Contractor to proceed under Subsection 38(a)(3) above. Change Orders shall be effective when signed by both parties, unless approval by the Governor or his designee is required, in which event the Change Orders shall be effective when signed by the Governor or his designee.

- (c) In figuring changes, any instructions for measurement of quantities set forth in the Contract shall be followed.
- (d) Overhead and profit for both additive and deductive changes in the Work (other than changes covered by unit prices) shall be paid by applying the specified percentage markups only on the net cost of the changed Work (i.e. difference in cost between original and changed Work excluding overhead and profit). Said percentages for overhead and profit shall reasonably approximate the Contractor's overhead and profit, but shall not exceed the percentages for each category listed below:
  - (1) If a Subcontractor does all or part of the changed Work, the Subcontractor's mark-up for overhead and profit on the Work it performs shall be a maximum of fifteen percent (15%). The Contractor's mark-up for overhead and profit on the Subcontractor's price shall be a maximum of ten percent (10%).
  - (2) If the Contractor does all or part of the changed Work, its markup for overhead and profit on the changed Work it performs shall be a maximum of fifteen percent (15%).

- (3) If a Sub-subcontractor at any tier does all or part of the changed Work, the Sub-subcontractor's markup for overhead and profit on that Work shall be a maximum of fifteen percent (15%). The markup of a sub-subcontractor's Work by the Contractor and all intervening tiers of Subcontractors shall not exceed a total of ten percent (10%).
  - (4) Where Work is deleted from the Contract prior to commencement of that Work without substitution of other similar Work, one hundred percent (100%) of the Contract Price attributable to that Work shall be deducted from the Contract Price. However, in the event that material Submittals have been approved and orders placed for said materials, a lesser amount, but in no case less than eighty percent (80%) of the Contract Price attributable to that Work, shall be deducted from the Contract Price. The credit to the Owner for reduced premiums on labor and material bonds and performance bonds shall in all cases be one hundred percent (100%).
- (e) Allowable costs for changes in the Work may include but are not limited to the following:
- (1) Labor costs for employees directly employed in the change in the Work, including salaries and wages plus the cost of payroll charges and fringe benefits and overtime premiums, if such premiums are explicitly authorized by the Owner.
  - (2) Materials incorporated into the change to the Work, including costs of transportation and storage, if applicable. If applicable, all cash discounts shall accrue to the Contractor, unless the Owner deposits funds with the Contractor to make such payments, and all trade discounts, rebates, refunds, and returns from the sale of surplus materials shall accrue to the Owner.
  - (3) Equipment incorporated in the changed Work or equipment used directly in accomplishing the Work. If rented expressly for accomplishing the change in the Work, the cost shall be the rental rate according to the terms of the rental agreement, which the Owner shall have the right to approve. If owned by the Contractor, the costs shall be a reasonable price based upon the life expectancy of the equipment and the purchase price of the equipment. If applicable, transportation costs may be included.
  - (4) Costs of increases in premiums for the Standard Labor and Material Payment Bond and the Standard Performance Bond, provided coverage for the cost of the change in the Work results in such increased costs. At the Owner's request, the Contractor shall provide proof of his notification to the Surety of the change in the Work and of the Surety's agreement to include such change in its coverage. The cost of the increase in premium shall be an allowable cost but shall not be marked up.
  - (5) Contractor and Subcontractor overhead costs as set forth in Subsection (d) markups above.
  - (6) **Agreed Compensation for Overhead for Changes to Time for Completion or Contract Completion Date for Changes to the Work:** If the change in the Work also changes the Time for Completion or the Contract Completion Date by adding days to complete the Work, an itemized accounting of the following direct Site overhead and home office overhead and other indirect overhead expenses set forth in subparagraphs (i) and (ii) below may be considered as allowable costs for compensation in addition to those shown above:
    - (i) **Direct Site Overhead Expenses:**

The Contractor's per diem expenses, as shown by the itemized accounting, for the following allowable direct Site overhead expenses: The Site superintendent's pro-rata salary, temporary Site office trailer, and temporary Site utilities including basic telephone service, electricity, heat, water, and sanitary / toilet facilities for each day added. All other direct expenses are covered by and included in the Subsection 38(d) markups above.

(ii) **Home Office and Other Indirect Overhead Expenses:**

A five percent (5%) markup on the above direct Site overhead expenses will be allowed as compensation for the Contractor's home office overhead and all other direct or indirect overhead expenses for days added to the Time for Completion or the Contract Completion Date for a change in the Work. All other overhead and other direct or indirect overhead expenses are covered by and included in this markup and the Subsection (d) markups above.

- (7) Any other costs directly attributable to the change in the Work with the exception of those set forth in Subsection 38(f) below.

(f) Allowable costs for changes in the Work shall not include the following:

- (1) Costs due to the negligence of the Contractor, any Subcontractor, Supplier, their employees or other persons for whom the Contractor is responsible, including, but not limited to, costs for the correction of Defective Work, for improper disposal of material, for equipment wrongly supplied, for delay in performing the Work, or for delay in obtaining materials or equipment.
- (2) Home office expenses including payroll costs for the Contractor's officers, executives, administrators, accountants, counsel, timekeepers, clerks, and other similar administrative personnel employed by the Contractor, whether at the Site or in the Contractor's principal or branch office for general administration of the Work. These costs are deemed overhead included in the percentage markups allowable in Subsections 38(d) above.
- (2) Home office, and field office expenses not itemized in Subsection 38(e)(6) above. Such items include, but are not limited to, expenses of Contractor's home and branch offices, Contractor's capital expenses, interest on Contractor's capital used for the Work, charges for delinquent payments, small tools, incidental job costs, rent, utilities, telephone and office equipment, and other general overhead expenses.
- (4) Other items reasonably determined by the Owner to not be allowed.

- (g) All Change Orders, except the "initial" Change Orders authorizing work citing Subsection 38(a)(3) procedures, must state that the Contract Time for Completion or Contract Completion Date is not changed or is either increased or decreased by a specific number of days. The old Time for Completion and, if changed, the new Time for Completion must be stated.

If the Contractor requests an extension to the Time for Completion or a later Contract Completion Date, he must provide written justification for the extension to the Architect/Engineer and to the Owner. The written justification must demonstrate an anticipated actual increase in the time required to complete the Work beyond that allowed by the Contract as adjusted by prior change orders or amendments to the Contract, not just an increase or decrease in the time needed to complete some portion of the total Work. When a CPM schedule is required by the Contract, no extension to the Time for Completion or Contract Completion Date shall be allowed unless, and then only to the extent that, the additional or changed Work increases the length of the critical path beyond the Time for Completion or Contract Completion Date. If approved, the increase in time required to complete the Work shall be added to the Time for Completion or Contract Completion Date.

The Owner may decrease, by Change Order, the Time for Completion or Contract Completion Date when an Owner-requested deletion from the Work results in a decrease in the actual time required to complete the Work as demonstrable on the Bar Graph Schedule or on the CPM Schedule, whichever is appropriate. The Contractor may submit a request to decrease, by Change Order, the Time for Completion or Contract Completion Date under the procedures and subject to the considerations set forth in Section 19(f). No request for such decrease shall be considered for approval unless the proposed shorter schedule is otherwise acceptable under Sections 19(b) or (c), whichever is applicable.

The Change Order decreasing the Time for Completion or changing the Contract Completion Date must be signed by both the Owner and the Contractor.

With the exception of Change Orders under Subsection 38(a)(3), which shall arrive at a change to the Contract Price and any change to time using the procedures set forth therein, each Change Order shall include all time and monetary impacts of the change, whether the Change Order is considered alone or with all other changes during the course of the Project. Failure to include a change to time and changes in the Contract Price attributable to the change in time under Subsections 38(a)(1) or (2) shall waive any change to the time and Contract Price unless the parties mutually agree in writing to postpone a determination of the time related impacts of the change. Such a determination may be postponed not more than forty-five (45) days to give the Contractor an opportunity to demonstrate a change in the time and price needed to complete the Work. During any such postponement, the Work shall proceed, unless the Owner agrees otherwise.

If at any time there is a delay in the critical path of the Work due to postponement, due to the Contractor's efforts to justify an extension of the time or an increase in the Contract Price, or due to the Contractor's refusal to proceed with any of the Work, pending agreement on a change in time or price, such delay and any Contractor costs resulting from it shall not serve as the basis for the extension of the Time for Completion or Contract Completion Date or for an increase in the Contract Price.

- (h) The acceptance by the Contractor of any payment made by the Owner under a Change Order shall be and operate as a release to the Owner of all claims by the Contractor and of all liability owing to the Contractor for all things done or furnished in connection with the Work described in the Change Order. The execution of any Change Order by the Owner shall not be an acceptance of any Work or materials not in accordance with the Contract Documents, nor shall it relieve the Contractor of responsibility for faulty materials or workmanship or operate to release the Contractor or his surety from any obligation arising under the Contract or the Standard Performance Bond or Standard Labor and Material Payment Bond.
- (i) Payments will not be made for any Work, labor or materials on a unit price or Subsection 38(a)(3) basis until the Contractor has furnished the Owner documents, certified as true and correct by an authorized officer or agent of the Contractor, evidencing the cost of such Work, labor and materials. The Owner may require any or all of the following documentation to be provided by the Contractor.

**For Work performed on a Unit Price basis:**

- (1) certified measurements of authorized and approved excavations, over-excavations, fills and/or backfills, and similar work; and/or
- (2) certified measurements of piling installed, caissons installed, and similar work; and/or
- (3) daily records of waste materials removed from the Site and/or fill materials imported to the Site.

**For Work performed on a Subsection 38(a)(3) basis:**

- (1) certified payroll records showing the name, classification, date, daily hours, total hours, rate, and extension for each laborer, foreman, supervisor or other worker;
- (2) equipment type & model, dates, daily hours, total hours, rental rate or other specified rate, and extension for each unit of equipment;
- (3) invoices for materials showing quantities, prices, and extensions;
- (4) daily records of waste materials removed from the Site and/or fill materials imported to the Site;
- (5) certified measurements of over-excavations, piling installed and similar work; and/or

- (6) transportation records for materials, including prices, loads, and extensions.

Requests for payment shall be accompanied and supported by invoices for all materials used and for all transportation charges claimed. If materials come from the Contractor's own stock, then an affidavit may be furnished, in lieu of invoices, certifying quantities, prices, etc. to support the actual cost.

### **39. EXTRAS**

If the Contractor claims that any instructions given to him by the Owner, by drawings or otherwise, involve extra Work which increases the scope of the Contract, then, except in emergencies endangering life or property, he shall give the Owner written notice thereof before proceeding to execute the Work. Said notice shall be given promptly enough to avoid delaying the Work and in no instance later than fourteen (14) days after the receipt of such instructions. Should it not be immediately clear to the Contractor that the change involves extra Work outside the scope of the Contract, written notice shall be sufficient if given as soon as possible after such realization, but in no event later than fourteen (14) days after the start of such Work. If the Owner agrees, a Change Order shall be issued as provided in Section 38 of these General Conditions, and any additional compensation shall be determined by one of the three (3) methods provided in Subsection 38(a), as selected by the Owner. If the Owner does not agree, then any claims for compensation for the extra Work shall be filed in accordance with Section 47.

### **40. CONTRACTOR'S RIGHT TO STOP WORK OR TERMINATE THE CONTRACT**

If the Work should be stopped under an order of any court or other public authority for a period of ninety (90) days through no fault of the Contractor or anyone employed by him, or if the Owner should fail to pay to the Contractor within thirty (30) days any sum certified by the Owner when no dispute exists as to the sum due or any provision of the Contract, then the Contractor may, upon ten (10) calendar days written notice to the Owner, stop Work or terminate the Contract and recover from the Owner payment for the cost of the Work actually performed, together with overhead and profit thereon, but profit on the Work performed shall be recovered only to the extent that the Contractor can demonstrate that he would have had profit on the entire Contract if he had completed the Work. The Contractor may not receive profit or any other type of compensation for parts of the Work not performed. The Contractor may recover the reasonable cost of physically closing down the Site, but no other costs of termination. The Owner may offset any claims it may have against the Contractor against the amounts due to the Contractor. In no event shall termination of the Contract by the Contractor terminate the obligations of the Contractor's surety on its payment and performance bonds.

### **41. OWNER'S RIGHT TO TERMINATE THE CONTRACT FOR CAUSE**

- (a) If the Contractor should be adjudged as bankrupt, or if he should make a general assignment for the benefit of his creditors, or if a receiver should be appointed on account of his insolvency, the Owner may terminate the Contract. If the Contractor should refuse or should repeatedly fail, except in cases for which extension of time is provided, to supply enough properly skilled workmen or proper materials and equipment, or if he should fail to perform the Work in a diligent, efficient, workmanlike, skillful, and careful manner, or if he should fail or refuse to perform the Work in accordance with the Contract Documents, or if he should fail to make prompt payment to Subcontractors or Suppliers of material or labor, or if he should disregard laws, ordinances or the written instructions of the Architect/Engineer or the Owner, or otherwise be in substantial violation of any provision of the Contract, then the Owner may terminate the Contract.
- (b) Prior to termination of the Contract, the Owner shall give the Contractor and his surety ten (10) days written notice of such termination in the manner provided in Section 1 (definition of "Notice") of these General Conditions and allow ten (10) days, during which the Contractor and/or his surety may rectify the basis for the notice. If rectified to the satisfaction of the Owner within said ten (10) days, the Owner may rescind its notice of termination. If not, the termination for cause shall

become effective at the end of the ten (10) day notice period without further notice to the Contractor. In the alternative, the Owner may, in writing, postpone the effective date of the termination for cause, at its sole discretion, if it should receive reassurances from the Contractor and/or its surety that the basis for the termination will be remedied in a time and manner which the Owner finds acceptable. If at any time after such postponement, the Owner determines that Contractor and/or its surety has not or is not likely to rectify the causes of termination in an acceptable manner or within the time allowed, then the Owner may immediately terminate the Contract for cause, without the necessity of further ten (10) day notice, by notifying the Contractor and his surety in writing of the termination. In no event shall termination for cause terminate the obligations of the Contractor's surety on its payment and performance bonds.

- (c) Upon termination of the Contract becoming effective, the Owner shall take possession of the Site and of all materials, tools and equipment thereon and shall proceed as follows:
  - (1) **No Security Provided:** If no security has been provided pursuant to Section 8 herein, the Owner shall finish the Work by whatever method he may deem expedient. If the expense of finishing the Work, including compensation for additional managerial and administrative services, shall exceed the unpaid balance of the Contract Price, the Contractor shall pay the difference to the Owner, together with any other expenses of terminating the Contract and having it completed by others.
  - (2) **Security Provided:** If security has been provided pursuant to Section 8 herein, the Owner shall provide Notice to the Surety that termination of the Contract became effective and proceed as set forth in the Standard Performance Bond, CO-10, Form DGS-30-084, and the Terms and Conditions therein. If the expense of finishing the Work, including compensation for additional managerial and administrative services, shall exceed the unpaid balance of the Contract Price and the penal amount of the Standard Performance Bond, the Contractor shall pay the difference to the Owner, together with any other expenses of terminating the Contract and having it completed by others.
- (d) If it should be judicially determined that the Owner improperly terminated this Contract for cause, then the termination shall be deemed to be a termination for the convenience of the Owner, and the Contractor's rights and remedies shall be solely limited to those provided by Section 42 of these General Conditions.
- (a) Termination of the Contract under this Section is in addition to and without prejudice to any other right or remedy of the Owner. Any actions by the Owner permitted herein shall not be deemed a waiver of any other right or remedy of the Owner under the Contract or under the law. The Owner may offset any claims it may have against the Contractor against the amounts due to the Contractor. The provisions of this Section shall survive termination of the Contract.

## 42. TERMINATION BY OWNER FOR CONVENIENCE

- (a) The Owner may terminate this Contract, in whole or in part, at any time without cause upon giving the Contractor written notice of such termination in the manner provided in Section 1 (definition of "Notice") of these General Conditions. Upon such termination, the Contractor shall immediately cease Work and remove from the Site all of its labor forces, equipment, and such of its materials as Owner elects not to purchase or to assume in the manner hereinafter provided. Upon such termination, the Contractor shall take such steps as Owner may require to assign to the Owner the Contractor's interest in all Subcontracts and purchase orders designated by Owner. After all such steps have been taken to Owner's satisfaction, the Contractor shall receive as full compensation for termination and assignment the following:
  - (1) Amounts due for Work performed in accordance with the Contract subsequent to the latest approved Schedule of Values and Certificate for Payment (Form CO-12) through the date of termination; and

- (2) All amounts then otherwise due under the terms of this Contract associated with the Work performed prior to the date of termination; and
- (3) Reasonable compensation for the actual cost of demobilization incurred by the Contractor as a direct result of such termination.

The Contractor shall not be entitled to any compensation or damages for lost profits or for any other type of contractual compensation or damages other than those provided in Subsection 42(a). The Owner may offset any claims it may have against the Contractor against the amounts due to the Contractor. Upon payment of the foregoing, Owner shall have no further obligations to Contractor of any nature. The Contractor agrees to waive all claims against the Owner for any consequential damages that may arise from or relate to the Owner's termination of the Contract including, but not limited to, damages for loss of revenue, income, profit, business, reputation, or bonding capacity.

- (b) In no event shall termination for the convenience of the Owner terminate the obligations of the Contractor's surety on its payment and performance bonds.
- (c) Any actions by the Owner permitted herein shall not be deemed a waiver of any other right or remedy of the Owner under the Contract or under the law. The provisions of this Section shall survive termination of the Contract.

#### 43. DAMAGES FOR DELAYS; EXTENSION OF TIME

- (a) **Excusable Non-Compensable Delays:** If and to the extent that the Contractor is delayed at any time in the progress of the Work by strikes, fires, unusual delays in transportation or unavoidable casualties, or other causes outside the control of the Owner or the Contractor, with the exception of delays caused by weather provided for in Section 6, for which the Contractor intends to request an extension of either the Time for Completion or the Contract Completion Date, as the case may be, then the Contractor shall give the Owner and Architect/Engineer written notice of the delay within fourteen (14) days of the inception of the delay. The Contractor shall also give written notice to the Owner and Architect/Engineer of the termination of the delay not more than fourteen (14) days after such termination. If the Owner agrees with the existence and the impact of the delay, the Owner shall extend the Time for Completion, the Contract Completion Date or Final Completion Date, as the case may be, for the length of time that the date for Substantial Completion or Final Completion was actually delayed thereby, and the Contractor shall not be charged with liquidated or actual damages for delay during the period of such extension nor shall the Contractor be due compensation or damages of any kind, under any theory of law, as a result of such delay, the impact of such delay, or acceleration of Work as a result of such delay. In the event a CPM schedule is required by the Contract, no extension of the Time for Completion or Contract Completion Date shall be granted unless the Contractor demonstrates a delay in the critical path of the approved CPM schedule or approved bar graph schedule.
- (b) **Excusable Compensable Delays:** If and to the extent that the Contractor is unreasonably delayed at any time in the progress of the Work by any acts or omissions of the Owner, its agents, or employees, and due to causes within the Owner's control, and the Contractor intends to request an extension of either the Time for Completion or the Contract Completion Date, as the case may be, and/or additional compensation for damages, if any, caused by the delay, then the Contractor shall notify the Owner and the Architect/Engineer immediately at the time of the occurrence giving rise to the delay by the fastest means available and shall give written notice no later than two (2) working days after inception of the delay. The Contractor's written notice shall specify the nature of the delay claimed by the Contractor, the cause of the delay, and the impact of the delay on the Contractor's Work schedule. The Owner shall then have three (3) working days to respond to the Contractor's notice with a resolution, remedy, direction to alleviate the delay, or rejection of the Contractor's notice of delay. The Owner's failure to respond within the time required shall be deemed to be a rejection of the Contractor's notice. The Contractor shall also give written notice to the Owner and Architect/Engineer of the termination of the delay not more than fourteen (14) days after such termination. If and to the extent that a delay is caused by or due to the Owner or A/E taking any actions permitted or required by the Contract, the Contractor shall be entitled to an



extension of time or additional compensation only for the portion of the delay that is unreasonable, if any.

- (c) **Non-Excusable Non-Compensable Delays:** The Contractor shall not be entitled to an extension of the Time for Completion or Contract Completion Date or to any additional compensation for delays if and to the extent they are (1) caused by acts, omissions, fault, or negligence of the Contractor or his Subcontractors, agents or employees or due to foreseeable causes within their control, including, but not limited to, delays resulting from Defective Work including workmanship and/or materials, from rejected work which must be corrected before dependent work can proceed, from Defective Work or rejected work for which corrective action must be determined before like work can proceed, from incomplete, incorrect, or unacceptable Submittals or samples, or from the failure to furnish enough properly skilled workers, proper materials or necessary equipment to diligently perform the work in a timely manner in accordance with the Project schedule; or (2) due to causes that would entitle the Owner to recover delay costs or damages.
- (d) No extension of time or additional compensation, if applicable, will be granted for any delay unless the claimed delay directly affects the critical path of the approved CPM schedule or the schedule shown on the approved bar graph schedule, whichever is applicable, and any float has been consumed. No extension of time or additional compensation shall be given for a delay if the Contractor failed to give notice in the manner and within the time prescribed in Subsections 43(a) or (b) above, whichever applies. Furthermore, no extension of time or additional compensation shall be given for any delay unless a written request therefor is made in writing to the Owner within twenty (20) days of the end of the delay. The request shall state the cause of the delay, the number of days of extension requested, and any additional compensation requested by the Contractor. Failure to give written notice of either the inception or the termination of the cause of delay or failure to present a claim for extension of time and/or monetary compensation within the times prescribed shall constitute a waiver of any claim for extension or additional compensation based upon that cause.
- (e) Requests for extensions of time and/or compensation for delays pursuant to Subsection 43(b) above must be substantiated by itemized data and records clearly showing that the Work delayed was on the critical path of the approved CPM schedule or on the sequence of Work on the approved bar graph schedule, as modified, whichever applies, and that the additional time and/or costs incurred by the Contractor are directly attributable to the delay in the Work claimed. Furthermore, compensation for delay shall be calculated from the contractual Time for Completion or Contract Completion Date, as adjusted by Change Order, and shall not be calculated based on any early completion planned or scheduled by the Contractor, unless a Change Order has been executed pursuant to Section 19(f) changing the Time for Completion or the Contract Completion Date to reflect such early completion. See Section 19 for procedures for the Contractor to follow if he plans early completion of the Work and wishes to request a Change Order reflecting the early completion date.

#### **Agreed Compensation/Liquidated Damages for Owner Delay:**

If and to the extent that the Contractor is entitled to an extension in the Time for Completion or the Contract Completion Date and additional compensation purely as a result of delay under Subsection 43(b) and not as a result of a change in the Work under Section 38, the agreed compensation and liquidated damages due the Contractor for days added to the Time for Completion or the Contract Completion Date for each day of such delay shall be the per diem expenses as determined from an itemized accounting of the direct Site overhead expenses and home office and other indirect overhead expenses only as specified in Subsections 38(e)(6)(i) and (ii). These expenses shall exclude any and all expenses specified in Subsection 38(f).

- (f) If the Contractor submits a claim for delay damages pursuant to Subsection 43(b) above, the Contractor shall be liable to the Owner for a percentage of all costs incurred by the Owner in investigating, analyzing, negotiating and litigating or arbitrating the claim, which percentage shall be equal to the percentage of the Contractor's total delay claim which is determined through litigation or arbitration to be false or to have no basis in law or in fact. (Section 2.2-4335., Code of Virginia)

- (g) Any change in the Contract Time for Completion or Contract Completion Date shall be accomplished only by issuance of a Change Order.
- (h) **Agreed Compensation/Liquidated Damages for Contractor Delay:** If the Contractor fails to complete the Work within the Time for Completion or the Contract Completion Date, the Contractor shall be liable to the Owner in the amounts set forth in the Supplemental General Conditions, if any, not as a penalty, but as fixed, agreed and liquidated damages for delay until the Work is substantially or finally completed as the case may be. If liquidated damages are not so fixed in the Supplemental General Conditions, the Contractor shall be liable for any and all actual damages sustained as a result of delay. In addition to damages for delay, whether liquidated or actual, the Contractor shall also be liable for any and all actual damages sustained by the Owner as a result of any other breach of the Contract, including, but not limited to, Defective Work and abandonment of the Contract.
- (i) If liquidated damages are provided by the Supplemental General Conditions, the following provisions apply:
  - (1) If the Work is not substantially complete by the Time for Completion or Contract Completion Date, the Contractor shall owe to the Owner, not as a penalty but as Step One liquidated damages, the sum stated in the Supplemental General Conditions for Step One liquidated damages for each and every partial or total calendar day of delay in Substantial Completion.
  - (2) Once the Work is substantially complete, the accrual of Step One liquidated damages shall cease and the Contractor shall have thirty (30) calendar days in which to achieve Final Completion of the Work.
  - (3) If Final Completion of the Work is not achieved on or before the thirtieth (30th) calendar day after Substantial Completion, and if the Owner has not granted any extension of time, the Contractor shall owe to the Owner, not as a penalty but as Step Two liquidated damages, the sum stated in the Supplemental General Conditions as Step Two liquidated damages for each and every partial or total calendar day of delay in Final Completion.
- (j) The Contractor waives any and all defenses as to the validity of any liquidated damage provisions in the General Conditions or other Contract Documents, or of any liquidated damages assessed against the Contractor, on the grounds that such damages are void as penalties or are not reasonably related to actual damages.

#### 44. **INSPECTION FOR SUBSTANTIAL COMPLETION & FINAL COMPLETION**

- (a) The Contractor shall notify the Owner, in writing on the Certificate of Partial or Substantial Completion by the Contractor (Form CO-13.2a), of the date when the Work or designated portion thereof, will be, in his opinion, substantially complete and ready for inspection and testing to determine if it has reached Substantial Completion. The notice shall be given at least ten (10) days in advance of said date. Inspection and testing shall take place at a time(s) mutually agreeable to the Contractor and the Owner.

The inspection shall include a demonstration by the Contractor that all equipment, systems and operable components of the project function properly and in accordance with the Contract Documents. The Contractor shall furnish access for the inspection and testing as provided in Section 21 of these General Conditions. The inspection and testing shall determine whether Substantial Completion has been accomplished and shall result in a written list of unfinished Work and Defective Work, commonly referred to as a "punch list", which must be finished and corrected to obtain Final Completion.

After successful completion of the testing and the Architect / Engineer determines that, in its opinion, the Work, either in whole or in part, is substantially complete, the Architect / Engineer shall notify the Owner, in writing on the Certificate of Partial or Substantial Completion by the Architect/Engineer (Form CO-13.1a), that the Work, or a specified portion thereof, is

recommended to be declared substantially complete. The Owner shall notify the Contractor, in writing, of the date the Owner accepts the Work, or the specified portion thereof, as substantially complete or the Owner shall notify the Contractor of the deficiencies to be corrected or completed before such Work will be accepted as substantially complete.

- (b) The Contractor shall notify the Owner, in writing on the Certificate of Completion by the Contractor (form CO-13.2), of the date when the Work has reached or will reach Final Completion and will be ready for final inspection and testing. The notice shall be given at least five (5) days in advance of said date. That inspection and any necessary testing shall be conducted in the same manner as the inspection for Substantial Completion. When the Work is finally and totally complete, including the elimination of all defects, the Work shall be finally accepted by the Owner and Final Payment shall be made in accordance with Section 36 of these General Conditions.
- (c) Representatives of the Building Official will participate in the Substantial Completion Inspection. The Owner may elect to have other persons of its choosing also participate in the inspections. If one or more Substantial or Final Completion re-inspections are required, the Contractor shall reimburse the Owner for all costs of re-inspection or, at the Owner's option, the costs may be deducted from payments due to the Contractor.
- (d) A representative of the State Fire Marshal's Office will either be present at the Substantial and Final Completion inspections or otherwise inspect the completed Work and advise the Owner whether the Work meets the fire safety requirements of the applicable building code.
- (e) Approval of Work at or as a result of any inspection required herein shall not release the Contractor or his surety from responsibility for complying with the Contract.

#### **45. GUARANTEE OF WORK**

- (a) Except as otherwise specified, all Work shall be, and is hereby, guaranteed by the Contractor against defects resulting from the use of materials, equipment or workmanship, which are defective, inferior, or not in accordance with the terms of the Contract, for one (1) year from the date of Final Completion of the entire Project by the Owner. Equipment and facilities which have seasonal limitations on their operation (e.g. heating or air conditioning units) shall be guaranteed for one (1) full year from the date of seasonally appropriate tests and acceptance, in writing, by the Owner. Where the Owner agrees to take Beneficial Occupancy of a portion or phase of the Work which has been determined to be substantially complete before the entire Work is finally completed, the guarantees for the materials, equipment and workmanship in that portion or phase shall begin on the date that the Owner takes Beneficial Occupancy, unless otherwise specified in the Supplemental General Conditions, Special Conditions, or by separate agreement. At six (6) months and eleven (11) months after substantial completion, the Contractor shall meet with the Owner to review the status of and assign value to any unresolved warranty, guarantee, and punch list items.
- (b) If, within any guarantee period, Work which is not in accordance with the Contract, Defective Work, or inferior material, equipment or workmanship is noted by the Owner which requires or renders necessary repairs or changes in connection with the guaranteed Work, the Contractor shall, promptly upon receipt of notice from the Owner, such notice being given not later than two weeks after the guarantee period expires, and without expense to the Owner:
  - (1) Place in satisfactory condition in every particular all of such guaranteed Work and correct all defects, inferior materials, equipment or workmanship therein;
  - (2) Make good all damage to the structure or Site or equipment or contents thereof, which, in the opinion of the Owner, is the result of the use of materials, equipment or workmanship which are inferior, defective or not in accordance with the terms of the Contract; and
  - (3) Make good any Work or materials or the equipment and contents of structures and/or Site disturbance that results from fulfilling the provisions of this Section.

- (c) In any case, when in fulfilling the requirements of the Contract and this guarantee or any other guaranty or warranty, the Contractor disturbs any work performed by a separate contractor, he shall restore such work to a condition satisfactory to the Owner and guarantee such restored work to the same extent as if it was guaranteed under this Contract.
- (d) If the Contractor, after notice, fails to proceed promptly to comply with the terms of the guarantee as set forth in this Section, the Owner may have the defects or inferior materials, equipment or workmanship corrected and the Contractor and his surety shall be liable for all expense incurred.
- (e) All special warranties and guarantees applicable to definite parts of the Work that may be stipulated in or required by the Contract Documents shall be subject to the terms of this Section during the first year of the life of such special warranty or guarantee.
- (f) The guarantee of this Section shall be in addition to and not in lieu of all other warranties, express or implied, applicable to or arising from this Contract or by law.
- (g) Nothing contained in this Section shall be construed to establish a period of limitation with respect to any other obligation which the Contractor might have under the Contract Documents, including liability for Defective Work under Section 30. This Section relates only to the specific obligation of the Contractor as set forth in this Section to correct the Work and does not limit the time within which his obligation to comply with the Contract Documents may be sought to be enforced, nor the time within which proceedings may be commenced to establish the Contractor's liability with respect to his other obligations under the Contract Documents.
- (h) In the event the Work of the Contractor is to be modified by another contractor, either before or after the Final Inspection provided by Section 44 of the General Conditions, the first Contractor shall remain responsible in all respects under this Section's Guarantee of Work and under any other warranties or guarantees, express or implied, applicable to or arising from this Contract or by law. However, the Contractor shall not be responsible for any defects in material or workmanship introduced by the contractor modifying his Work. The first Contractor and the contractor making the modifications shall each be solely responsible for his respective work. The contractor modifying the earlier Work shall be responsible for any damage to or defect introduced into the Work by his modification. If the first contractor claims that a subsequent contractor has introduced defects of materials and/or workmanship into his Work, it shall be the burden of the contractor making the claim to demonstrate clearly the nature and extent of such introduced defects and the other contractor's responsibility for those defects. Any contractor modifying the work of another shall have the same burden if he asserts that defects in his work were caused by the contractor whose work he is modifying.
- (i) The Contractor shall indemnify and hold harmless the Commonwealth of Virginia, the Owner and the Owner's consultants, representatives, agents and employees from and against any and all claims, causes of action, losses, costs, expenses or damages, including but not limited to attorney's fees, of any kind or nature whatsoever, arising from or relating to any bodily injury, including sickness, disease or death, or any property damage, that result from or arise out of the work performed by the Contractor, or by or in consequence of any neglect in safeguarding the Work, through the use of unacceptable materials in the Work, or resulting from any act, omission, negligence, or misconduct of the Contractor, any of his subcontractors, anyone directly or indirectly employed by them or anyone for whose acts they may be liable. The Owner may retain as much of the moneys due the Contractor under the Contract as the Owner considers necessary to ensure that a fund will be available to pay a settlement or judgment of such suits, actions, or claims. If insufficient monies are or will become due, the Contractor's surety and/or insurers will not be released from liability until all such claims and actions have been settled and suitable evidence to that effect has been furnished the Owner.

#### 46. ASSIGNMENTS

Neither party to the Contract shall assign the Contract in whole or any part without the written consent of the other, nor shall the Contractor assign any moneys due or to become due to him hereunder, without the prior written consent of the Owner. Consent to assignment shall not be unreasonably withheld. No assignment shall relieve any party from its obligations under the Contract.

#### 47. CONTRACTUAL DISPUTES (§2.2-4363, Code of Virginia)

- (a) Contractual claims, whether for money or for other relief, shall be submitted, in writing, no later than sixty (60) days after Final Payment; however, written notice of the Contractor's intention to file such claim must be given within fourteen (14) days of the time of the occurrence or beginning of the Work upon which the claim is based. Such notice shall state that it is a "notice of intent to file a claim" and include a written statement describing the act or omission of the Owner or its agents that allegedly caused or may cause damage to the Contractor and the nature of the claimed damage. The submission of a timely notice is a prerequisite to recovery under this Section. Failure to submit such notice of intent within the time and in the manner required shall be a conclusive waiver of the claim by the Contractor. Oral notice, the Owner's actual knowledge, or a written notice given after the expiration of fourteen (14) days of time of the occurrence or beginning of the Work upon which the claim is based, shall not be sufficient to satisfy the requirements of this Section. Although the Contractor may be required to submit certain classes of claims prior to Final Payment, and the Contractor is not prevented from submitting claims during the pendency of the Work, the Owner shall not be obligated to render a final written decision on any claim until after Final Payment. All claims shall state that they are "claims" pursuant to this Section, be submitted along with all practically available supporting evidence and documentation and the certification required by Subsection 47(f), and request a final decision. Certificates for payment, applications for payment, vouchers, invoices and similar requests for payment submitted for work done by the Contractor in accordance with the expected contract performance are routine submissions and shall not be considered claims under this Section. Proposed or requested change orders, demands for money compensation or other relief, and correspondence and e-mails to the Owner or its representatives, which do not strictly comply with the requirements of this Section, shall not be considered claims under this Section.
- (b) No written decision denying a claim or addressing issues related to the claim shall be considered a denial pursuant to this Section unless the written decision makes express reference to this Section and is signed by the Agency head or his designee. The Contractor may not institute legal action prior to receipt of the Owner's final written decision on the claim unless the Owner fails to render such a decision within ninety (90) days of submission of the claim, at which time the claim shall be deemed denied.
- (c) The decision of the agency head or other signatory on the Contract shall be final and conclusive unless the Contractor within six (6) months of the date of the final decision on a claim, initiates legal action as provided in § 2.2-4364 of the Code of Virginia. Failure of the Owner to render a decision within 90 days shall not result in the Contractor being awarded the relief claimed nor shall it result in any other relief or penalty. The sole result of the Owner's failure to render a decision within 90 days shall be the Contractor's right to immediately institute legal action. No administrative appeals procedure pursuant to § 2.2-4365 of the Code of Virginia has been established for contractual claims under this Contract.
- (d) Pursuant to § 2.2-4366, Alternative Dispute Resolution, of the Code of Virginia, the Owner may enter into an agreement with the Contractor to submit disputes arising from the performance of this Contract to arbitration and utilize mediation and other alternative dispute resolution procedures. **However**, such procedures entered into by the Owner, the Commonwealth, or any department, institution, division, commission, board or bureau thereof, shall be non-binding and subject to § 2.2-514, as applicable.

- (e) In the event that a dispute, claim or controversy between the Owner and the Contractor arises regarding the requirements of the Contract, the performance of the Work, payment due the Contractor, the terms of any Change Order, or otherwise, the Contractor shall not stop, suspend or delay the Work or any part of the Work to be performed under the Contract, or under any Change Order, or as ordered by the Owner. The Contractor shall continue to diligently prosecute the Work to completion, including work required in any Change Order or as directed by the Owner.
- (f) Along with a claim submitted under this Section, the Contractor shall submit a Claim Certification Form (DGS-30-234) certifying that the claim is a true and accurate representation of the claim. Claims submitted without the Claim Certification Form shall not constitute a proper claim and, if not submitted with the certification within the time required, shall be deemed to be waived.
- (g) The remedies provided in these General Conditions, including costs, expenses, damages or extensions of time, shall be the Contractor's sole remedies for the acts, omissions or breaches of the Owner, which shall survive termination or breach of the Contract.

#### **48. ASBESTOS**

- (a) This subsection applies to projects involving existing buildings where asbestos abatement is not a part of the Work, when the scope of the project has been reviewed and a comprehensive survey conducted by an individual licensed by the Virginia Department of Professional and Occupational Regulation to conduct building inspections for asbestos containing materials in buildings, and where the Owner has attempted to remove or encapsulate all asbestos containing material that may become friable or damaged during this Project.

Prior to commencement of Work, the results of the comprehensive survey or any other asbestos survey shall be made available to the Contractor, who shall be responsible for performing his Work so as not to disturb any remaining asbestos, encapsulated or otherwise, identified in such survey or surveys.

If the Contractor discovers or inadvertently disturbs any material that he knows, should have known or has reason to believe, may contain asbestos that has not been previously identified, was overlooked during the removal, was deemed not to be friable or was encapsulated, the Contractor shall stop Work in the area containing or suspected to contain the asbestos, secure the area, and notify the Owner immediately by telephone or in person with written notice as soon as possible. The Owner will have the suspect material sampled.

If the sample is positive and must be disturbed in the course of the Work, the Owner shall have the material repaired or removed and shall pay for the bulk sample analysis.

Except as provided in §11-4.1 of the Code of Virginia, if the material disturbed is not within the Contractor's authorized Work and/or Work area or under this Contract, the Contractor shall pay for all associated sampling and abatement costs.

- (b) If asbestos abatement is included as a part of the Work, the Contractor shall assure that the asbestos abatement work is accomplished by those duly licensed as described in Section 3 of these General Conditions and in accordance with the specific requirements of the Contract and all applicable laws and regulations.
- (c) If asbestos abatement is included as part of the Work, the licensed asbestos Subcontractor shall obtain the insurance required under Section 11 (e) of these General Conditions.

#### **49. TRAINING, OPERATION AND MAINTENANCE OF EQUIPMENT**

- (a) As a part of the Work, the Contractor in conjunction with his Subcontractors and Suppliers shall provide the Owner's operations and maintenance personnel with adequate instruction and training

in the proper operation and maintenance of any equipment, systems, and related controls provided or altered in the Work. The training requirements may be further defined in the specifications.

- (b) The Contractor shall provide the Owner with a minimum of two (2) copies of operating, maintenance and parts manuals for all equipment and systems provided in the Work. Further specific requirements may be indicated in the specifications.

## 50. PROJECT MEETINGS

- (a) The intention of this Section is that the Contractor and the Owner have timely exchange of information and cooperate to accomplish the Work as required by the Contract Documents. The Contractor is responsible for managing the Work, obtaining approvals and requesting clarifications on a timely, reasonable basis. The Owner is responsible for making a reasonable effort to provide timely responses to the Contractor.

- (b) **Preconstruction Meeting:**

Prior to the start of construction and no later than 15 calendar days after the Notice to Proceed, a "Preconstruction" meeting shall be held with attendees to include the Owner's Project Manager and Project Inspector, the Architect/Engineer's project manager and representatives of each design discipline involved in the Project, the Regional Fire Marshal, the Contractor's project manager and superintendent (and scheduler, if Contractor desires), and representatives of the Contractor's major Subcontractors. The purpose of the meeting is to clarify and discuss the specifics related to, but not limited to, the following:

- (1) Persons involved from each entity and their chain of authority including the names of persons authorized to sign Change Orders and any limits to their authority. Name of Contractor's on-site certified Responsible Land Disturber.
- (2) Names, addresses, telephone numbers and FAX numbers to be used for Requests for Information (RFI), Requests for Clarification (RFC), Requests for Proposals (RFP), shop drawings, Submittals, and notices.
- (3) Contractor's proposed construction schedule and Owner's sequencing requirements, if any.
- (4) Schedule of Values and Certificate for Payment (Form CO-12) requirements and procedures.
- (5) Procedures for shop drawings, product data and Submittals.
- (6) Procedures for handling Field Orders and Change Order Form CO-11.
- (7) Procedures for Contractor's request for time extension, if any.
- (8) Construction Site requirements, procedures and clarifications to include:
  - Manner of conducting the Work
  - Site specialties such as dust and erosion control, stormwater management, project signs, clean up and housekeeping, temporary facilities, utilities, security, and traffic
  - Safety
  - Layout of the Work
  - Quality control, testing, inspections and notices required
  - Site visits by the A/E and others
  - Owner's Project Inspector duties
  - Running Punch List
  - As-Built Drawings
- (9) Procedures and documentation of differing or unforeseen Site conditions
- (10) Monthly Pay Meeting

- (11) Assignment of responsibility for generation of meeting minutes of all project meetings.
- (12) Project Close-Out requirements and procedures
- (13) Project records

(c) **Monthly Pay Meeting:**

Section 36 establishes the requirement for a monthly pay meeting which will usually be held at or near the Site. In addition to Owner and Contractor representatives, the following representatives, at a minimum, should be available to attend portions of the meeting, as applicable or necessary:

- Owner's Project Inspector
- Contractor's project superintendent
- A/E representative
- A representative of each subcontractor who performed work included in the current pay request.
- A representative of each subcontractor who is projected to perform work in the coming month.

The following topics should be included, as a minimum, in the monthly pay meeting:

- (1) Observations of status, quality and workmanship of Work in progress
- (2) Validation of the Schedule of Values and Certificate for payment
- (3) Conformance with proposed construction schedule
- (4) Outstanding Requests for Information, Requests for Clarification and Requests for Proposal
- (5) Submittals with action pending
- (6) Status of pending Change Orders
- (7) Status of Running Punch List items
- (8) Work proposed for coming pay period
- (9) Discussions of any problems or potential problems which need attention

(d) **Other Meetings:**

Requirements for other meetings, such as progress meetings, coordination meetings, pre-installation meetings and/or partnering meetings, may be included in the Contract Documents.

## 51. SMALL BUSINESSES PROCUREMENT PLAN

The Owner has developed small business utilization requirements for increasing procurement from small businesses in its construction program. The Owner's small business requirements may, at the Owner's option, be included in the RFP for Design-Build Services for use by the Contractor in developing its plan for involving small businesses through subcontracting, and through the purchasing of goods, materials, supplies and services in the Contractor's construction program. The Owner's plan provides requirements for the Contractor in developing a plan, for submitting its plan and for reporting its achievements in meeting the requirements established for the Contract.

If the Contractor is not a DSBSD certified small business, and the Contractor included a small business participation percentage as part of its proposal, the Contractor shall, as soon as practicable after the posting of the Notice of Intent to Award but not later than 30 days after the effective date of the contract, provide a list



of Subcontractors that are proposed to perform the work, including small business Subcontractors, vendors and suppliers showing their DSBSD certification numbers where applicable. Upon receipt of the list, the Owner may, based on the Agency small business procurement plan, require the Contractor to provide additional information on work that has been bid by small business Contractors, and areas in which the scope of work may be reduced in size to increase the pool of potential small business Contractors. Selection of particular Subcontractors for a certain part of the work shall be made in accord with Section 9 of the General Conditions, Subcontracts.

\* \* \* END OF DESIGN-BUILD GENERAL CONDITIONS \* \* \*

[place holder]

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10.1 once completed by  
Trane]

**FUNDING SUMMARY  
REQUIRED ATTACHMENT TO CO-9DB (ESCO)**

**Summary of ESCO project costs (required entries):**

1. Cost for design and construction of improvements to be provided to ESCO (i.e., project cost):  
**A** (\$7,398,098)
2. Of the project cost "A" above, if applicable, amount of capital funds or agency maintenance reserve provided to ESCO (these funds are included in the savings guarantee calculations); also, indicate source of funds: **B**  
**(maintenance reserve or capital) NA**
3. Of the project cost "A" above, if applicable, amount of agency operating funds provided to ESCO (these operating funds are excluded from savings guarantee calculations): **OPERATING - NA**
4. Amount which Owner will finance in coordination with Treasury or with a separate financing entity (if not financed by Treasury, the financing terms must be approved by the Treasury Board): **C** = {A – (B + OPERATING)}- NA
5. Number of years amount "C" to be financed (a maximum of 15 years for state agencies/institutions; a maximum of 20 years for localities): **15 years**
6. Cost to Owner as result of amount financed with Treasury over financing period: **D** = (C + interest) NA
7. Other costs after completion of construction, i.e., Measurement and Verification: **E** \$422,374
8. Cost to Owner for improvements which must be fully justified based upon proposed savings; also, cost to be used when determining payback period based upon proposed savings: **F** = (B + D + E)
9. Guaranteed payback period: **15 years**
10. Total Cost to Owner for Improvements: **G** = F + OPERATING \$422,374

**Other requirements:**

1. For state agencies, approvals, notifications, and reviews required before the contract (the CO9-DB(ESCO)) may be signed:
  - a. DPB will review the proposal and contract and draft a decision brief, with recommendations, and forward it to the Governor's office for approval, if: (i) the total costs to the owner (amount G) exceeds \$3 million and does not exceed \$7 million and the energy savings do not offset the total costs to the owner, or (ii) the total costs to the owner (amount G) exceed \$7 million. NA
  - b. The use of maintenance reserve funds in excess of \$1M by as indicated in amount "B" above requires DPB approval. NA
  - c. If the total project (amount "G" above) exceeds \$250,000, the agency director will submit written notification to the Director, Department of Planning and Budget, verifying that the project complies with §4-4.01.u.1. NA
  - d. DMME approval. \_\_\_\_\_
  - e. BCOM review.

**FUNDING SUMMARY  
REQUIRED ATTACHMENT TO CO-9DB (ESCO)**

2. For state agencies, other funding requirements/guidance:
  - a. Maintenance Reserve (MR) may be used if: (1) the type and nature of the proposed work complies with the currently published DPB guidance/criteria for use of MR funding (2), the MR-funded portion shall be included in the cost which is required to be fully justified based upon proposed energy savings (amount F).
  - b. Potential costs after the construction is completed, i.e., those associated with the maintenance of installed equipment, the servicing of installed equipment, and measurement and verification, may not be financed with Treasury funds or with maintenance reserve funding.
  - c. Amount "A" above includes BCOM fees and may include agency project management costs required to complete the work.
3. Payment/performance bonds for design-build construction project. Amount of payment and performance bonds due immediately prior to signing the CO9DB(ESCO) (i.e., the "effective date) for the design-build construction effort: amount "A" above.
4. Performance bonds for energy savings. Amount of "Energy savings performance bonds" due prior to the substantial completion date for the design build construction effort is amount "F" less any "Owner Operational Savings" (see 20.2.d special conditions) and measurement/verification costs ("E above).

**EXHIBIT A**  
**Description of Premises and Scope of Work**

## Description of the Premises

The Premises are as follows:

### Fluvanna County Buildings

Commissioner of the Revenue & Treasurer	34 Palmyra Way	Palmyra, VA 22963
Commonwealth's Attorney	181 Main Street	Palmyra, VA 22963
County Administration Building	132 Main Street	Palmyra, VA 22963
Fluvanna County Courthouse	72 Main Street	Palmyra, VA 22963
Fork Union Community Center	5725 James Madison Hwy.	Fork Union, VA 23055
Fork Union Fire Station	5753 James Madison Hwy	Fork Union , VA 23055
Kents Store Fire Station	51 Kents Store Way	Kents Store, VA 23084
Library	214 Commons Blvd.	Palmyra, VA 22963
Palmyra Fire Station	14567 James Madison Hwy.	Palmyra, VA 22963
Public Works	197 Main Street	Palmyra, VA 22963
Sheriff's Office	160 Commons Blvd.	Palmyra, VA 22963
Social Services	8880B James Madison Hwy.	Fork Union, VA 23055
Voter Registrar	211 Main Street	Palmyra, VA 22963

### Fluvanna County Schools

Abrams School	3395 Central Plains Road	Palmyra, VA 22963
Carysbrook Elementary School	9172 James Madison Hwy.	Fork Union, VA 23055
Central Elementary School * West Central Primary School *	3340 Central Plains Road 3188 Central Plains Road	Palmyra, VA 22963; and Palmyra, VA 22963
*(These two schools are separate schools as recognized by the VDOE with separate mailing addresses; hereinafter they will be referred to jointly as "Central Elementary School")		
Fluvanna County High School	1918 Thomas Jefferson Pkwy.	Palmyra, VA 22963
Fluvanna Middle School	3717 Central Plains Road	Palmyra, VA 22963
Maintenance Building/Bus Garage	131 Carysbrook Road	Fork Union, VA 23055
School Board Office	14455 James Madison Hwy.	Palmyra, VA 22963

The Services which are defined to be a part of the Work on the Project are generally described in this Exhibit A, including all provisions set forth below and in Attachment 1 ("Exhibit A.1" is also referred to as "Attachment 1") and in Attachment 2 ("Exhibit A.2" is also referred to as "Attachment 2").

Project includes Davis Bacon wages scales as determined by the Contract date which are incorporated herein by reference as material provisions of this Contract. When used herein Agency shall mean the County and/or School Board as applicable.

## Lighting Retrofit

Trane will furnish and install the following:

Some facilities will be retrofitted with new high efficiency LED lamps with internal drivers. Project includes interior, exterior and parking lot lighting identified in Exhibit A. New LED lamps with internal drivers will carry a ten-year warranty from the original manufacturer and new sensors will have a five-year warranty from the original manufacturer. Original manufacturer warranties will be passed through to the Agency. Demolition, clean up and installation included.

After proper removal and disposal in accordance with all applicable law by the ESCO, ESCO will send Agency documentation of proper disposal of removed lamps and ballasts, identifying Agency as the owner / generator of the hazardous materials.

Exhibit A – Attachment 1 includes a building room-by-room schedule of the lamps being replaced.

## Building Envelope Renovations

Trane will furnish and install the following:

Installation measures to stop air infiltration for improved building efficiency were placed into the following three categories:

- Air Leakage from penetrations and cracks: Use insulating and sealing polyurethane spray foam products and premium urethanized elastomeric sealants to minimize these sources of air leakage.
- Air Leakage from damaged or missing weather stripping: Repair or replace the weather stripping, door sweeps, and vertical sweeps as identified in order to minimize the amount of air leakage.
- Air Infiltration involving missing insulation: Install fiberglass blown in or batt insulation and spray foam insulation as identified minimize these sources of air infiltration and increase R value.

Exhibit A – Attachment 2 includes a building retrofit schedule of the Building Envelope correction actions to be completed.

## HVAC Renovations

### CENTRAL ELEMENTARY SCHOOL

Trane will furnish and install the following:

#### ***Original School:***

- Replace existing PN Equipment Controls with DDC
- Replace existing (22) Classroom, (3) Library, (1) Workroom, (4) Bathroom and (14) Corridor FCU/CHU's (Factory controls)
- Refurbish Rooftop Cafeteria Unit
- Add DDC Controls to existing split systems serving office
- Install New MAU 1 to serve Classroom 1<sup>st</sup> and 2<sup>nd</sup> Floors
- Install MAU 1 ductwork to classrooms thru hallways into classrooms
- Install New MAU 2 to serve four classroom near cafeteria (locate in old MR)
- Install MAU 2 ductwork to classroom thru hallways into classrooms
- Install new chilled water and heating water piping to MAU's as required

- Install new chilled water piping from 1998 mechanical room
- Remove existing chiller & pumps
- Fill existing underground heating oil storage tank with sand following notification from the Agency that the oil tank has been emptied of heating oil by the Agency and that the Agency is authorizing ESCO to fill the existing oil tank with sand. Existing underground heating oil storage tank to be abandoned in place. In the event that removal of the oil tank or any environmental remediation is required by law or otherwise, such removal and remediation shall be done by the Agency.
- Remove existing steam boilers, heat exchangers and pumps
- Replace standalone controls on Auditorium unit with DDC.

***First Addition (1993):***

- Remove existing Chiller & Pumps
- Replace existing PN Equipment Controls with DDC
- Install new chilled water piping from 1998 mechanical room
- Replace existing (16) Classroom, (2) Corridor and (3) Storage Room FCU/CHU's (factory Controls)
- Refurbish existing HRU (FMC)

***Second Addition (1998):***

- Recommission existing DDC controls
- Upgrade DDC system to the latest version with new PC and software.
- Recommission existing Gym Unit (FMC)
- Remove existing chiller and chill water pumps
- Remove existing oil fired boiler and hot water pumps
- Remove existing oil fired domestic hot water heater
- Install (1) new LP Gas domestic water heater
- Install (2) new 170 Ton AC Chillers and install vari-prime pumping system
- Install (3) new chill water pumps
- Install (2) new LP gas condensing boilers in mechanical room and install vari-prime hot water pumping system.
- Install (3) new hot water pumps
- Install DP Sensors each for CHW and HW pump controls
- Install new CHW and HW piping in existing mechanical room for new systems and equipment
- Install new Underground CHW piping to from 1998 Mechanical Room to the original school Mechanical Room and to the 1993 Addition Mechanical Room.
- Install new Underground HW piping from 1998 Mechanical Room to the original Mechanical Room.
- Install new Central Plant controls in the 1998 Mechanical room.
- Remove existing above-ground heating oil storage tank
- Install new LP Tanks and underground gas piping to the 1998 Mechanical Room.
- Design services to be provided by professionals licensed to perform design services in the Commonwealth of Virginia.

***Whole School:***

Furnish and install chill water and hot water piping, insulation, hangers and labeling. New insulation to meet the Virginia Energy Conservation Code (VECC). Furnish and install LP gas piping from the new LP Tanks located on the existing oil storage tank concrete pad. Paint and label the new gas piping. Furnish and install boiler flue piping and combustion air piping to exterior of the building. Furnish and install sheet metal ductwork, insulation, hangers and labeling. Remove and replace existing ceilings as required for the HVAC duct installation. Install new duct insulation to meet the Virginia Energy Conservation Code (VECC). Refrigerant recovery and disposal will be by licensed refrigerant specialist. Used refrigerant will be legally disposed of by contractor and record documents will be turned over to the Agency. Patch disturbed grass, paving and asphalt to match existing conditions. Install electrical service, conduit and wiring. Mount boilers, chillers and pumps on existing and new concrete pads as required. Mount Furnish and install Trane controls, startup, warranty and O&M training. Design services to be

provided by professionals licensed to perform design services in the Commonwealth of Virginia for the Central Elementary School HVAC Renovations.

## **COURTHOUSE**

Trane will furnish and install the following:

- Replace existing Air Handling Unit outdoor condensing unit
- Replace existing Air Handling Unit indoor coil section
- New equipment to match existing electrical service
- Includes electrical work, controls, piping, insulation and refrigerant specialties
- Includes demolition, crane and rigging
- Includes equipment startup and warranty
- Design services are not required for this direct equipment replacement

## **DEPARTMENT SOCIAL SERVICES GYM**

Trane will furnish and install the following:

- Replace missing heating system pipe insulation in the existing gym boiler room.
- Design services are not required for this direct insulation replacement.

## **Design Services**

Design services will be provided, where required, by professionals licensed to perform such services in the Commonwealth of Virginia. Services will typically include equipment selection, design drawings, specifications and code compliance review. Front end specifications and design requirements for traditional bidding packages are not required hereunder and are therefore not included.

## **Control Renovations**

### **CENTRAL ELEMENTARY SCHOOL**

Trane will furnish and install the following:

- Coordinate with owner representative for security access and project implementation.
- Trane project closeout provisions shall consist of the following:
  - Backup installed system at completion of project.
  - Record drawings including O&M's of provided controls.
  - One year warranty on all new parts and associated installation labor.
  - Up to four hours of on-site training on the operation of the updated BAS for each building.
- Tracer System Controllers
  - Provide a Tracer System Controller (SC)
    - New enclosure with reused power
    - Air-Fi infrastructure, as required
    - Tie the new controls into the main Tracker ES at the Middle School.
- Chilled Water System
  - (1) Air-Fi UC600 for control of the following
    - (2) Chillers
    - (3) Pumps
    - (2) Flow meter for each chiller
    - (2) Pressure sensors
    - CHWS and CHWR Temperature sensors
    - BACnet comm to the (3) VFDs with 3 BAS I/O points each, controlled by CPM in the SC



- Hot Water System
  - (1) Air-Fi UC600 for control of the following
    - (2) Boilers
    - (3) Pumps
    - (2) New Valves
    - HWS and HWR Temperature sensors
    - (1) DP sensor
    - OA Temp and humidity sensor
    - Weather Station
    - BACnet comm to the (3) VFDs with 3 BAS I/O points each, controlled by CPM in the SC
- Airside Systems-Existing
  - (3) Air-Fi UC400 for control of CUH
  - (3) Air-Fi UC400 for control of new damper actuators on old misc. dampers
  - (3) Air-Fi UC400 for space DP sensor
  - (1) Air-Fi UC400 for control of HP
  - (5) Air-Fi UC400 for control of EF
  - (3) Air-Fi UC400 for control of PTAC
  - (7) Air-Fi UC600 for control of AHU
  - (2) Air-Fi UC600 for control of ERU
  - (28) UC210 for control of FPB
  - (4) UC210 for control of HWC
  - (4) UC210 for control of CH
- Airside Systems- New
  - (17) CH (UC400 to be factory installed and wired)
  - (20) FCU (UC400 to be factory installed and wired)
  - (27) UV (UC400 to be factory installed and wired)
  - (2) ERU (UC600 to be factory installed and wired)
- Pneumatic Controls.
  - Demolition of existing exposed Pneumatic devices
  - Demolition of unused pneumatic components in occupied spaces where visible and accessible.
- **Proposal Clarifications:** Agency to provide access to the buildings and to facility and management personnel, and key decision makers, to enable Trane to complete this work.
  - Wireless thermostat in place of existing thermostats where applicable.
  - New end devices will be used on all units being retrofit.
  - Existing Warranties in these facilities will remain as is, without any change from this contract. New work provided under this proposal will carry a one year warranty.
- **Controls and Services Not Included:**
  - Decommissioning of the existing BAS.
  - Controls for any systems not listed above
  - Replacement or repair of existing equipment or systems not specifically listed herein.
  - Additions, modifications or enhancements not specified in the scope of service.
  - Painting, patching or building repair work.

## FLUVANNA MIDDLE SCHOOL

Trane will furnish and install the following:

- Update existing controls sequences and reprogram system for energy conservation. Ensure night setback schedule is set according to building occupancy.

- Provide retro commission on the existing Trane BAS to include the following:
  - Air Cooled Series R Chillers – 2
  - Oil Fired HW Boilers - 3
  - CHW Pumps – 2 Primary CV, 2 Secondary CHW w/VFD
  - HW Pumps – 2 Secondary w/VFD, 3 Primary CV
  - Misc. Pumps - 2
  - VAV AHU's CHW/HW – 4
  - Baseboard Heaters HW – 8
  - Unit Heaters, HW – 2
  - Duct Heating Coils, HW – 2
  - Exhaust Fans – 14
  - Fan Powered Parallel VAV Boxes, HW – 44
  - VAV Boxes w/ HW reheat – 30

## **CARYSBROOK ELEMENTARY SCHOOL**

Trane will furnish and install the following:

- Tracer System Controllers
  - Provide a Tracer System Controller (SC)
    - New enclosure with reused power
    - Air-Fi infrastructure, as required
- Airside Systems
  - (1) Air-Fi UC600 for control of the following
    - (22) Zone Temperature Sensors
    - Installation of wireless zones sensors to the existing (22) Through Wall Fan Coils Unit. Sensors will be located near the doorway of each classroom served by the FCU's.
    - Installation of (3) Rawel APR device. This will allow for the modulation of system capacity and increase run times during low load conditions. The devices will be installed in the existing condensing unit and will have shutoff valves for serviceability.
    - Tie the new controls into the main Tracker ES at the Middle School.
    - Implement a night setback and ventilation schedule by zone utilizing new panel.

## **FLUVANNA COUNTY HIGH SCHOOL**

Trane will furnish and install the following:

- Provide controls optimization on the existing Allerton BAS system
- Update existing controls sequences and reprogram system for energy conservation. Ensure night setback schedule is set according to building occupancy.

## **FLUVANNA COUNTY LIBRARY**

Trane will furnish and install the following:

- Provide controls optimization on the existing BAS system
- Optimize humidity control utilizing the existing controls components.

## **FLUVANNA COUNTY COURT HOUSE**

Trane will furnish and install the following:

- Provide controls optimization on the existing BAS system
- Update existing controls sequences and reprogram system for energy conservation. Ensure night setback schedule is set according to building occupancy.
- Ensure night setback schedule matches building occupancy.

## **COMMUNITY CENTER, SCHOOL BOARD OFFICE, ABRAMS AND THE BUS GARAGE**

Trane will furnish and install the following:

- Remove the existing individual space split system thermostats and replace with new programmable thermostats.
- Program new schedules into thermostats according to building occupancy.

## **General Assumptions and Exclusions**

The following additional assumptions and exclusions apply to the Scope of Work:

Any design information presented herein is for reference only. Final actual installed tonnage, Btu/hr, horsepower, CFM, etc. may change (either larger or smaller) to meet or exceed performance and energy savings criteria and all Contract Document criteria.

The Scope of Work herein is based on Agency's existing structures being sound, with no material faults that substantially affect the Scope of Work. All pre-existing components to be reused under this contract are assumed to be in good working order and suitable for their intended use. Trane is not responsible for inoperable or malfunctioning equipment not explicitly identified for repair or replacement under this Contract; which includes, but is not limited to, the following unless such equipment is specifically included for repair or replacement in the Scope of Services or Work for this Contract: All Architectural items, such as doors and hardware, window systems, roofing, waterproofing and flashings, building insulation, pavements, wall and floor finishes, ceilings, irrigation systems, and landscaping.

- All electric or hot water duct heaters;
- All air and water flow measuring devices;
- All motors, fans, fan coil units, and their associated starters;
- All piping, insulation, valves, strainers, valve actuators, and linkages;
- All dampers, actuators, and linkages (including fire dampers);
- All smoke and heat detectors;
- All automation, fire alarm, and security components and devices;
- All computers, monitors, printers and modems;
- All sprinkler and fire alarm systems.
- If any existing component is found to be non-functional or non-operational, the costs to repair or replace this component are the responsibility of Agency

Trane has not been advised by any authorities having jurisdiction or the Agency of existing code compliance issues. Correction of any code issues not specifically included are the responsibility of Agency.

No building utility upgrades are required unless expressly included in this Scope of Work.

No Lightning Protection/Surge suppression systems are included in this Scope of Work.

Temporary air conditioning, utilities, or facilities to keep the Agency functional are the sole responsibility of the Agency and are not included within this Scope of Work unless otherwise specified. Our work will be coordinated with the Agency to minimize disruptions to the extent practical. Notwithstanding the foregoing, Agency is not required to install Temporary air conditioning, utilities, or facilities to keep the Agency functional for the Work hereunder to proceed under this Contract and the Contractor shall be required to perform the Work hereunder regardless of whether such have been installed.

Air or water balancing is included for furnished equipment only.

The salvage value of any demolished materials or equipment has been considered in the contract price.

Davis Bacon Wages scales are included in the contract price.

## **Hazardous Materials**

ESCO expressly excludes any work connected or associated with Hazardous Materials as defined below, except to the extent such Hazardous Materials were brought onto the Premises by Trane and spilled, discharged or

negligently handled by Trane or any of its subcontractors, representatives, employees or officers (as used in this Section collectively "Trane").

**Definitions.** The following terms shall have the following meanings in this Exhibit A:

- **"Environmental Laws"** shall mean all federal, state or local laws, statutes, ordinances, regulations, rules, judgments, orders, notice requirements, court decisions, permits, licenses, agency guidelines or principles of law, which (a) regulate or relate to the protection or clean-up of the environment, the use, treatment, storage, transportation, handling, or disposal of Hazardous Materials (as defined below), the preservation or protection of waterways, groundwater, drinking water, air, wildlife, plants or other natural resources, or the health and safety of persons or property, including without limitation protection of the health and safety of employees, or (b) impose liability with respect to any of the foregoing, including without limitation the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), Resource Conservation & Recovery Act (42 U.S.C. § 6901 et seq.) ("RCRA"), Safe Drinking Water Act (21 U.S.C. § 349, 42 U.S.C. § 201, 300f), Toxic Substances Control Act (15 U.S.C. § 2601 et seq.), Clean Air Act (42 U.S.C. § 7401 et seq.), Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.) ("CERCLA") or any other similar federal, state or local law of similar effect, each as amended.
- **"Hazardous Materials"** shall mean any quantity of hazardous, toxic or otherwise dangerous substances, materials or wastes, whether solid, liquid or gas, including but not limited to asbestos in any form, urea formaldehyde, PCB's, radon gas, crude oil or any fraction thereof, all forms of natural gas, petroleum products or by-products, any radioactive substance, asbestos or asbestos containing materials, any infectious, reactive, corrosive, ignitable or flammable chemical or chemical compound, or any other substance or material regulated by Environmental Laws.

ESCO shall not perform any identification, abatement, cleanup, removal, transport, treatment, storage, or disposal of Hazardous Materials on Owner's premises. Owner warrants and represents that to the best of its reasonable knowledge and belief, except as expressly set forth herein, there are no Hazardous Materials on the Premises in areas within which ESCO will be performing any part of the Services or Owner has disclosed to ESCO the existence and location of any Hazardous Materials of which it is actually aware in all areas within which ESCO will be performing any part of the Services. The Agency specifically discloses that the Premises may contain asbestos and/or lead based paint, and the attached reports RELATING TO Hazardous Substances and Environmental Conditions. The Agency shall, at all times, be and remain the owner and generator of any and all Hazardous Materials on the Premises and responsible for compliance with all laws and regulations applicable to such Hazardous Materials, except to the extent such Hazardous Materials were brought onto the Premises by Trane and spilled, discharged or otherwise negligently handled by Trane or any of its subcontractors.

Should ESCO become aware of or suspect the presence of Hazardous Materials in the course of performing the Work which present or may present a hazard to or endanger health welfare or safety, ESCO shall have the right to immediately stop work in the affected area and shall notify Agency. Agency will be responsible for taking any and all action necessary to remove or render harmless the Hazardous Materials in accordance with all applicable laws and regulations except for such Hazardous Materials brought onto the Premises by Trane and spilled, discharged or otherwise negligently handled by Trane or any of its subcontractors, in which case Trane shall be responsible for taking any and all action necessary to remove or render harmless the Hazardous Materials in accordance with all applicable laws and regulations. ESCO shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. This shall be considered a change in work under Section 38 e(6) of the General Conditions and the Agency and ESCO shall come to an agreement related to material delays thereunder.

Trane makes no representation or warranty express or implied regarding prevention by the Work, or any component thereof, of mold, fungus, bacteria, microbial growth, or any other contaminants. NOTWITHSTANDING ANYTHING ELSE IN THIS Contract, IN NO EVENT SHALL TRANE BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINATES OR AIRBORNE BIOLOGICAL AGENTS: except with respect to bodily injury under the indemnification provisions of Section 25 of the Special Energy Terms ; and further, except if solely caused by the gross negligence or willful misconduct of Trane and limited only to remediation up to an amount not to exceed five percent of the total Contract Price.

These environmental provisions and indemnification requirements shall survive the expiration or sooner termination of this Contract.

**EXHIBIT A – ATTACHMENT 1**  
**Scope of Work**  
**Lighting Renovation**

## Application

A specific room by room installation list describing each improvement application is listed in this Attachment.

## Overall Approach

The lights indicated will be retrofit as described in the room-by-room schedule. Where appropriate, light levels will be adjusted to meet Illumination Engineering Society (IES) standards. Lighting controls may be installed in some offices, breakrooms, restrooms and other appropriate locations.

### Room By Room Retrofit Schedule – Fluvanna County Buildings

COMMISSIONER OF THE REVENUE & TREASURER								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor B01	1	Hallway - Internal	2 Lamp T12 Fluorescent Wrap Fixture, Replace	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor B01	2	Boiler Room	32 Watt Compact Fluorescent Screw-in Lamp	1	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	3	Hallway	4 Lamp T12 Fluorescent Wrap Fixture	3	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	4	Open Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	4	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	5	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	3	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	6	Storage	60 Watt Incandescent Drum Fixture, Pull Chain	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	7	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	4	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	8	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	8	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	9	Restroom - Private	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	10	Restroom - Private	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	11	Reception	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	12	Open Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	13	Hallway - Internal	32 Watt Compact Fluorescent Wall Sconce Fixture	1	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17

COMMISSIONER OF THE REVENUE & TREASURER								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	14	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	14	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	15	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	15	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	16	Janitor Closet	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	17	Restroom	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	18	Reception	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	19	Open Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	6	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	20	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	20	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	4	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	21	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	21	Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor B01	22	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, High Install, Hard Install	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install, Hard Install	2	25
Floor B01	23	S-Basement	4 Lamp T12 Fluorescent Wrap Fixture	2	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	23	S-Basement	4 Lamp T12 Fluorescent Wrap Fixture	6	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	24	Open Office - Treasurer	4 Lamp T12 Fluorescent Wrap Fixture	3	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Exterior		Exterior	32 Watt Compact Fluorescent Decorative Fixture	1	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture	2	95	New 12 Watt LED Entrance Wallpack Fixture	2	14
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture	1	95	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Exterior	150 Watt Metal Halide Wallpack Fixture	3	183	New 37 Watt LED Wallpack Fixture	3	39
Floor B01		Basement	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5

### COMMISSIONER OF THE REVENUE & TREASURER

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor B01		Basement	4 Lamp T12 Fluorescent Wrap Fixture	3	144	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor B01		Basement	4 Lamp T12 Fluorescent Wrap Fixture	4	144	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor B01		Basement	60 Watt Incandescent Industrial Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor B01		Basement	1 Lamp T12 Fluorescent Commercial Strip Fixture	2	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor B01		Basement	32 Watt Compact Fluorescent Screw-in Lamp	2	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17

### COMMONWEALTH'S ATTORNEY

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	2	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	3	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	4	Hallway	(2) 32 Watt Compact Fluorescent Drum Fixture	5	64	New 14 Watt LED Drum Fixture	5	14
Floor 01	5	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	6	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	7	Restroom - Private	(2) 32 Watt Compact Fluorescent Drum Fixture	1	64	New 14 Watt LED Drum Fixture	1	14
Floor 01	8	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	9	Kitchenette	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	10	Restroom - Private	(2) 32 Watt Compact Fluorescent Drum Fixture	1	64	New 14 Watt LED Drum Fixture	1	14
Floor 01	11	Stairs	32 Watt Compact Fluorescent Drum Fixture, Wall Mount	1	32	New 14 Watt LED Drum Fixture	1	14
Floor 02	12	Hallway	(2) 60 Watt Incandescent Drum Fixture	4	120	(2) 9 Watt LED Screw-in Lamps	4	18
Floor 02	12	Hallway	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14
Floor 02	13	Restroom - Private	60 Watt Incandescent Recessed Can Fixture	2	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Floor 02	14	Mechanical Room	32 Watt Compact Fluorescent Screw-in Lamp	1	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 02	15	Office	(2) 60 Watt Incandescent Drum Fixture	2	120	(2) 9 Watt LED Screw-in Lamps	2	18
Floor 02	16	Office	(2) 60 Watt Incandescent Drum Fixture	2	120	(2) 9 Watt LED Screw-in Lamps	2	18
Floor 02	17	Office	(2) 60 Watt Incandescent Drum Fixture	2	120	(2) 9 Watt LED Screw-in Lamps	2	18
Floor 02	18	Office	(2) 60 Watt Incandescent Drum Fixture	2	120	(2) 9 Watt LED Screw-in Lamps	2	18

## COMMONWEALTH'S ATTORNEY

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Exterior	Exterior	Exterior	60 Watt Incandescent Jelly Jar Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9

## FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Ground		Vehicle Sallyport	70 Watt Metal Halide Wallpack Fixture	3	91	New 12 Watt LED Entrance Wallpack Fixture	3	14
Ground	G140	Secure Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G141	Elevator Equipment Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G142	Control Room	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	4	52	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Ground	G139	Secure Corridor	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Ground	G148	Secure Sallyport	2 Lamp Biax Fluorescent Lay-in (Recessed) Fixture, Vandal Proof	1	72	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, Hard Install	1	27
Ground	G150	Cell	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G149	Cell	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G147	Cell - Handicap	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Ground	G144	Conference Room - Interview	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G146	Cell - Group Holding	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Ground	G138	Secure Corridor	2 Lamp Biax Fluorescent Lay-in (Recessed) Fixture, Vandal Proof	3	72	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, Hard Install	3	27
Ground	G138A	Chase	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G145	Conference Room - Attorney Interview	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G131	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	6	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	6	27
Ground	G131	Hallway	LED Exit Sign	1	4	Do Not Retrofit	0	4
Ground	G136	Sprinkler Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G135	Stairs	2 Lamp T8 Fluorescent Vanity Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25



FLUVANNA COUNTY COURTHOUSE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Ground	G135	Stairs	LED Exit Sign	1	4	Do Not Retrofit	0	4
Ground	G132	Mechanical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Ground	G132	Mechanical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	16	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	25
Ground	G137	Equipment Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G143	Restroom - Private	2 Lamp 2' T8 Fluorescent Vanity Fixture	1	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Ground	G143	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G134	IT Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Ground	G124-G125	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	8	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	8	27
Ground	G129	Judge Office	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	8	52	Retrokit with 26 Watt LED 8" Recessed Can Kit	8	26
Ground	G127	Vestibule	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G126	Judge Office	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	8	52	Retrokit with 26 Watt LED 8" Recessed Can Kit	8	26
Ground	G128	Restroom - Private	32 Watt Compact Fluorescent Globe Fixture	2	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Ground	G128	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Ground	G128	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Ground	G130	Hearing Room	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	6	27
Ground	G123	Restroom - Private	32 Watt Compact Fluorescent Globe Fixture	2	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Ground	G123	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Ground	G123	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Ground	G122	Break Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G122	Break Room	1 Lamp T8 Fluorescent Under Cabinet Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Ground	G118-G119	Open Office	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	10	27
Ground	G118-G119	Open Office	15 Watt Compact Fluorescent Screw-in Lamp, BR30	2	15	Retrofit with (1) 9 Watt LED Screw-in Lamp, BR30	2	9
Ground	G121	Office	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	6	52	Retrokit with 26 Watt LED 8" Recessed Can Kit	6	26

## FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Ground	G120	Records Room	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	3	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	3	27
Ground	G117	Waiting Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G113	Hallway - Fine	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	4	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	4	27
Ground	G101	Stairs	2 Lamp T8 Fluorescent Vanity Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Ground	G101	Stairs	LED Exit Sign	1	4	Do Not Retrofit	0	4
Ground	G101	Stairs	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G100	Lobby	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	6	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	6	19.5
Ground	G100	Lobby	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	5	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	5	27
Ground	G115	Conference Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G116	Storage	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G114	Conference Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G102	Stairs	2 Lamp T8 Fluorescent Vanity Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Ground	G102	Stairs	LED Exit Sign	1	4	Do Not Retrofit	0	4
Ground	G102	Stairs	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G103	Hallway - Internal	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Ground	G110	Elevator Equipment Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G108	Vestibule - Mens Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G107	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G109	Restroom - Men	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Ground	G109	Restroom - Men	2 Lamp 2' T8 Fluorescent Commercial Strip Fixture, Cove Lighting	1	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver, Hard Install	1	18
Ground	G109	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Ground	G104	Hallway - Internal	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Ground	G105	Vestibule - Womens Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5

## FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Ground	G106	Restroom - Women	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Ground	G106	Restroom - Women	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Ground	G106	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Ground	G111	Vestibule to Courtroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Ground	G112	District Court	250 Watt Quartz Recessed Can Fixture, 6", Dimmable	17	250	Retrokit with 29.1 Watt LED 6" Recessed Can Kit	17	29.1
Ground	G112	District Court	150 Watt Quartz Downlight, 6" Dia., Dimmable	12	150	Retrokit with 29.1 Watt LED 6" Recessed Can Kit	12	29.1
Ground	G112	District Court	12.7 Watt LED Recessed Downlight, Dimmable	4	12.7	Do Not Retrofit	0	12.7
Ground	G112	District Court	4 Lamp Fluorescent Biax Decorative Fixture, Pendant Mount	4	164	Relamp with (2) 17 Watt Biax LED Lamp	4	42
Ground	G112	District Court	11 Watt LED MR16 Lamp	1	11	Do Not Retrofit	0	11
Floor 01	100	Lobby	1 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	16	26	Retrofit with (1) 12 Watt 3' LED Linear Lamp with Integrated Driver, Hard Install	16	12
Floor 01	100	Lobby	1 Lamp T8 Fluorescent Commercial Strip Fixture, Recessed Cove Mounted	6	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver, Hard Install	6	12.5
Floor 01	100	Lobby	LED Exit Sign	5	4	Do Not Retrofit	0	4
Floor 01	104-105	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	4	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	4	19.5
Floor 01	106	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	4	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	4	19.5
Floor 01	107	Storage	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	110	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	108	Vestibule - Women Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	109	Restroom - Women	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Floor 01	109	Restroom - Women	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Floor 01	109	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	111	Vestibule to Mens Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	112	Restroom - Men	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	5	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	5	25
Floor 01	112	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25

# FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	113	Vestibule to Courtroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	114	Conference Room - Witness Attorney	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	2	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	2	27
Floor 01	115	Conference Room - Witness Attorney	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	2	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	2	27
Floor 01	116	Courtroom	250 Watt Quartz Recessed Can Fixture, 6", Dimmable	32	250	Retrokit with 29.1 Watt LED 6" Recessed Can Kit	32	29.1
Floor 01	116	Courtroom	12.7 Watt LED Recessed Downlight, Dimmable	4	12.7	Do Not Retrofit	0	12.7
Floor 01	116	Courtroom	4 Lamp Fluorescent Biax Decorative Fixture, Pendant Mount	4	164	Relamp with (2) 17 Watt Biax LED Lamp	4	42
Floor 01	116	Courtroom	1 Lamp 3' T5 High Output Fluorescent Commercial Strip Cove Fixture	5	44	New 3' Commercial Strip Fixture with (2) 12 Watt 4' LED Linear Lamps with Integrated Drivers, Hard Install	5	24
Floor 01	116	Courtroom	1 Lamp T5 High Output Fluorescent Commercial Strip Cove Fixture	40	64	New 4' Commercial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers, Hard Install	40	25
Floor 01	103	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	117-118	Reception	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	8	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	8	19.5
Floor 01	117	Reception	65 Watt Incandescent Screw-in Recessed Can Fixture, R30	2	65	Retrofit with (1) 9 Watt LED Screw-in Lamp, BR30	2	9
Floor 01	117	Reception	LED Exit Sign	4	4	Do Not Retrofit	0	4
Floor 01	119	Records	2 Lamp Direct/Indirect T5 High Output Fixture, Pendant Mount, Butted	30	0	New 1X8 Direct/Indirect Pendant Mount Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	15	50
Floor 01	119	Records	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	120	Open Office	3 Lamp T8 2X2 U-Lamp Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	13	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	13	27
Floor 01	120	Open Office	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	3	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	3	19.5
Floor 01	120	Open Office	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	120	Reception - Counter	3 Lamp T8 2X2 U-Lamp Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	2	27
Floor 01	122	Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	123	Office	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	6	64	Retrokit with 26 Watt LED 8" Recessed Can Kit	6	26
Floor 01	124	WorkRoom	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	4	64	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Floor 01	127	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	5	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	5	27

FLUVANNA COUNTY COURTHOUSE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	127	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	125	Office	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	4	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	4	27
Floor 01	126	IT Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	128	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	131	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	131	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Floor 01	131	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	130	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	130	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	129	Break Room	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	4	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	4	19.5
Floor 01	129	Break Room	1 Lamp T8 Fluorescent Under Cabinet Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	132	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	5	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	5	27
Floor 01	132	Hallway	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	133	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	136	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	136	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Floor 01	136	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	135	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	135	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	134	Jury	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	9	64	Retrokit with 26 Watt LED 8" Recessed Can Kit	9	26
Floor 01	134	Jury	1 Lamp T8 Fluorescent Under Cabinet Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	137	Office - Secretary	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	4	64	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Floor 01	138	Office - Judge	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	7	52	Retrokit with 26 Watt LED 8" Recessed Can Kit	7	26



# FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	140	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	140	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	141	Secure Files Room	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	6	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	6	27
Floor 01	142	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Floor 01	144	Secured Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	145	Secured Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Floor 01	146	Cell	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	147	Secured Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 01	148	Vestibule to Interview Room	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	149	Cell - Group	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Floor 01	150	Conference Room - Interview Attorney	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Exterior		Parking Lot	(2) 400 Watt Metal Halide Shoebox Fixtures	1	906	(2) New 138 Watt LED Shoebox Fixtures	1	276
Exterior		Parking Lot	400 Watt Metal Halide Shoebox Fixture	4	453	New 138 Watt LED Shoebox Fixture	4	138
Exterior		Parking Lot	100 Watt Metal Halide Wallpack Fixture, Cut-Off Type	2	124	New 20 Watt LED Wallpack Fixture, Cut-Off Type	2	22
Exterior		Side	70 Watt Metal Halide Wallpack Fixture	3	91	New 12 Watt LED Entrance Wallpack Fixture	3	14
Exterior		Side	175 Watt Metal Halide Shoebox Fixture, Wall Mounted	2	208	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Walkway	175 Watt Metal Halide Post Top Fixture	5	208	Retrokit with (1) 36 Watt LED COB Lamp	5	36
Exterior		Canopy	100 Watt High Pressure Sodium Recessed Can Fixture, 10" Dia	2	138	Retrokit with 26 Watt LED 8" Recessed Can Kit, Goof Ring	2	26
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia, High Install	4	66	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia, Quartz Restrike Emergency Light, High Install	4	66	Retrokit with 26 Watt LED 8" Recessed Can Kit, High Install	4	26
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia	7	66	Retrokit with 26 Watt LED 8" Recessed Can Kit	7	26
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia, Quartz Restrike Emergency Light	6	66	Retrokit with 26 Watt LED 8" Recessed Can Kit, High Install	6	26

### FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Interior		Mechanical Room	Existing Control System	1	0	Investigate and Manually Override Existing Control System	1	0

### FORK UNION COMMUNITY CENTER

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamp	21	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	21	26
Floor 01	1	Hallway	LED Exit Sign, Emergency Light	1	4	Do Not Retrofit	0	4
Floor 01	2	Restroom - Men	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	3	Classroom	2 Lamp T8 Fluorescent Wrap Fixture, Need Lens, Very Hard Install	6	58	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers, Very Hard Install	6	25
Floor 01	4	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 01	5	Classroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	6	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	7	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	5	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	5	37.5
Floor 01	8	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	9	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	10	Hallway	150 Watt Incandescent Decorative Fixture, Chain Mounted	6	150	Retrofit with (1) 17 Watt LED Screw-in Lamp	6	17
Floor 01	11	Auditorium	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	16	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	16	37.5
Floor 01	11	Auditorium	LED Exit Sign, Emergency Light	4	4	Do Not Retrofit	0	4
Floor 01	12	Stage	4 Lamp T12 Fluorescent Wrap Fixture, High Install	4	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	4	50
Floor 01	13	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	14	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	15	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	16	Restroom - Private	60 Watt Incandescent Globe Fixture, Need Globe Lens	1	60	New 14 Watt LED Drum Fixture	1	14

FORK UNION COMMUNITY CENTER								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	17	Office - Nurse	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	18	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	10	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	19	Offices	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	8	37.5
Floor 01	20	Classroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	21	Classroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	22	Restroom - Women	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	23	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamp	23	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	23	26
Floor 01	23	Hallway	LED Exit Sign, Emergency Light	1	4	Do Not Retrofit	0	4
Floor 01	23	Hallway	Soda Machine	1	400	New Vendmiser Control	1	400
Floor B01		Boiler Room	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New Vaportight Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01		Boiler Room	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture, Pendant Mount	1	72	New 1X4 Reflectorized Wrap Around Lens Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Pendant Mounted	1	25
Floor B01		Boiler Room	2 Lamp T12 Fluorescent Wrap Fixture, Replace	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor B01		Boiler Room	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144	New Vaportight Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Exterior		Exterior	100 Watt High Pressure Sodium Recessed Can Fixture, 8"	1	138	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Exterior		Exterior	42 Watt Compact Fluorescent Dusk to Dawn Fixture	1	42	New 26 Watt LED Barn Yard Fixture	1	28
Exterior		Exterior	250 Watt Metal Halide Wallpack Fixture	4	288	New 72 Watt LED Wallpack Fixture	4	72
Exterior		Exterior	40 Watt LED Wall Pack Fixture	3	40	Do Not Retrofit	0	40
Exterior		Exterior	150 Watt Metal Halide Canopy Fixture	2	183	New 40 Watt LED Canopy Fixture	2	39

FORK UNION FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	12	453	New 185 Watt LED High Bay Fixture with Occ Sensor	12	182
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25



FORK UNION FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Garage	LED Exit Sign, Emergency Light	2	4	Do Not Retrofit	0	4
Floor 01	2	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	3	Storage	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	4	Laundry	2 Lamp T8 Fluorescent Wrap Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	5	Storage	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	6	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	12	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	12	37.5
Floor 01	7	Electrical Room	2 Lamp T8 Fluorescent Wrap Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	8	Hood	23 Watt Compact Fluorescent Screw-in Lamp, Jelly Jar	3	23	Retrofit with (1) 17 Watt LED Screw-in Lamp	3	17
Floor 01	9	Meeting	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	7	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	9	Meeting	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	9	Meeting	65 Watt Incandescent Screw-in Recessed Can Fixture, R30	4	65	Retrofit with (1) 9 Watt LED Screw-in Lamp, BR30	4	9
Floor 01	9	Meeting	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 01	10	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	11	Storage	2 Lamp T8 Fluorescent Wrap Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	12	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	12	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	12	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 02	13	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	14	Restroom - Men	2 Lamp T8 Fluorescent Vanity Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	15	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	16	Restroom - Women	2 Lamp T8 Fluorescent Vanity Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	17	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	17	Restroom - Private	60 Watt Incandescent Recessed Can Fixture, 6" Dia	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	18	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	18	Restroom - Private	60 Watt Incandescent Recessed Can Fixture, 6" Dia	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	19	Bedroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 02	19	Bedroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25

FORK UNION FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	19	Bedroom	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 02	20	Attic	2 Lamp T8 Fluorescent Wrap Fixture	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Exterior		Exterior	17 Watt LED Cylinder Fixture	11	20	Do Not Retrofit	0	20
Exterior		Exterior	250 Watt Metal Halide Wallpack Fixture	2	288	New 72 Watt LED Wallpack Fixture	2	72
Exterior		Exterior	100 Watt Metal Halide Flood Fixture, Ground Mount	1	124	New 26 Watt LED Flood Fixture, Ground Mounted	1	27
Exterior		Exterior	250 Watt Metal Halide Shoebox Fixture	6	288	Retrokit with (1) 54 Watt LED COB Lamp	6	54
Exterior		Exterior	60 Watt Incandescent Recessed Can Fixture with Lens, 6" Dia	2	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Exterior		Exterior-Sign	100 Watt Metal Halide Flood Fixture, Ground Mount	2	124	New 26 Watt LED Flood Fixture, Ground Mounted	2	27

KENTS STORE FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Exterior		Exterior	100 Watt Incandescent Carriage Fixture	1	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Exterior		Exterior	125 Watt LED Shoebox Fixture	4	125	Do Not Retrofit	0	125
Exterior		Exterior	26 Watt LED Flood Fixture	2	26	Do Not Retrofit	0	26
Exterior		Exterior	17 Watt LED Cylinder Fixture	7	20	Do Not Retrofit	0	20
Exterior		Exterior	13 Watt LED Jelly Jar Fixture	2	13	Do Not Retrofit	0	13
Exterior		Exterior	(2) 23 Watt Compact Fluorescent Canopy	1	46	New 20 Watt LED Canopy Fixture	1	21
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	12	453	New 185 Watt LED High Bay Fixture with Occ Sensor	12	182
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture, Need Lens	2	58	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	2	25
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1	Garage	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	1	Garage	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	2	Storage	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	3	Office	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	4	Work Room	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	5	Storage	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25

KENTS STORE FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	6	Laundry	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	7	Restroom	40 Watt Incandescent Vanity Fixture, Globe Lamps	4	40	Retrofit with 8 Watt LED Screw-in Globe Lamps	4	8
Floor 01	7	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	8	Janitor Closet	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	9	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	9	Stairs	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 02	10	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	11	Restroom	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	1	27
Floor 02	11	Restroom	40 Watt Incandescent Vanity Fixture, Globe Lamps	1	40	Retrofit with 8 Watt LED Screw-in Globe Lamps	1	8
Floor 02	12	Restroom	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	1	27
Floor 02	12	Restroom	40 Watt Incandescent Vanity Fixture, Globe Lamps	1	40	Retrofit with 8 Watt LED Screw-in Globe Lamps	1	8
Floor 02	13	Meeting	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	8	37.5
Floor 02	13	Meeting	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Floor 02	13	Meeting	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	13	Meeting	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 02	14	Kitchen	60 Watt Incandescent Jelly Jar Fixture	3	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 02	14	Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 02	14	Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	14	Kitchen	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 02	15	Storage	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	1	27
Floor 02	15	Storage	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	16	Weight Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5

KENTS STORE FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	17	Hallway	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	17	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Emergency Ballast	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Floor 02	18	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	19	Restroom	(4) 40 Watt Incandescent Vanity Fixture, Globe Lamp	1	160	Retrofit with (4) 8 Watt LED Screw-in Globe Lamps	1	32
Floor 02	19	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	20	Restroom	(4) 40 Watt Incandescent Vanity Fixture, Globe Lamp	1	160	Retrofit with (4) 8 Watt LED Screw-in Globe Lamps	1	32
Floor 02	20	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	21	Storage	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	22	Storage	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	23	Bedroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	23	Bedroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5

LIBRARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Return Air	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast, Return Air	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	A	Hallway	Soda Machine	1	400	New Vendmiser Control	1	400
Floor 01	A	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	15	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	15	25
Floor 01	1	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	25
Floor 01	1	Conference Room	LED Exit Sign	4	4	Do Not Retrofit	0	4
Floor 01	2	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	3	Mechanical Room	2 Lamp T8 Fluorescent Wrap Fixture, Wall Mounted	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	4	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25

LIBRARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	4	Restroom - Men	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia	1	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Floor 01	4	Restroom - Men	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	5	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	5	Restroom - Women	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia	1	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Floor 01	5	Restroom - Women	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	6	Open Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	7	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	6	Open Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Emergency Ballast	1	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	6	Open Office	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	7	Storage	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	8	Storage	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	9	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	9	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	9	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	10	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	11	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	12	Janitor Closet	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	13	Restroom - Private	23 Watt Compact Fluorescent Recessed Downlight Fixture, Emergency Ballast, Horizontal Lamps	1	23	Retrokit with 23 Watt LED 6" Recessed Can Kit	1	23
Floor 01	13	Restroom - Private	2 Lamp 2' T8 Fluorescent Vanity Fixture	1	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	14	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Return Air	5	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	14	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast, Return Air Fixture	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	14	Classroom	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	15	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	178	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	178	25
Floor 01	15	Media Center	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia, Horizontal Lamps	4	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Floor 01	15	Media Center	LED Exit Sign	7	4	Do Not Retrofit	0	4

LIBRARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	16	Mechanical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	17	Computer Lab	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Return Air	6	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	18	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	19	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	25
Floor 01	20	Mechanical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Exterior		Back Wall	42 Watt Compact Fluorescent Carriage Fixture	2	42	Do Not Retrofit	0	42
Exterior		Back Wall	42 Watt Compact Fluorescent Carriage Fixture	3	42	Do Not Retrofit	0	42
Exterior		Side	42 Watt Compact Fluorescent Carriage Fixture	1	42	Do Not Retrofit	0	42
Exterior		Side	42 Watt Compact Fluorescent Carriage Fixture	2	42	Do Not Retrofit	0	42
Exterior		Side	32 Watt Compact Fluorescent Recessed Downlight Fixture, 2 PIN, Horizontal	1	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Exterior		Side	(3) 26 Watt LED Flood Fixture	1	78	Do Not Retrofit	0	78
Exterior		Side	150 Watt High Pressure Sodium Flood Fixture, Ground Mount	1	188	New 39 Watt LED Flood Fixture	1	41
Exterior		Front	42 Watt Compact Fluorescent Carriage Fixture	1	42	Do Not Retrofit	0	42
Exterior		Front	100 Watt Metal Halide Recessed Can Fixture, 8" Dia	10	124	Retrokit with 26 Watt LED 8" Recessed Can Kit	10	26
Exterior		Parking Lot	250 Watt Metal Halide Post Top Fixture	13	288	Retrokit with (1) 54 Watt LED COB Lamp	13	54
Exterior		Parking Lot	78 Watt LED Post Top Fixture, Black, Spider Mount	13	78	Do Not Retrofit	0	78
Exterior		Shed and Solar Shack	2 Lamp T8 Fluorescent Commercial Strip Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Exterior		Road	150 Watt Metal Halide Post Top Fixture	16	183	Do Not Retrofit	0	183
Exterior		Flag	150 Watt Metal Halide Post Top Fixture	2	183	Do Not Retrofit	0	183
Exterior		Flag	150 Watt Metal Halide Flood Fixture	2	183	New 39 Watt LED Flood Fixture	2	41
Exterior		Sign	175 Watt Metal Halide Flood Fixture, Ground Mounted	2	208	New 39 Watt LED Flood Fixture, Ground Mounted	2	41

PALMYRA FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Exterior		Parking Lot	70 Watt Metal Halide Post Top Fixture	1	91	Retrokit with (1) 22 Watt LED Cobb Lamp	1	22
Exterior		Side Wall	71 Watt Metal Halide Post Top Fixture, Wall Mounted	3	91	Retrokit with (1) 22 Watt LED Cobb Lamp	3	22



PALMYRA FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Exterior		Side Wall	50 Watt Incandescent Screw-in R20 Lamp	5	50	Retrofit with (1) 7 Watt LED Lamp, MR16	5	7
Exterior		Back Wall	71 Watt Metal Halide Post Top Fixture, Wall Mounted	2	91	Retrokit with (1) 22 Watt LED Cobb Lamp	2	22
Exterior		Front Parking	70 Watt Metal Halide Post Top Fixture	2	91	Retrokit with (1) 22 Watt LED Cobb Lamp	2	22
Exterior		Front Walk	71 Watt Metal Halide Post Top Fixture, Wall Mounted	4	91	Retrokit with (1) 22 Watt LED Cobb Lamp	4	22
Exterior		Canopy	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamps	3	32	Retrokit with 23 Watt LED 6" Recessed Can Kit	3	23
Exterior		Sign	100 Watt Metal Halide Flood Fixture, Ground Mount	2	124	New 26 Watt LED Flood Fixture, Ground Mounted	2	27
Exterior		Side	71 Watt Metal Halide Post Top Fixture, Wall Mounted	2	91	Retrokit with (1) 22 Watt LED Cobb Lamp	2	22
Exterior		Canopy	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamps	2	32	Retrokit with 23 Watt LED 6" Recessed Can Kit	2	23
Exterior		Flag	100 Watt Metal Halide Flood Fixture, Ground Mount	1	124	New 26 Watt LED Flood Fixture, Ground Mounted	1	27
Floor 01	1	Garage	2 Lamp T8 Fluorescent Vanity Fixture	5	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 01	1	Garage	2 Lamp T8 Fluorescent Vanity Fixture, Battery Backup	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	12	453	New 185 Watt LED High Bay Fixture with Occ Sensor	12	182
Floor 01	1	Garage	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01		Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01		Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Living Area	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01		Living Area	90 Watt Incandescent PAR38 Screw-in Lamp, Dimmable	4	90	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR38, Dimmable	4	17
Floor 01		Living Area	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01		Hallway - Internal	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01		Kitchen	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	25
Floor 01		Meeting Room	(2) 23 Watt Compact Fluorescent Recessed Can Fixture, 6"	13	46	Retrokit with 23 Watt LED 6" Recessed Can Kit	13	23
Floor 01		Meeting Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	8	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	37.5
Floor 01		Meeting Room	100 Watt Incandescent Track Fixture, Dimmable	8	100	Retrofit with (1) 17 Watt LED Screw-in Lamp, Dimmable	8	17
Floor 01		Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Janitor Closet	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25

PALMYRA FIRE STATION								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Office - Chief	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Restroom - Women	2 Lamp T8 Fluorescent Industrial Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		Office	2 Lamp T8 Fluorescent Industrial Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Storage	2 Lamp T8 Fluorescent Industrial Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	A	Stairs	2 Lamp T8 Fluorescent Vanity Fixture, Battery Backup	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	A	Stairs	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 02		Hallway - Internal	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02		Hallway - Internal	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02		Hallway - Internal	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 02		Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02		Storage	2 Lamp T8 Fluorescent Industrial Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02		Weight Room	2 Lamp T8 Fluorescent Industrial Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02		Weight Room	2 Lamp T8 Fluorescent Industrial Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02		Weight Room	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 02		Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	B	Stairs	2 Lamp T8 Fluorescent Vanity Fixture, Battery Backup	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	B	Stairs	26 Watt Compact Fluorescent Recessed Can Fixture	11	26	Retrokit with 23 Watt LED 6" Recessed Can Kit	11	23
Floor 02		Bedroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5

PUBLIC WORKS								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Vestibule	60 Watt Incandescent Decorative Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	2	Open Office	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	1	40	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	2	Open Office	1 Lamp LED Lay-in (Recessed) Fixture	2	20	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	2	Open Office	2 Lamp 4' T8 Fluorescent Under Cabinet Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25



PUBLIC WORKS								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	3	Office	1 Lamp LED Lay-in (Recessed) Fixture	2	20	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	4	Office	1 Lamp LED Lay-in (Recessed) Fixture	2	20	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	5	Work Room	1 Lamp LED Lay-in (Recessed) Fixture	2	20	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	5	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	6	Storage	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	7	Restroom - Private	60 Watt Incandescent Vanity Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor B01	8	Basement	2 Lamp T12 Fluorescent Industrial Strip Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	8	Basement	13 Watt Compact Fluorescent Screw-in Lamp	1	13	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Exterior	Exterior	Wall	60 Watt Incandescent Jelly Jar Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9

SHERIFF'S OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Restroom	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	1	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	1	Restroom	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	2	Lobby	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	4	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	4	18
Floor 01	2	Lobby	Soda Machine, No Light	1	400	Do Not Retrofit	0	400
Floor 01	3	Reception	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	3	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	3	18
Floor 01	4	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	5	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	5	Office	90 Watt Incandescent PAR Recessed Can Fixture, PAR 40	1	90	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR30	1	17
Floor 01	A	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	6	File Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	7	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	8	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25

SHERIFF'S OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	9	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	10	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	11	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	12	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01		Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	13	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	14	Mechanical Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	15	Kitchen	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	16	Conference Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	17	Communications	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	1	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	17	Communications	2 Lamp T8 Fluorescent Vanity Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	17	Communications	2 Lamp Direct/Indirect T8 Fixture, Pendant Mount, Butted	8	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Floor 01	17	Communications	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	18	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	19	Mechanical Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	19	Mechanical Room	LED Exit Sign, Emergency Light	1	4	Do Not Retrofit	0	4
Floor 01	20	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	21	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	22	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	23	Training Room	2 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture, Dimmable	12	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Dimmable	12	25
Floor 01	23	Training Room	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	24	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	25	Locker Room - Women	2 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	25	Locker Room - Women	2 Lamp 3' T8 Fluorescent Vanity Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver	1	24
Floor 01	25	Locker Room - Women	32 Watt Compact Fluorescent Recessed Downlight Fixture	1	32	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26

SHERIFF'S OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	26	Janitor Closet	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	1	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	27	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	28	Locker Room - Men	2 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	28	Locker Room - Men	2 Lamp 3' T8 Fluorescent Vanity Fixture	1	46	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver	1	24
Floor 01	28	Locker Room - Men	32 Watt Compact Fluorescent Recessed Fixture	1	32	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	29	Squad Room	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	5	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	5	18
Floor 01	29	Squad Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	29	Squad Room	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	30	Interview	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	31	Mechanical Room	2 Lamp T8 Fluorescent Industrial Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	32	Hallway - Internal	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	33	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	34	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	25
Floor 01	35	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	25
Floor 01	36	Pump House	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	37	Cell	3 Lamp T8 Fluorescent Box Fixture, Vandal Proof	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	37.5
Floor 01	38	Cell	3 Lamp T8 Fluorescent Box Fixture, Vandal Proof	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	37.5
Floor 01	39	Cell	3 Lamp T8 Fluorescent Box Fixture, Vandal Proof	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	37.5
Floor 01	A	Hallway	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	16	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	16	18
Floor 01	A	Hallway	LED Exit Sign	5	4	Do Not Retrofit	0	4
Exterior		Front	100 Watt Incandescent Carriage Fixture	2	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Exterior		Side	100 Watt Incandescent Carriage Fixture	5	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	5	17
Exterior		Parking Lot	175 Watt Metal Halide Post Top Fixture	14	208	Do Not Retrofit	0	208
Exterior		Pathway	70 Watt Metal Halide Bollard Fixture	7	91	Retrokit with (1) 22 Watt LED Cobb Lamp	7	22

SOCIAL SERVICES								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	1	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	2	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	3	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	4	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	5	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	6	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	7	Janitor Closet	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	8	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	9	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	5	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 02	10	Stairs	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	10	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, High Install	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	1	25
Floor 02	11	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	12	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 02	13	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 02	14	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	15	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	16	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	17	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	18	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	19	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	20	Open Office	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	11	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 02	20	Open Office	LED Exit Sign	2	4	Do Not Retrofit	0	4

SOCIAL SERVICES								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	21	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 02	22	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 02	23	Restroom - Men	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	24	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	25	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	26	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	26	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	27	Break Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	28	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	29	Reception	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 02	29	Reception	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	30	Hallway - Internal	45 Watt Halogen Recessed Can Fixture, 6" Dia, BR30 Lamp	2	45	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30	2	17
Floor 02	31	Restroom	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	32	Restroom	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	33	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	33	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	34	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	34	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	35	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	36	Office	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	37	Stairs	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	37	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, High Install	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	1	25
Floor 02	37	Stairs	Soda Machine	1	400	New Vendmiser Control	1	400
Floor 01	38	Elevator	1 Lamp T12 Fluorescent Commercial Strip Fixture	2	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5



SOCIAL SERVICES								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	39	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	39	Hallway	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	40	Conference Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	6	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	41	Kitchenette	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	42	Ticket Room	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	43	Hallway - Internal	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	44	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	45	Storage	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	46	Waiting Room	13 Watt Compact Fluorescent Screw-in Lamp	11	13	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	11	9
Floor 01	46	Waiting Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 01	47	Reception	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	47	Reception	13 Watt Compact Fluorescent Screw-in Lamp	2	13	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Floor 01	48	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	49	Electrical Room	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	50	Hallway - Internal	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	50	Hallway - Internal	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	51	Conference Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	52	Restroom - Men	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	53	Restroom - Women	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	54	Hallway - Internal	Fluorescent Circline Drum Fixture	2	62	New 14 Watt LED Drum Fixture	2	14
Floor 01	55	Hallway	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 01	55	Hallway	LED Exit Sign, Emergency Light	2	4	Do Not Retrofit	0	4
Floor 01	56	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 01	57	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	58	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5

SOCIAL SERVICES								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	59	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	60	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	61	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	62	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	63	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	64	Storage	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	65	Auditorium	100 Watt Incandescent Decorative Fixture, Pendant Mount, Very Hard Install	4	100	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30, Very Hard Install	4	17
Floor 01	65	Auditorium	100 Watt Incandescent Decorative Fixture, Pendant Mount	2	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Floor 01	65	Auditorium	LED Exit Sign, Emergency Light	4	4	Do Not Retrofit	0	4
Floor 01	65	Auditorium	(2) 60 Watt Incandescent Drum Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	65	Auditorium	90 Watt Incandescent R40 Screw-in Lamp	1	90	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR30	1	17
Floor 01	65	Auditorium	100 Watt Incandescent Decorative Fixture	2	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Floor 01	66	Stage	150 Watt Incandescent Cylinder Fixture, PAR 40	3	150	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR30	3	17
Floor 01	67	Hallway	LED Exit Sign, Emergency Light	2	4	Do Not Retrofit	0	4
Floor 01	67	Hallway	(2) 13 Watt Compact Fluorescent Drum Fixture	4	26	New 14 Watt LED Drum Fixture	4	14
Floor 01	68	Dressing Room	40 Watt Incandescent Screw-in Lamp, Mirror Lights	28	40	Retrofit with 8 Watt LED Screw-in Globe Lamps	28	8
Floor 01	69	Mechanical Room	100 Watt Incandescent Screw-in Lamp	1	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	70	Restroom	(2) 13 Watt Compact Fluorescent Drum Fixture	1	26	New 14 Watt LED Drum Fixture	1	14
Floor 01	71	Dressing Room	40 Watt Incandescent Screw-in Lamp, Mirror Lights	28	40	Retrofit with 8 Watt LED Screw-in Globe Lamps	28	8
Floor 01	72	Restroom	(2) 13 Watt Compact Fluorescent Drum Fixture	1	26	New 14 Watt LED Drum Fixture	1	14
Floor 01	73	Mechanical Room	100 Watt Incandescent Screw-in Lamp	1	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	74	Mechanical Room	2 Lamp 8' Slimline T12 Fluorescent Industrial Strip Fixture	3	123	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 Industrial Reflector Kit	3	50
Floor 01	75	Mechanical Room	2 Lamp T12 Fluorescent Commercial Strip Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	76	Mechanical Room	2 Lamp 8' Slimline T12 Fluorescent Industrial Strip Fixture	3	123	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 Industrial Reflector Kit	3	50

SOCIAL SERVICES								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Exterior	250 Watt High Pressure Sodium Wallpack Fixture	3	295	New 72 Watt LED Wallpack Fixture	3	72
Floor 01		Exterior	(2) 60 Watt Incandescent Decorative Fixture, Wall Mounted	2	120	(2) 9 Watt LED Screw-in Lamps	2	18

SOCIAL SERVICES – GYMNASIUM								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Stairs	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1	Stairs	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	2	Gym	4 Lamp T5 High Output Fluorescent Fixture, Wire Cage	12	234	New 95 Watt LED High Bay Gymnasium Fixture with Incorporated Occupancy Sensor	12	93
Floor 01	2	Gym	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	3	Concession	2 Lamp T12 Fluorescent Wrap Fixture	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	3	Concession	Soda Machine	2	400	New Vendmiser Control	2	400
Floor 01	4	Restroom	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	5	Restroom	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	6	Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	7	Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	8	Hallway	4 Lamp T8 Fluorescent Wrap Fixture	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Exterior		Exterior	(2) 13 Watt Compact Fluorescent Drum Fixture	1	26	New 14 Watt LED Drum Fixture	1	14
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture	3	95	New 12 Watt LED Entrance Wallpack Fixture	3	14
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture, Hard Install	1	95	New 12 Watt LED Entrance Wallpack Fixture, Hard Install	1	14
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture, Hard Install	1	95	New 12 Watt LED Entrance Wallpack Fixture, Hard Install	1	14
Exterior		Exterior	100 Watt High Pressure Sodium Recessed Can Fixture, 10" Dia	2	138	Retrokit with 26 Watt LED 8" Recessed Can Kit, Goof Ring	2	26
Floor B01	1	Store	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	15	40	Do Not Retrofit	0	40
Floor B01	1	Store	LED Exit Sign, Emergency Light	1	4	Do Not Retrofit	0	4
Floor B01	2	Break Room	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40	Do Not Retrofit	0	40
Floor B01	3	Office	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40	Do Not Retrofit	0	40
Floor B01	4	Storage	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	1	40	Do Not Retrofit	0	40
Floor B01	5	Restroom	2 Lamp LED 2X4 Wrap Fixture	1	40	Do Not Retrofit	0	40



**SOCIAL SERVICES – GYMNASIUM**

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor B01	6	Office	2 Lamp LED 2X4 Wrap Fixture	1	40	Do Not Retrofit	0	40
Floor B01	7	Storage	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor B01	8	Restroom	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	1	40	Do Not Retrofit	0	40
Floor B01	9	Storage	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40	Do Not Retrofit	0	40
Floor B01	10	Work Room	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40	Do Not Retrofit	0	40
Floor B01	11	Boiler Room	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25

**VOTER REGISTRAR**

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 01	2	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	3	Storage	(2) 60 Watt Incandescent Wall Sconce Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	3	Storage	(2) 60 Watt Incandescent Decorative Fixture	1	120	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	4	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	5	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	5	37.5
Floor 01	5	Break Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	6	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Exterior	Exterior	Exterior	60 Watt Incandescent Industrial Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Exterior	Exterior	Exterior	(2) 90 Watt Incandescent Screw-in PAR38 Lamps	1	180	New 2 Headed 12 Watt LED Spot Lights	1	26
Floor B01	B1000	Cellar	2 Lamp T12 Fluorescent Commercial Strip Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25

## Room By Room Retrofit Schedule – Fluvanna County Schools

ABRAMS SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000	Main Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1001	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	A	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	7	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	7	37.5
Floor 01	A	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	409	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	410	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Do Not Retrofit	0	144
Floor 01	411	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	16	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	411A	Hallway - Internal	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	72	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	2	27
Floor 01	411B	Stage	2 Lamp T12 Fluorescent Wrap Fixture	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	408	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	1003	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1003A	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	1004	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1004A	Storage	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	B	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	5	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	5	37.5
Floor 01	B	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Need Lens	1	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, New 2X4 Lens	1	37.5
Floor 01	B	Hallway	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	1005	Janitor Closet	2 Lamp T12 Fluorescent 2X4 Box Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	407	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	1006	Restroom - Women	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1007	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5

ABRAMS SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1007A	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1007B	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	406	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	1008	Restroom - Men	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	405	Media Center	2 Lamp T12 Fluorescent Indirect Fixture, Pendant Mount	27	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	27	25
Floor 01	405A	Work Room	2 Lamp T12 Fluorescent Box Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	405A	Work Room	2 Lamp T12 Fluorescent 2X4 Box Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	405B	Office	2 Lamp T12 Fluorescent Box Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	405B	Office	2 Lamp T12 Fluorescent 2X4 Box Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	404	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	12	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	50
Floor 01	C	Stairs	6 Lamp T12 Fluorescent 4X4 Box Fixture, Needs Lens	2	216	Retrofit with (6) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Need Two 2X4 Lenses	2	75
Floor 01	C	Stairs	2 Lamp T12 Fluorescent Direct/Indirect Fixture, Wall Mount	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	C	Stairs	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor B01	B01	Storage	90 Watt Incandescent R40 Screw-in Lamp	2	90	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30	2	17
Floor B01	B02	Open Office - IT	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	9	37.5
Floor B01	B03	Storage	100 Watt Incandescent Screw-in Lamp	1	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor B01	B04	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor B01	B05	Open Office - IT	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	9	37.5
Exterior		Canopy	(2) 60 Watt Incandescent Drum Fixture	1	120	New 20 Watt LED Canopy Fixture	1	22
Exterior		Wall	70 Watt High Pressure Sodium Flood Fixture	1	95	New 18 Watt LED Flood Fixture	1	22
Exterior		Wall	70 Watt High Pressure Sodium Flood Fixture	1	95	New 18 Watt LED Flood Fixture	1	22
Exterior		Canopy	(2) 60 Watt Incandescent Canopy Fixture	1	120	New 20 Watt LED Canopy Fixture	1	22
Exterior		Wall	175 Watt Mercury Vapor Flood Fixture	1	205	New 39 Watt LED Flood Fixture	1	41
Exterior		Canopy	60 Watt Incandescent Jelly Jar Fixture, Ceiling Mount	1	60	New 10 Watt LED Canopy Fixture	1	13
Exterior		Wall	(3) 90 Watt Incandescent PAR38 Screw-in Lamp	1	270	Retrofit with (3) 17 Watt LED Screw-in Lamp, PAR38, High Install	1	51

ABRAMS SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Exterior		Canopy	100 Watt Incandescent Globe Fixture, Missing Globe	1	100	Disconnect/Remove	1	0
Floor 01	400	Hallway - Internal	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	4	72	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	400	Hallway - Internal	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	2	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	2	25
Floor 01	401	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	38	72	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	19	50
Floor 01	401	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	401A	Stage	2 Lamp T12 Fluorescent Industrial Strip Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	402	Break Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	402A	Storage	60 Watt Incandescent Globe Fixture, Need Globe Lens	1	60	New 14 Watt LED Drum Fixture	1	14
Floor 01	402B	Restroom - Private	60 Watt Incandescent Globe Fixture, Need Globe Lens	1	60	New 14 Watt LED Drum Fixture	1	14
Floor 01	402C	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	403A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Need Lens	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	403B	Storage	2 Lamp T8 Fluorescent 1X4 Box Fixture, Needs Lens	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 1X4 Lens	2	25
Floor 01	403C	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403D	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403E	Storage	2 Lamp T12 Fluorescent Industrial Strip Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	403F	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	403G	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	403H	Mechanical Room	2 Lamp T12 Fluorescent Industrial Strip Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403I	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	8	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Exterior		Wall	175 Watt Metal Halide Barnyard (Dusk to Dawn) Fixture, Wall Mount	1	208	New 26 Watt LED Barnyard Fixture	1	28
Exterior		Wall	60 Watt Incandescent Jelly Jar Fixture, Wall Mount	2	60	New 12 Watt LED Entrance Wallpack Fixture	2	14
Floor 01	500	Hallway - Internal	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25

### ABRAMS SCHOOL

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	500A	Classroom	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	12	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	25
Floor 01	500A	Classroom	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	6	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	500B	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture, High Install	32	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	32	25
Floor 01	500B	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture, High Install	16	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	16	25
Exterior		Wall	60 Watt Incandescent Jelly Jar Fixture, Wall Mounted, Replace	1	60	New 12 Watt LED Entrance Wallpack Fixture	1	14

### CARYSBROOK ELEMENTARY

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000	Main Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	1000	Main Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000A	Hallway - Internal	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	2	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1000A	Hallway - Internal	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Emergency Ballast	1	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000B	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1000C	Mail Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	2	25
Floor 01	1000D	Open Office - Nurse	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	4	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000D1	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture, Need Lens	1	120	New 2' Vanity Fixture with (2) 9 Watt 2' LED Linear Lamps with Integrated Drivers	1	18
Floor 01	1000E	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Hard Install	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	37.5
Floor 01	1000F	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1000G	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture	1	120	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	1000H	File Room	4 Lamp T8 Fluorescent Wrap Fixture	3	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	50
Floor 01	1000I	Open Office - Guidance	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	4	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000J	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1000K	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50

CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000L	IT Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	A	Hallway	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	4	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	A	Hallway	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Emergency Ballast	2	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	A	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1001	Restroom - Women	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	5	75	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	5	24
Floor 01	1001	Restroom - Women	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 01	1001	Restroom - Women	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	2	26	Do Not Retrofit	0	26
Floor 01	1002	Restroom - Private	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	2	75	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	2	24
Floor 01	1002	Restroom - Private	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	1003	Electrical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	106	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	108	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1009	Janitor Closet	(3) 60 Watt Incandescent Drum Fixture	1	180	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	110	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	111	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	112	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	113	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	115	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	114	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	B	Hallway	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	10	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	B	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5



CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	B	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	116	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	118	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	117	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	C	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1010	Office	1 Lamp T8 Fluorescent Commercial Strip Fixture	4	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	4	12.5
Floor 01	1011	Storage	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	5	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	216	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	20	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	37.5
Floor 01	217	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	20	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	37.5
Floor 01	1012	Electrical Room	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	1013	Work Room	1 Lamp T8 Fluorescent Commercial Strip Fixture	3	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	3	12.5
Floor 01	316	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	321	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	319	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	11	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	D	Hallway	LED Exit Sign	4	4	Do Not Retrofit	0	4
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	5	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	E	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4

CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	314	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	317	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	315	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	312	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	313	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	310	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	311	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	G	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	308	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	H	Hallway	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	211	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	10	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	210	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	212	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	213A	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	213	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50



CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	215	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	214	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	I	Hallway	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	J	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	208	Office - Assistant Principal	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1014	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1014	Work Room	Soda Machine	1	400	New Vendmiser Control	1	400
Floor 01	1015	Restroom - Men	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	5	75	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	5	24
Floor 01	1015	Restroom - Men	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 01	1015	Restroom - Men	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	2	26	Do Not Retrofit	0	26
Floor 01	1016	Classroom - Art	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	20	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 01	1017	Restroom - Private	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	2	75	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	2	24
Floor 01	1017	Restroom - Private	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	400	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	20	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 01	400A	Restroom - Private	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	2	75	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	2	24
Floor 01	400A	Restroom - Private	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	1017	Locker Room - Men	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	5	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1017	Locker Room - Men	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level, Emergency Ballasts	3	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1017	Locker Room - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	9	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	25

CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1017	Locker Room - Men	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 01	1017A	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	4	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1017A1	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture, Need Lens	1	120	New 2' Vanity Fixture with (2) 9 Watt 2' LED Linear Lamps with Integrated Drivers	1	18
Floor 01	1017A2	Storage	(3) 60 Watt Incandescent Drum Fixture	1	180	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	1017A3	Showers	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1018	Gymnasium	400 Watt Metal Halide High Bay Fixture	14	453	New 185 Watt LED High Bay Fixture with Occ Sensor	14	183
Floor 01	1018	Gymnasium	Original Fixture Previously Removed	1	0	Do Not Retrofit	0	0
Floor 01	1018	Gymnasium	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 01	1019	Work Room	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	4	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1019	Work Room	Soda Machine	2	400	Do Not Retrofit	0	400
Floor 01	1020	Locker Room - Women	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	5	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1020	Locker Room - Women	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level, Emergency Ballasts	3	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1020	Locker Room - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	9	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	25
Floor 01	1020	Locker Room - Women	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 01	1020A	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	4	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1020A1	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture, Need Lens	1	120	New 2' Vanity Fixture with (2) 9 Watt 2' LED Linear Lamps with Integrated Drivers	1	18
Floor 01	1020A2	Storage	(3) 60 Watt Incandescent Drum Fixture	1	180	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	1020A1	Showers	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1021	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1022	Media Center	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	50	72	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	50	36
Floor 01	1022	Media Center	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	5	72	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	5	36
Floor 01	1022	Media Center	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, High Install	28	58	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, High Install	28	36

CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1022	Media Center	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1022A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1022B	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	4	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	K	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1023	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching, High Install	24	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	24	50
Floor 01	1024	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1024A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1024A	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	2	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1024B	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1024C	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1024C	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1024C	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	1	37.5
Floor 01	1025	Electrical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1026	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1027	Janitor Closet	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1027A	Janitor Closet	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	85	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	1	25
Floor 01	1028	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, High Install	35	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	35	50
Floor 01	1028A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1028B	Office	2 Lamp T12 Fluorescent Commercial Strip Fixture	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1028C	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50

CARYSBROOK ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	L	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	L	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	M	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	M	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	M	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1029	Janitor Closet	(3) 60 Watt Incandescent Drum Fixture, Need Lens	1	180	New 14 Watt LED Drum Fixture	1	14
Floor 01	1030	Restroom - Men	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Floor 01	1030	Restroom - Men	2 Lamp 2' T8 Fluorescent Commercial Strip Fixture, Cove Lighting	2	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver, Hard Install	2	18
Floor 01	1030	Restroom - Men	(2) 13 Watt Compact Fluorescent Recessed Can Fixture, 6" Dia	2	26	Do Not Retrofit	0	26
Floor 01	1031	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture	1	120	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	1032	Restroom - Women	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Floor 01	1032	Restroom - Women	2 Lamp 2' T8 Fluorescent Commercial Strip Fixture, Cove Lighting	2	33	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver, Hard Install	2	18
Floor 01	1032	Restroom - Women	(2) 13 Watt Compact Fluorescent Recessed Can Fixture, 6" Dia	2	26	Do Not Retrofit	0	26
Floor 01	1033	Cafeteria	4 Lamp T8 2X2 U-Lamp Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, High Install	26	85	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars, High Install	26	27
Floor 01	1033	Cafeteria	3 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast, High Install	4	58	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, High Install	4	36
Floor 01	1033	Cafeteria	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	16	58	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	16	36
Floor 01	1033	Cafeteria	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	4	58	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	4	36
Floor 01	1033	Cafeteria	100 Watt Incandescent Recessed Can Fixture, 10" Dia, High Install	35	100	Retrokit with (1) 26 Watt LED Recessed Can Kit, 8" Dia, Add Goof Ring	35	26
Floor 01	1033	Cafeteria	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 01	1033	Cafeteria	Soda Machine	2	400	New Vendmiser Control	2	400
Floor 01	1033A	Stage	2 Lamp T8 Fluorescent Industrial Turret Fixture, High Install	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	2	25
Floor 01	1033A	Stage	100 Watt Incandescent Cylinder Can Fixture, High Install	2	100	Retrofit with (1) 17 Watt LED Screw-in Lamp, High Install	2	17

## CARYSBROOK ELEMENTARY

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1033B	Storage	3 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	115	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	3	25
Floor 01	1034	Kitchen	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	14	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	14	50
Floor 01	1034	Kitchen	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	1034A	Dish Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1034B	Hood	60 Watt Incandescent Jelly Jar Fixture	4	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	4	9
Floor 01	1034C	Pantry	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1034D	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1034E	Restroom - Private	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1034E	Restroom - Private	(3) 60 Watt Incandescent Drum Fixture	1	180	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	1034F	Janitor Closet	(3) 60 Watt Incandescent Drum Fixture	1	180	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	N	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	7	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	N	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1035	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	104	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	102	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	106	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1036	Hallway to Stage	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	O	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	O	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1037	Classroom - Mobile	4 Lamp T12 Fluorescent Wrap Fixture	12	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	50
Floor 01	1037	Classroom - Mobile	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01		Storage Shed	2 Lamp 8' Slimline T12 Fluorescent Commercial Strip Fixture	4	123	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 White Channel Reflector Kit	4	50
Floor 01		Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	4	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25



### CARYSBROOK ELEMENTARY

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	4	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	4	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Exterior		Wall	70 Watt Metal Halide Flood Fixture, Wall Mounted	3	91	New 18 Watt LED Flood Fixture	3	22
Exterior		Canopy	60 Watt Incandescent Recessed Can Fixture, with Lens, 8" Dia	12	60	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	12	9
Exterior		Canopy	60 Watt Incandescent Recessed Can Fixture with Lens, Missing Lens	1	60	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	1	9
Exterior		Parking Lot	400 Watt Metal Halide Shoebox Fixture	18	453	New 138 Watt LED Shoebox Fixture	18	138
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	2	288	New 78 Watt LED Flood Fixture	2	91
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	1	288	New 78 Watt LED Flood Fixture	1	91
Exterior		Wall	400 Watt Metal Halide Wallpack Fixture	2	453	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Mobile Unit Exterior	60 Watt Incandescent Jelly Jar Fixture, Need Jar	1	60	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Wall	60 Watt Incandescent Jelly Jar Fixture, Wall Mount	1	60	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Wall	60 Watt Incandescent Cylinder Fixture	2	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Exterior		Parking Lot	(2) 400 Watt Metal Halide Shoebox Fixtures	1	906	New (2) 138 Watt LED Shoebox Fixtures	1	276

### CENTRAL ELEMENTARY

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000	Main Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	25
Floor 01	1000A	Vault	1 Lamp T12 Fluorescent Commercial Strip Fixture	1	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	1000B	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1000B	Office	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	3	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	3	27
Floor 01	1000C	Office - Principal	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1000D	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1000E	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1000F	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1000G	Kitchenette	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000G	Kitchenette	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	2	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	2	27
Floor 01	117	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	1000H	Hallway - Internal	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	4	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	4	27
Floor 01	1000H	Hallway - Internal	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1000H	Hallway - Internal	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	101	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	15	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	102	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	103	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	116	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	15	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	115	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	15	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	114	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1001	Restroom - Women	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1001A	Restroom - Private	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	A	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	10	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01	A	Hallway	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	A	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	113	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	9	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	1002	Restroom - Men	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 01	1003	Restroom - Women	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 01	112	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	104	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	111	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	105	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	110	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	106	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	107	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Electronic Ballast	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	109	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	108	Work Room	1 Lamp T12 Fluorescent Strip Fixture	4	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	4	12.5
Floor 01	1004	Janitor Closet	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor B01	B01	Mechanical Room	2 Lamp T8 Fluorescent Direct/Indirect Fixture, Wall Mounted	2	60	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	B01	Mechanical Room	1 Lamp T8 Fluorescent Commercial Strip Fixture	2	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor B01	B01	Mechanical Room	2 Lamp T8 Fluorescent Vapor Tight Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	B01	Mechanical Room	1 Lamp T12 Fluorescent Commercial Strip Fixture	1	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor B01	B01	Mechanical Room	1 Lamp T8 Fluorescent Commercial Strip Fixture, Tandem Wired	2	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor B01	B01	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor B01	B01	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor B01	B01	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor B01	3	Stairs	2 Lamp T8 Fluorescent Direct/Indirect Fixture, Wall Mounted	5	60	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor B01	3	Stairs	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 02	2000	Janitor Closet	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 02	210	Work Room	1 Lamp T12 Fluorescent Strip Fixture	4	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	4	12.5
Floor 02	211	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	209	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	208	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	212	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	213	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	214	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	207	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5



CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	206	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	2001	Restroom - Men	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 02	2002	Restroom - Women	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 02	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 02	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	C	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 02	215	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	9	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 02	2	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, Replace	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 02	2	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Replace	1	58	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 02	2	Stairs	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, High Install	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	2	25
Floor 02	2003	Restroom - Private	2 Lamp T8 Fluorescent Wide Wrap Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	2004	Restroom - Men	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 02	216	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	6	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 02	2005	Janitor Closet	(2) 60 Watt Incandescent Drum Fixture	1	120	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	217	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	218	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	205	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	219	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	204	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	203	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	220	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	202	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	221	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	9	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 02	222	Storage - Books	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	222A	Storage - AV	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	222B	Work Room	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	4	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 02	222C	IT Room	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	201	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	2006	Restroom - Women	2 Lamp T12 Fluorescent Wrap Fixture, Tandem Mounted, Replace	2	72	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	D	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	13	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	13	25
Floor 02	D	Hallway	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	5	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 02	D	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 02	4	Stairs	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 02	4	Stairs	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, High Install, Emergency Ballast	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, High Install	2	37.5
Floor 02	4	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	1	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	1	Auditorium	500 Watt Halogen Recessed Can Fixture, Very Hard Install, Dimmable	25	500	Retrokit with 47.5 Watt LED Recessed Can Kit, 6" Dia, Dimmable, Very Hard Install	25	47.5
Floor 01	1	Auditorium	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Volumetric Fixture, Very Hard Install	12	117	Relamp with (2) 27 Watt T5 High Output LED Lamps WIHT Integrated Driver, Very Hard Install	12	60
Floor 01	1	Auditorium	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Volumetric Fixture, Battery Backup, Very Hard Install	5	117	Relamp with (2) 27 Watt T5 High Output LED Lamps WIHT Integrated Driver, Very Hard Install	5	60
Floor 01	1	Auditorium	LED Exit Sign	4	4	Do Not Retrofit	0	4
Floor 01	1A	Stairs	13 Watt Compact Fluorescent Recessed Can Fixture	1	13	Do Not Retrofit	0	13
Floor 01	1B	Stairs	13 Watt Compact Fluorescent Recessed Can Fixture	1	13	Do Not Retrofit	0	13
Floor 01	1C	Stage	2 Lamp 28 Watt T5 Industrial Fixture, High Install	7	63	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	7	25
Floor 01	E	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	E	Hallway	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	E	Hallway	LED Exit Sign	5	4	Do Not Retrofit	0	4
Floor 01	1007	Restroom - Men	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1008	Storage - Books	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1008A	Storage - Books	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	122	Open Office - Nurse	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	9	115	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	122A	Hallway - Internal	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	72	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	122B	Restroom - Private	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	72	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	122C	Storage	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	122D	Janitor Closet	1 Lamp T12 Fluorescent Commercial Strip Fixture	1	43	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	A	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	A	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	7	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	A	Cafeteria	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1009	Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	19	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	19	50
Floor 01	1009A	Serving Area	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	50
Floor 01	1009B	Hood	60 Watt Incandescent Jelly Jar Fixture	8	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	8	9
Floor 01	1009C	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1009D	Cooler	60 Watt Incandescent Jelly Jar Fixture	3	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 01	1009E	Freezer	60 Watt Incandescent Jelly Jar Fixture	3	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 01	1009F	Janitor Closet	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	1	18
Floor 01	1009G	Locker Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1009H	Restroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1009I	Pantry	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1009J	Serving Area	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	50
Floor 01	1010	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	17	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	17	37.5
Floor 01	1010	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1010	Cafeteria	13 Watt Compact Fluorescent Surface Mount Cylinder Fixture	4	13	Do Not Retrofit	0	13
Floor 01	1010	Cafeteria	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1010A	Storage	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1010B	Cafeteria - Staff	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1010B	Cafeteria - Staff	Soda Machine	1	400	New Vendmiser Control	1	400
Floor 01	1011	Mechanical Room	4 Lamp T8 Fluorescent Box Fixture	1	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1011	Mechanical Room	90 Watt Incandescent R40 Screw-in Lamp	2	90	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30	2	17
Floor 01	1011	Mechanical Room	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	1011A	Electrical Room	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	1011B	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	123	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	123A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	126	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	124	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	125	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	125A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	124A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	126A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Wrap Fixture	9	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	25
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	F	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Wrap Fixture	5	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	G	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	G1	Hallway	2 Lamp T8 Fluorescent Wrap Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	G1	Hallway	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1012A	Storage	4 Lamp T8 Fluorescent Wrap Fixture	2	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1012B	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1012B	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1012B	Hallway - Internal	2 Lamp T8 Fluorescent Wide Wrap Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1012B	Hallway - Internal	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	1012C	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1012C	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture, Hard Install	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	1012	Gymnasium	175 Watt Metal Halide High Bay Fixture	20	208	New 95 Watt LED High Bay Gymnasium Fixture with Incorporated Occupancy Sensor	20	93
Floor 01	1012	Gymnasium	LED Exit Sign	4	4	Do Not Retrofit	0	4
Floor 01	1012D	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1012E	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	H	Hallway	250 Watt Metal Halide High Bay Fixture	14	288	New 60 Watt LED Decorative High Bay Fixture	14	60
Floor 01	H	Hallway	150 Watt Metal Halide Indirect Flood Fixture	4	183	New 25 Watt LED Wall Sconce Fixture	4	25
Floor 01	H	Hallway	(2) 13 Watt Compact Fluorescent Wall Sconce Fixture	4	26	Do Not Retrofit	0	26
Floor 01	1013	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1013	Restroom - Men	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1014	Janitor Closet	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1015	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1015	Restroom - Women	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	127	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	168	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	168A	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	128	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	16	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5



CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1016	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	7	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	138	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	138A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	129	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	129A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	137	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	137A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	136	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	136A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	138	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	138A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	131	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	131A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	135	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	135A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	132	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	132A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1016	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	112	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	133	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	133A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	134	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	134A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1017	Open Office - Main Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	7	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	1017A	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1017B	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1017C	Storage	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1018	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1019	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1020	Janitor Closet	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	1	18
Floor 01	1021	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1022	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	2	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	H	Hallway	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	15	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	25
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	6	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	I	Hallway	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	1	26	Do Not Retrofit	0	26
Floor 01	I	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1023	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1023	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1023	Media Center	150 Watt Metal Halide Indirect Pendant Mounted Fixture	10	183	New 40 Watt LED Decorative High Bay Fixture	10	40
Floor 01	1023	Media Center	150 Watt Metal Halide Indirect Flood Fixture	4	183	New 25 Watt LED Wall Sconce Fixture	4	25
Floor 01	1023	Media Center	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1023A	Storage	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	6	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	6	27



CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1023B	Open Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1023C	Work Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	7	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	1023C	Work Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1023C1	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1023D	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	1023E	Computer Lab	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	174	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	174	Classroom	2 Lamp T8 Fluorescent Wide Wrap Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1024	Mechanical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	15	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	25
Floor 01	139	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5
Floor 01	1025	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1026	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Need Lens	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	141	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	11	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	37.5
Floor 01	141A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1027	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1028	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	J	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	142	Classroom - Art	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	16	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5
Floor 01	142A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	142B	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	K	Hallway	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	6	26	Do Not Retrofit	0	26

CENTRAL ELEMENTARY								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	K	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Exterior		Front	22 Watt LED Recessed Canopy Fixture	1	22	Do Not Retrofit	0	22
Exterior		Front	75 Watt Incandescent Recessed Fixture, 10" Square	1	93	New 43 Watt LED Canopy Fixture, Add Metal Mounting Plate	1	43
Exterior		Front	100 Watt Incandescent Bulk Head Fixture	22	100	New 20 Watt LED BulkHead Fixture	22	20
Exterior		Front	400 Watt High Pressure Sodium Shoebox Fixture	4	465	New 138 Watt LED Shoebox Fixture	4	138
Exterior		Front	400 Watt High Pressure Sodium Shoebox Fixture	8	465	New 138 Watt LED Shoebox Fixture	8	138
Exterior		Front	40 Watt LED Wall Pack Fixture	1	40	Do Not Retrofit	0	40
Exterior		Front	250 Watt High Pressure Sodium Wallpack Fixture	4	295	New 55 Watt LED Wallpack Fixture	4	57
Exterior		Side	50 Watt Metal Halide Recessed Can Fixture, 8" Dia	2	64	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	2	9
Exterior		Side	100 Watt Incandescent Bulk Head Fixture	2	100	New 20 Watt LED Bulk Head Fixture	2	20
Exterior		Side	400 Watt High Pressure Sodium Shoebox Fixture	8	465	New 138 Watt LED Shoebox Fixture	8	138
Exterior		Side	250 Watt High Pressure Sodium Wallpack Fixture	2	295	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Back	50 Watt Metal Halide Recessed Can Fixture, 8" Dia	6	64	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	6	9
Exterior		Back	100 Watt Incandescent Bulk Head Fixture	2	100	New 20 Watt LED BulkHead Fixture	2	20
Exterior		Back	400 Watt High Pressure Sodium Shoebox Fixture	7	465	New 138 Watt LED Shoebox Fixture	7	138
Exterior		Back	176 Watt Mercury Vapor Lay-in (Recessed) Fixture, 8", Replace	1	205	New 43 Watt LED Canopy Fixture, Add Metal Mounting Plate	1	43
Exterior		Back	70 Watt High Pressure Sodium Wallpack Fixture	1	95	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Back	150 Watt High Pressure Sodium Canopy Fixture	1	188	New 40 Watt LED Canopy Fixture	1	39
Exterior		Back	250 Watt Metal Halide Flood Fixture, Pole Mounted	1	288	New 78 Watt LED Flood Fixture	1	91
Exterior		Back	250 Watt High Pressure Sodium Wallpack Fixture	17	295	New 55 Watt LED Wallpack Fixture	17	57
Exterior		Front	250 Watt Halogen Flood Fixture	1	250	New 78 Watt LED Flood Fixture	1	91
Exterior		Front	175 Watt Mercury Vapor Lay-in (Recessed) Fixture, 8"	1	205	New 43 Watt LED Canopy Fixture, Add Metal Mounting Plate	1	43

FLUVANNA COUNTY HIGH SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Classrooms	2 Lamp T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	1,237	63	Relamp with (2) 15 Watt T5 Fluorescent Lamps	1237	38
Floor 01		Classrooms	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	4	33	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	4	20
Floor 01		Classrooms	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture, High Install	131	63	Relamp with (2) 15 Watt T5 Fluorescent Lamps, High Install	131	38

# FLUVANNA COUNTY HIGH SCHOOL

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Classrooms	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture, High Install	37	117	Relamp with (2) 24 Watt T5 High Output Fluorescent Lamps, High Install	37	56
Floor 01		Classrooms	175 Watt Metal Halide Low Bay Fixture	16	208	New 95 Watt LED High Bay Gymnasium Fixture with Incorporated Occupancy Sensor	16	93
Floor 01		Classrooms	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	45	112	Relamp with (4) 12 Watt T8 LED Lamps	45	58
Floor 01		Classrooms	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	5	58	Relamp with (2) 12 Watt T5 Fluorescent Lamps	5	29
Floor 01		Classrooms	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	1	18
Floor 01		Classrooms	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	85	Relamp with (3) 12 Watt T8 LED Lamps	6	43.5
Floor 01		Offices	2 Lamp T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	113	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	113	36
Floor 01		Offices	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85	Relamp with (3) 15 Watt T8 LED Lamps	4	52.2
Floor 01		Offices	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture	9	117	Relamp with (2) 27 Watt T5 High Output Fluorescent Lamps	9	60
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	375	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	375	34.8
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85	Relamp with (3) 15 Watt T8 LED Lamps	4	52.2
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	11	112	Relamp with (4) 15 Watt T8 LED Lamps	11	69.6
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	2	18
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture, High Install	18	117	Relamp with (2) 27 Watt T5 High Output Fluorescent Lamps, High Install	18	60
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	5	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	5	36
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp 2' T8 Fluorescent Vanity Fixture	2	33	Relamp with (2) 9 Watt 2' T8 Fluorescent Lamps	2	23
Floor 01		Gymnasiums	400 Watt Metal Halide High Bay Fixture	74	453	New 185 Watt LED High Bay Fixture with Occ Sensor	74	183
Floor 01		Gymnasiums	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	20	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	20	36

# FLUVANNA COUNTY HIGH SCHOOL

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Gymnasiums	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	62	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	62	36
Floor 01		Gymnasiums	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	30	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	30	34.8
Floor 01		Locker Rooms	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	56	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	56	34.8
Floor 01		Night Lights	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	5	33	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	5	20
Floor 01		Night Lights	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	87	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	87	36
Floor 01		Night Lights	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	35	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	35	34.8
Floor 01		Night Lights	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112	Relamp with (4) 15 Watt T8 LED Lamps	3	69.6
Floor 01		Night Lights	1 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture	14	64	Relamp with (1) 27 Watt T5 High Output Fluorescent Lamp	14	30
Floor 01		Night Lights	100 Watt Metal Halide Recessed Can Fixture, 8" Dia, High Install	14	124	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	14	26
Floor 01		Night Lights	150 Watt Metal Halide Recessed Can Fixture, 8"	1	183	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	1	26
Floor 01		Night Lights	70 Watt Metal Halide Decorative Fixture, Pendant Mount, Height	3	91	Retrokit with 18 Watt LED COB Lamp, High Install	3	18
Floor 01		Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	23	112	Relamp with (4) 15 Watt T8 LED Lamps	23	69.6
Floor 01		Kitchen	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	45	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	45	34.8
Floor 01		Kitchen	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	2	36
Floor 01		Hallway	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	12	33	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	12	20
Floor 01		Hallway	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	219	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	219	36
Floor 01		Hallway	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture	252	117	Relamp with (2) 27 Watt T5 High Output Fluorescent Lamps	252	60
Floor 01		Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	19	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	19	34.8
Floor 01		Hallway	100 Watt Metal Halide Recessed Can Fixture, 8" Dia, High Install	78	124	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	78	26
Floor 01		Hallway	150 Watt Metal Halide Recessed Can Fixture, 8"	11	183	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	11	26
Floor 01		Hallway	70 Watt Metal Halide Decorative Fixture, Pendant Mount, Height	40	91	Retrokit with 18 Watt LED COB Lamp, High Install	40	18
Floor 01		Restroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	34	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	34	34.8
Floor 01		Restroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	12	112	Relamp with (4) 15 Watt T8 LED Lamps	12	69.6
Floor 01		Restroom	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	2	18
Floor 01		Media Center	2 Lamp T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	216	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	216	36
Floor 01		Media Center	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	58	Relamp with (2) 15 Watt T5 Fluorescent Lamps	8	34.8

### FLUVANNA COUNTY HIGH SCHOOL

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Media Center	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	2	33	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	2	20
Floor 01		Cafeteria	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	10	63	Relamp with (2) 13 Watt T5 Fluorescent Lamps	10	36
Exterior		Exterior	100 Watt Metal Halide Recessed Can Fixture, 8" Dia, High Install	12	124	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	12	26
Exterior		Exterior	70 Watt Metal Halide Wallpack Fixture	15	91	New 17 Watt LED Wall Sconce Wall Pack	15	17
Exterior		Driveway - Entrance	250 Watt Metal Halide Pulse Start Shoebox Fixture	3	275	New 105 Watt LED Shoebox Fixture, Grey Color	3	107
Exterior		Driveway - Roundabout	250 Watt Metal Halide Pulse Start Shoebox Fixture	4	275	New 105 Watt LED Shoebox Fixture, Grey Color	4	107
Exterior		Parking Lot - Front	250 Watt Metal Halide Pulse Start Shoebox Fixture	4	275	New 105 Watt LED Shoebox Fixture, Grey Color	4	107
Exterior		Parking Lot - Side	2-250 Watt Metal Halide Pulse Start Shoebox Fixtures	3	550	New 2-105 Watt LED Shoebox Fixture, Grey Color	3	214
Exterior		Parking Lot - Side	250 Watt Metal Halide Pulse Start Shoebox Fixture	3	275	New 105 Watt LED Shoebox Fixture, Grey Color	3	107
Exterior		Driveway - Rear	250 Watt Metal Halide Pulse Start Shoebox Fixture	5	275	New 105 Watt LED Shoebox Fixture, Grey Color	5	107
Exterior		Parking Lot - Rear	2-250 Watt Metal Halide Pulse Start Shoebox Fixtures	9	550	New 2-105 Watt LED Shoebox Fixture, Grey Color	9	214
Exterior		Parking Lot - Rear	250 Watt Metal Halide Pulse Start Shoebox Fixture	7	275	New 105 Watt LED Shoebox Fixture, Grey Color	7	107
Exterior		Walkway to Stadium	250 Watt Metal Halide Pulse Start Shoebox Fixture	9	275	New 105 Watt LED Shoebox Fixture, Grey Color	9	107
Exterior		Parking Lot - School Buses	250 Watt Metal Halide Pulse Start Shoebox Fixture	7	275	New 105 Watt LED Shoebox Fixture, Grey Color	7	107
Exterior		Driveway - Side	250 Watt Metal Halide Pulse Start Shoebox Fixture	4	275	New 105 Watt LED Shoebox Fixture, Grey Color	4	107

### FLUVANNA MIDDLE SCHOOL

Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000	Main Office	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	12	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	50
Floor 01	1000	Main Office	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	3	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	50
Floor 01	1001	Open Office - Nurse	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	6	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	1001A	Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1001B	Storage	23 Watt Compact Fluorescent Wall Pack Fixture	1	23	Do Not Retrofit	0	23
Floor 01	1000A	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	4	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000A	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	2	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1000A	Work Room	Soda Machine	1	400	New Vendmiser Control	1	400



FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1000B	Office	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	4	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000C	Office - Principal	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	8	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	50
Floor 01	1000D	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	3	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1000E	Hallway - Internal	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia	6	32	Do Not Retrofit	0	32
Floor 01	1000F	Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1000G	Hallway - Internal	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia	11	32	Do Not Retrofit	0	32
Floor 01	1000G	Hallway - Internal	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	1000H	Conference Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	8	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	50
Floor 01	1000I	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000I	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000J	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000J	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000K	File Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	4	25
Floor 01	1000L	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	2	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1000L	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Emergency Ballast	1	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000M	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	1	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000M	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Emergency Ballast	1	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000N	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	1	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000N	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Emergency Ballast	1	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1002	Open Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	5	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1002	Open Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1002A	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	10	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	1002A	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5

FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1002A1	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	11	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	7	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	1003	Media Center	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	64	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	64	37.5
Floor 01	1003	Media Center	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	10	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	1003	Media Center	3 Lamp 2' T8 Fluorescent Lay-in Volumetric Recessed Fixture	17	47	Retrofit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver	17	27
Floor 01	1003	Media Center	LED Exit Sign	3	4	Do Not Retrofit	0	4
Floor 01	1003A	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	2	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1003A	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1003A	Work Room	3 Lamp 2' T8 Fluorescent Lay-in Volumetric Recessed Fixture	1	47	Retrofit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	27
Floor 01	1003A	Work Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1003B	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	4	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1003B	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1003C	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	5	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1003C	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1004	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1004	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1004A	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	8	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Floor 01	1004A	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1005	Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1005	Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	C1	Stairs	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, High Install	2	112	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, High Install	2	37.5
Floor 01	C1	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25



FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	C1	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Vandalproof	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	101	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	101	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	100	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	16	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	101	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1006	Courtyard	100 Watt Metal Halide Bollard Fixture	9	124	New 20 Watt LED Bollard Fixture	9	20
Floor 01	C	Hallway	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, High Install	7	112	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, High Install	7	37.5
Floor 01	D	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	22	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	22	27
Floor 01	D	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Emergency Ballast	6	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	6	27
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	D	Hallway	LED Exit Sign	4	4	Do Not Retrofit	0	4
Floor 01	1007	Storage	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1008	Storage	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1009	Janitor Closet	32 Watt Compact Fluorescent Wall Pack Fixture	1	32	Do Not Retrofit	0	32
Floor 01	1010	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1010	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	2000	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	2000	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	10	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	E	Hallway	LED Exit Sign	4	4	Do Not Retrofit	0	4

FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	113	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	24	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	24	50
Floor 01	113	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	112	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	21	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	21	50
Floor 01	112	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1011	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	16	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	1011	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	2	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1011	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	4	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1011A	Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	111	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	20	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 01	111	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1012	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1012	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1013	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1013	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	110	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	110	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	109	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	109	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1014	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	1014	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50

FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1015	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	1015	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1015	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1015A	Storage	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	1015A	Storage	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	108B	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	108B	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	107	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	107	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	108A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	108A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	108A1	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	108A1	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	106	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	106	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	105	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	105	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	105A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	105A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	F	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	2	25

FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	F	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia	6	32	Do Not Retrofit	0	32
Floor 01	F	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia, Emergency Ballast	4	32	Do Not Retrofit	0	32
Floor 01	F1	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F1	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F1	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Hard Install	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 02	G	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	12	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	12	27
Floor 02	G	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Emergency Ballast	5	58	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	5	27
Floor 02	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	G	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 02	226	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	17	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	17	50
Floor 02	226	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	2001	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	3	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 02	227	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	19	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	19	50
Floor 02	227	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	229	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	229	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	228	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	228	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	230	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	230	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50

FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	231	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	231	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	233	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	233	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	232	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	232	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	234	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	234	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	235	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	235	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	236	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	236	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	2002	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	1	89	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 02	237	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	237	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	2003	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	2003	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	2004	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	2004	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Floor 02	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	H	Hallway	LED Exit Sign	3	4	Do Not Retrofit	0	4



FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 02	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	2005	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	10	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	50
Floor 02	2005	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	5	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	50
Floor 02	2005	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	238	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	21	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	21	50
Floor 02	238	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	239	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	20	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 02	239	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Emergency Ballast	1	116	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	240	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	25	85	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	25	37.5
Floor 02	240A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	240B	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	J	Hallway	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 02	2006	Janitor Closet	32 Watt Compact Fluorescent Wall Pack Fixture	1	32	Do Not Retrofit	0	32
Floor 02	2007	Elevator	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	K	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	K	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup, High Install	4	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	4	25
Floor 02	K	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Shed	2 Lamp 8' Slimline T12 Fluorescent Commercial Strip Fixture	6	123	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 White Channel Reflector Kit	6	50
Floor 01		Gymnasium	235 Watt LED High Bay Fixture	16	235	Do Not Retrofit	0	235
Exterior		Canopy	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture	7	64	Do Not Retrofit	0	64
Exterior		Sidewalk	100 Watt Metal Halide Bollard Fixture	16	124	New 20 Watt LED Bollard Fixture	16	20
Exterior		Sidewalk	42 Watt Compact Fluorescent Bollard Fixture	10	42	New 20 Watt LED Bollard Fixture	10	20

FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Exterior		Canopy	(2) 32 Watt Compact Fluorescent Drum Fixture	8	64	Do Not Retrofit	0	64
Exterior		Wall	100 Watt Metal Halide Wallpack Fixture	11	124	New 24 Watt LED Wallpack Fixture	11	25
Exterior		Wall	42 Watt Compact Fluorescent Wallpack Fixture	6	42	Do Not Retrofit	0	42
Exterior		Canopy	175 Watt Mercury Vapor Recessed Can Fixture, 12"	8	205	Retrokit with (1) 26 Watt LED Recessed Can Kit, 8" Dia, Add Goof Ring	8	26
Exterior		Wall	100 Watt High Pressure Sodium Wallpack Fixture	1	138	New 24 Watt LED Wallpack Fixture	1	25
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	4	288	New 78 Watt LED Flood Fixture	4	91
Exterior		Canopy	100 Watt Mercury Vapor Lay-in (Recessed) Fixture, 8"	4	125	New 20 Watt LED Canopy Fixture, Add Metal Mounting Plate	4	22
Exterior		Canopy	100 Watt Mercury Vapor Drum Fixture, 14" Dia	3	125	New 20 Watt LED Canopy Fixture, Add Metal Mounting Plate	3	22
Exterior		Parking Lot	175 Watt Metal Halide Barnyard (Dusk to Dawn) Fixture, Pole Mounted	1	208	New 26 Watt LED Barnyard Fixture	1	28
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	1	288	New 78 Watt LED Flood Fixture	1	91
Exterior		Wall	400 Watt Metal Halide Wallpack Fixture	2	453	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Canopy	175 Watt Mercury Vapor Recessed Can Fixture, 12"	6	205	Retrokit with (1) 26 Watt LED Recessed Can Kit, 8" Dia, Add Goof Ring	6	26
Exterior		Wall	100 Watt Metal Halide Wallpack Fixture	2	124	New 24 Watt LED Wallpack Fixture	2	25
Exterior		Walkway	100 Watt Metal Halide Bollard Fixture	13	124	New 20 Watt LED Bollard Fixture	13	20
Exterior		Parking Lot	(2) 400 Watt Metal Halide Shoebox Fixtures	5	906	New (2) 138 Watt LED Shoebox Fixtures	5	276
Exterior		Parking Lot	400 Watt Metal Halide Shoebox Fixture	4	453	New 138 Watt LED Shoebox Fixture	4	138
Exterior		Sign	150 Watt Metal Halide Flood Fixture, Ground Mounted	2	183	New 39 Watt LED Flood Fixture	2	41
Exterior		Shed	150 Watt Quartz Flood Fixture	2	150	New 39 Watt LED Flood Fixture	2	41
Exterior		Field 1	(14) 1000 Watt Metal Halide Sportlight Fixtures, Pole Mounted	2	15092	Do Not Retrofit	0	15092
Exterior		Field 1	(11) 1000 Watt Metal Halide Sportlight Fixtures, Pole Mounted	2	11858	Do Not Retrofit	0	11858
Exterior		Field 1	(4) 1000 Watt Metal Halide SPORT LIGHT Fixture	2	4320	Do Not Retrofit	0	4320
Exterior		Field 2	(4) 1000 Watt Metal Halide SPORT LIGHT Fixture	2	4320	Do Not Retrofit	0	4320
Exterior		Field 2	(8) 1000 Watt Metal Halide Sportlight Fixtures, Pole Mounted	2	8624	Do Not Retrofit	0	8624
Exterior		Football Field	(20) 1000 Watt Metal Halide Sportlight Fixtures, Pole Mounted	4	21560	Do Not Retrofit	0	21560
Floor 01		Restrooms	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	6	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	6	25
Floor 01		Shed	2 Lamp 8' Slimline T12 Fluorescent Commercial Strip Fixture	6	123	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 White Channel Reflector Kit	6	50



FLUVANNA MIDDLE SCHOOL								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01		Concessions	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	10	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	10	25
Floor 01		Field House	2 Lamp T12 Fluorescent Industrial Turret Fixture	10	72	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01		Field House	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	10	37.5

MAINTENANCE BUILDING / BUS GARAGE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	15	453	New 185 Watt LED High Bay Fixture with Occ Sensor	15	183
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture	1	58	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1	Garage	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	2	Open Office	2 Lamp T12 Fluorescent Vapor Tight Fixture	6	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	2	Open Office	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	3	Kitchen	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01		Open Office	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	4	HF	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	5	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	5	Restroom - Private	60 Watt Incandescent Recessed Can Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01		Attic	2 Lamp T12 Fluorescent Vapor Tight Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		S-01	2 Lamp T12 Fluorescent Vapor Tight Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25

SCHOOL BOARD OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	1	Reception	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	2	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5

SCHOOL BOARD OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	3	Storage	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	4	25
Floor 01	4	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	1	37.5
Floor 01	4A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 01	4B	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	4C	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	5	Restroom - Men	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	6	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	7	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 01	7A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 01	7B	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	7C	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	8	Auditorium	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	15	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	25
Floor 01	8	Auditorium	LED Exit Sign	2	4	Do Not Retrofit	0	4
Floor 01	9	Stage	60 Watt Incandescent Industrial Fixture	3	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 01	10	Kitchen	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	50
Floor 01	11	Hallway - Internal	60 Watt Incandescent Globe Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	12	Restroom - Private	60 Watt Incandescent Exhaust Fan Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	13	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	14	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01		Stairs	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		Stairs	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	B01	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5

SCHOOL BOARD OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	B02	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	5	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	5	37.5
Floor 01	B02	Open Office	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01	B03	Storage	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	4	25
Floor 01	BO4	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	BO5	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	BO6	Restroom - Private	60 Watt Incandescent Lay-in (Recessed) Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	BO7	Restroom - Private	60 Watt Incandescent Lay-in (Recessed) Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	BO8	Storage - Files	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	8	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	8	25
Floor 01		Hallway	2 Lamp T12 Fluorescent Wrap Fixture	2	72	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01		Hallway	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	2	72	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01		Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	1	37.5
Floor 01		Hallway - Internal	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Weight Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	11	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 01		Weight Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01		Weight Room	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01		Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	10	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01		Storage	LED Exit Sign	1	4	Do Not Retrofit	0	4
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	B1	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	18	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	18	25
Floor 01	B1A	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14

SCHOOL BOARD OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	B1B	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14
Floor 01	B1C	Hallway - Internal	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14
Floor 01	B2	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	22	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	22	25
Floor 01	B2B	Janitor Closet	(2) 60 Watt Incandescent Drum Fixture	1	120	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	B3	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	22	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	22	25
Floor 01	B3A	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14
Floor 01	B3B	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14
Floor 01	B3C	Hallway - Internal	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120	New 14 Watt LED Drum Fixture	1	14
Floor 01	B4	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	22	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	22	25
Floor 01		Hallway	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	2	72	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	2	25
Floor 01		Hallway	4 Lamp T12 Fluorescent Wrap Fixture	6	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	50
Floor 01		Hallway	4 Lamp T12 Fluorescent Wrap Fixture	1	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01		Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	3	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01		Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	15	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	15A	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	16	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	A	Restroom - Private	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	17	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	18	Restroom - Women	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	19	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	A	Conference Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	20	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5

SCHOOL BOARD OFFICE								
Floor	Room #	Room Description	Existing Fixtures			Upgraded Fixtures		
			Lighting System Description	Qty	Watts	Lighting System Description	Qty	Watts
Floor 01	A	Storage	60 Watt Incandescent Globe Fixture	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	B	Storage	60 Watt Incandescent Screw-in Lamp	1	60	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	21	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	7	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	7	37.5
Floor 01	A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	B	Conference Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01		Hallway - Internal	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	18	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	18	25
Floor 01		Hallway	LED Exit Sign	6	4	Do Not Retrofit	0	4
Exterior		Ext BackWall	150 Watt Incandescent Recessed Can Fixture	1	150	Retrokit with 26 Watt LED Recessed Can Kit, 8" Dia	1	26
Exterior		Ext BackWall	250 Watt Halogen Flood Fixture	1	250	New 78 Watt LED Flood Fixture	1	91
Exterior		Ext BackWall	250 Watt Metal Halide Wallpack Fixture	1	288	New 55 Watt LED Wallpack Fixture	1	57
Exterior		Ext BackWall	175 Watt Metal Halide Barnyard (Dusk to Dawn) Fixture	1	208	New 26 Watt LED Barnyard Fixture	1	28
Exterior		Side	250 Watt Metal Halide Wallpack Fixture	1	288	New 55 Watt LED Wallpack Fixture	1	57
Exterior		Side	70 Watt High Pressure Sodium Flood Fixture	1	95	New 18 Watt LED Flood Fixture	1	22
Exterior		Front	150 Watt Incandescent Recessed Can Fixture	2	150	Retrokit with 26 Watt LED Recessed Can Kit, 8" Dia	2	26
Exterior		Front	150 Watt Metal Halide Wallpack Fixture	1	183	New 37 Watt LED Wallpack Fixture	1	39
Exterior		Side	100 Watt High Pressure Sodium Wallpack Fixture	1	138	New 24 Watt LED Wallpack Fixture	1	25
Exterior		Side	400 Watt Metal Halide Wallpack Fixture	1	453	New 55 Watt LED Wallpack Fixture	1	57
Exterior		Side	100 Watt Incandescent Drum Fixture	1	100	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01		Mobile	4 Lamp T12 Fluorescent Wrap Fixture	5	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	50
Exterior		Mobile	60 Watt Incandescent Jelly Jar Fixture	1	60	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Mobile	60 Watt Incandescent Jelly Jar Fixture, Need Jar	1	60	New 12 Watt LED Entrance Wallpack Fixture	1	14
Floor 01		Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Restroom - Private	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25

## Lighting Scope Terms

- Electrical permits and associated fees are included.
- Recycling of lamps and proper disposal of ballasts in compliance with applicable regulations. PCB-containing ballasts and mercury-containing lamps replaced by ESCO will be disposed of by ESCO acting as the Owner representative. The Owner is considered the owner/generator of the Hazardous Material. If requested prior to the work, Owner will receive record disposal documents upon project completion.
- Manufacturer's Warranties: All equipment provided under this scope of work is auxiliary equipment not manufactured by the Trane. All lighting materials furnished under this scope will carry the manufacturer's standard warranty of no less than five years. Trane will furnish, upon completion of work, relevant warranty information for all manufacturers. For warranty purposes, manufacturers may request the defective product be returned for analysis. The Owner must retain all components which fail prematurely, provide them to the manufacturer if requested, and otherwise comply with manufacturer's warranty instructions and procedures.
- Spare components to cover a reasonable expectation of premature failures (approx. 2% of total) are furnished. Agency is responsible for the labor needed to replace these failed components.
- ESCO does not include correcting any deficiencies in the electrical systems. Code deficiencies such as electrical wiring or life safety issues will be pointed out to the Owner if discovered. Any work required to upgrade existing conditions would be at an additional cost.
- Not included in scope:
  - Existing fixtures with compact fluorescent lamps.
  - Exterior site light fixtures. Building exterior lighting is included as indicated in the room-by-room schedule above.
  - Existing fixtures with dimming controls.
  - Existing linear and compact fluorescent fixtures with dimming ballast.
  - Existing LED exit signs.
  - Existing task and furniture light fixtures.
  - Existing decorative and stage light fixtures.
  - All areas labeled "*No Retrofit*", "*Don't Do*" or similarly noted on the Room By Room Schedule.
  - Unless specified, in-board, out-board double switching of existing fixtures is not included.



**EXHIBIT A – ATTACHMENT 2**  
**Scope of Work**  
**Envelope Improvements**

## Application

Trane will provide the envelope improvement work described in detail below.

A specific building retrofit schedule describing each improvement application is listed below:

## Building Retrofit Schedule

WEATHERIZATION – COUNTY BUILDINGS				
Building	Int/Ext	Qty and/or Feet	Existing Description	Upgraded Description
Commissioner of the Revenue & Treasurer	Exterior	6	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Commissioner of the Revenue & Treasurer	Exterior	6	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Commissioner of the Revenue & Treasurer	Exterior	6	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Commissioner of the Revenue & Treasurer	Exterior	3	Missing Or Worn Air Conditioner Sealing	Seal Gaps Around Window Air Conditioner
Commonwealth's Attorney	Exterior	2	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Commonwealth's Attorney	Exterior	2	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Commonwealth's Attorney	Exterior	2	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
County Administration Building	Exterior	10	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
County Administration Building	Exterior	10	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
County Administration Building	Exterior	10	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
County Administration Building	Exterior	3	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Fluvanna County Courthouse	Exterior	10	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Fluvanna County Courthouse	Exterior	10	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Fluvanna County Courthouse	Exterior	10	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Fluvanna County Courthouse	Exterior	1	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Fork Union Community Center	Exterior	8	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Fork Union Community Center	Exterior	8	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors



<b>WEATHERIZATION – COUNTY BUILDINGS</b>				
<b>Building</b>	<b>Int/Ext</b>	<b>Qty and/or Feet</b>	<b>Existing Description</b>	<b>Upgraded Description</b>
Fork Union Community Center	Exterior	8	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Fork Union Community Center	Interior	1,125	Existing Roof Wall Gaps - Interior	Seal Interior Roof/Wall Intersection As Part Of Compartmentalization
Fork Union Community Center	Exterior	1	Missing Or Worn Air Conditioner Sealing	Seal Gaps Around Window Air Conditioner
Fork Union Fire Station	Exterior	8	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Fork Union Fire Station	Exterior	8	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Fork Union Fire Station	Exterior	8	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Kents Store Fire Station	Exterior	7	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Kents Store Fire Station	Exterior	7	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Kents Store Fire Station	Exterior	7	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Library	Exterior	9	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Library	Exterior	9	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Library	Exterior	9	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Palmyra Fire Station	Exterior	9	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Palmyra Fire Station	Exterior	9	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Palmyra Fire Station	Exterior	9	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Public Works	Exterior	2	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Public Works	Exterior	2	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Public Works	Exterior	2	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Sheriff's Office	Exterior	8	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Sheriff's Office	Exterior	8	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Sheriff's Office	Exterior	8	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Social Services	Exterior	30	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.

WEATHERIZATION – COUNTY BUILDINGS				
Building	Int/Ext	Qty and/or Feet	Existing Description	Upgraded Description
Social Services	Exterior	30	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Social Services	Exterior	30	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Social Services	Exterior	1	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Social Services	Exterior	12	Missing Or Worn Air Conditioner Sealing	Seal Gaps Around Window Air Conditioner
Social Services	Exterior	1,600	Missing Or Worn Windows Sealing	Seal Exterior Window Perimeters
Voter Registrar	Exterior	2	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Voter Registrar	Exterior	2	Worn Out Entry Door Weatherstripping	Repair/Replace Weatherstrip On Entry Doors
Voter Registrar	Exterior	2	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors

WEATHERIZATION – SCHOOL BUILDINGS				
Building	Int/Ext	Qty and/or Feet	Existing Description	Upgraded Description
Abrams School	Exterior	10	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Abrams School	Exterior	10	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Abrams School	Exterior	10	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Abrams School	Interior	350	Existing Roof Wall Gaps	Seal Roof/Wall Intersection As Part Of Compartmentalization
Carysbrook Elementary School	Exterior	39	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Carysbrook Elementary School	Exterior	39	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Carysbrook Elementary School	Exterior	39	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Carysbrook Elementary School	Interior	48	Energy Wall Needed	Install Energy Wall
Carysbrook Elementary School	Interior	1,450	Existing Roof Wall Gaps	Seal Roof/Wall Intersection As Part Of Compartmentalization
Central Elementary School	Exterior	48	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Central Elementary School	Exterior	48	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Central Elementary School	Exterior	48	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Central Elementary School	Interior	540	Energy Wall Needed	Install Energy Wall

WEATHERIZATION – SCHOOL BUILDINGS				
Building	Int/Ext	Qty and/or Feet	Existing Description	Upgraded Description
Central Elementary School	Interior	1,580	Existing Roof Wall Gaps	Seal Roof/Wall Intersection As Part Of Compartmentalization
Fluvanna High School	Exterior	92	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Fluvanna High School	Exterior	92	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Fluvanna High School	Exterior	92	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Fluvanna High School	Exterior	1	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Fluvanna High School	Exterior	1	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Fluvanna High School	Interior	4,560	Existing Roof Wall Gaps	Seal Roof/Wall Intersection As Part Of Compartmentalization
Fluvanna Middle School	Exterior	92	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Fluvanna Middle School	Exterior	92	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Fluvanna Middle School	Exterior	92	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Fluvanna Middle School	Exterior	2	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Fluvanna Middle School	Exterior	1	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Fluvanna Middle School	Exterior	3	Missing Or Worn Air Conditioner Sealing	Seal Gaps Around Window Air Conditioner
Maintenance Shop (Behind Bus Garage)	Exterior	4	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Maintenance Shop (Behind Bus Garage)	Exterior	4	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Maintenance Shop (Behind Bus Garage)	Exterior	4	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Maintenance Shop (Behind Bus Garage)	Exterior	2	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
Bus Garage	Exterior	4	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
Bus Garage	Exterior	4	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors
Bus Garage	Exterior	4	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
Bus Garage	Exterior	4	Worn Out Garage Door Weatherstrip	Replace Garage Door Weatherstripping
School Board Office	Exterior	22	Entry Door Maintenance Needed.	Check For Proper Operation; Adjust Closure Pressure To Ensure Proper Locking And Add Penetrating Oil To All Moving Parts For Maximum Movement.
School Board Office	Exterior	22	Worn Out Entry Door Weatherstripping	Replace Weatherstrip On Entry Doors

WEATHERIZATION – SCHOOL BUILDINGS				
Building	Int/Ext	Qty and/or Feet	Existing Description	Upgraded Description
School Board Office	Exterior	22	Worn Out Entry Door Sweep	Install Sweeps On Entry Doors
School Board Office	Exterior	9	Missing Or Worn Air Conditioner Sealing	Seal Gaps Around Window Air Conditioner

INSULATION – COUNTY BUILDINGS					
Building	Sq. Ft. Needed	Existing R Value	Proposed R Value	Existing Description	Upgraded Description
Commonwealth's Attorney	1,500	4.00	30.00	Batt Insulation	Raise R-Values Using Batt Insulation
Public Works	1,525	4.00	30.00	Batt Insulation	Raise R-Values Using Batt Insulation
Voter Registrar	1,070	4.00	30.00	Batt Insulation	Raise R-Values Using Batt Insulation

INSULATION – SCHOOL BUILDINGS					
Building	Sq. Ft. Needed	Existing R Value	Proposed R Value	Existing Description	Upgraded Description
Abrams School	6,650	4.00	30.00	Batt Insulation	Raise R-Values Using Batt Insulation
Fluvanna Middle School	1,728	1.10	6.50	Spray Foam Insulation	Raise R-Values Using Spray Foam Insulation
Fluvanna Middle School	600	4.00	38.00	Blown-In Insulation	Raise R-Values Using Blown-In Or Loose Fill Insulation

**EXHIBIT B**  
**Debt Service Payments by Owner**

Agency will make monthly payments in arrears to the Contractor based upon the Work complete on the Project and the Schedule of Values attached hereto as Table 1; and consistent with the requirements of DEB20110611 "Method of Payment", Section 20 of the General Terms "Schedule of Values and Certificate for Payment" and Section 36 of the General Terms "Payments to Contractor", and other applicable provisions of the Contract and the Contract Documents. After receipt of a proper and valid Form CO-12 from the Contractor, the Agency shall have thirty (30) days to remit payment to the Contractor. Should the Agency dispute any invoice in good faith it must notify the Contractor within thirty (30) days of receipt of the disputed invoice, and no payment shall be due and owing of the amounts under good faith dispute (provided that any amounts not in dispute shall be nevertheless timely paid to the ESCO) until such dispute is resolved and such nonpayment shall not be a default by the Agency under this Contract.

<b>Milestone</b>	<b>Payment Due</b>
Contractor shall invoice the Agency Monthly based upon percentage of completion from February 15, 2017 through January 15, 2018 and on the forms required under Section 20 and Section 36 of the General Conditions and as otherwise required under the Contract Documents	TBD, monthly based on completion
<b>Total Contract Amount</b>	<b>\$7,398,098.00</b>

All parties hereto acknowledge and agree that this Contract is contingent on the Agency closing on certain financing for the entire cost of the Work to be completed on this Project on terms that are acceptable to the County and School Board in each party's sole discretion on or prior to March 1, 2017. Notwithstanding any other provision of this Contract, the Contractor shall not be required to perform any Work hereunder except under any limited notice to proceed nor shall Contractor submit any invoice to the County for any Work under this Contract until the Agency has closed on the anticipated financing and issued the Full Notice to Proceed to ESCO. Within five (5) calendar days of the financing closing, Agency shall execute and issue a written Notice to Proceed (substantially in the form of Exhibit D.1 hereto) to ESCO. In the event Agency does not achieve financing closing on or before March 1, 2017, or such later date as may be mutually agreed to in writing, any party may terminate this Contract upon notice to the others. Notwithstanding such termination, Agency shall be obligated to compensate ESOC for the amount set forth in energy audit agreement between the Parties for the work on the Audit related to the Project and for any Work actually performed by Trane pursuant to any Limited Notice to Proceed issued by Agency hereunder, and solely subject to the limits set forth therein. Further, Should the anticipated financing by the Agency related to this Project not close on or before March 1, 2017, then this Contract shall be terminated and of no further force and effect; and neither the Agency, the School Board and/or the County shall owe any amounts of any kind to the Contractor of any kind EXCEPT as noted in this paragraph for the work on the Audit related to the Project and for any Work actually performed by Trane pursuant to any Limited Notice to Proceed issued by Agency hereunder; and the ESCO shall not be required to perform any further Work on the Project.

**Table 1 – Schedule of Values**

ITEM NO.	BUILDING ELEMENT	ADDITIONAL DESCRIPTION	TOTAL VALUE	PREVIOUS VALUE TO DATE	VALUE THIS REPORT	CURRENT VALUE TO DATE	PERCENT COMPLETE	LINE ITEM RETAINAGE (PERCENT)	LINE ITEM RETAINAGE AMOUNT	VENDOR NAME	Micro	Small	Woman	Minority	Dis Vet	DSBSD CERTIFICATE NUMBER
1	Z0000 General Conditions / Gen1 Requirements, OH & P	GC - PI/GC/CD + OH & P	\$ 1,553,737.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
2	Z0000 General Conditions / Gen1 Requirements, OH & P	Design Engineering	\$ 152,221.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
3	Z0000 General Conditions / Gen1 Requirements, OH & P	Construction Management	\$ 316,748.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
4		COMMONWEALTH ATTORNEY														
5	D5020 Lighting and Branch Wiring	Lighting	\$ 4,689.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
6	F1020 Integrated Construction	Building Envelope	\$ 4,517.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	
7		COMMUNITY CENTER														
8	D5020 Lighting and Branch Wiring	Lighting	\$ 42,964.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
9	F1020 Integrated Construction	Building Envelope	\$ 7,842.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
10	D3060 Controls & Instrumentation	Programmable Thermostats	\$ 3,050.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
11		COUNTY ADMINISTRATION OFFICES														
12	F1020 Integrated Construction	Building Envelope	\$ 4,609.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
13		COURTHOUSE														
14	D5020 Lighting and Branch Wiring	Lighting	\$ 184,231.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
15	F1020 Integrated Construction	Building Envelope	\$ 2,967.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
16	D3060 Controls & Instrumentation	Controls Retro-Commissioning	\$ 12,707.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
17	D3030 Cooling Generating Systems	Replace AHU-1 DX Condensing Unit	\$ 138,938.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
18		FORK UNION FIRE STATION														
19	D5020 Lighting and Branch Wiring	Lighting	\$ 26,439.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
20	F1020 Integrated Construction	Building Envelope	\$ 1,717.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
21		KENT STORE FIRE STATION														
22	D5020 Lighting and Branch Wiring	Lighting	\$ 23,496.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
23	F1020 Integrated Construction	Building Envelope	\$ 1,501.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
24		LIBRARY														
25	D5020 Lighting and Branch Wiring	Lighting	\$ 56,645.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
26	F1020 Integrated Construction	Building Envelope	\$ 1,931.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
27	D3060 Controls & Instrumentation	Controls Optimization	\$ 6,354.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
28		PALMYRA FIRE STATION														
29	D5020 Lighting and Branch Wiring	Lighting	\$ 36,050.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
30	F1020 Integrated Construction	Building Envelope	\$ 1,931.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715

ITEM NO.	BUILDING ELEMENT	ADDITIONAL DESCRIPTION	TOTAL VALUE	PREVIOUS VALUE TO DATE	VALUE THIS REPORT	CURRENT VALUE TO DATE	PERCENT COMPLETE	LINE ITEM RETAINAGE (PERCENT)	LINE ITEM RETAINAGE AMOUNT	VENDOR NAME	Micro	Small	Woman	Minority	Dis Vet	DSBSD CERTIFICATE NUMBER
31		<b>PUBLIC WORKS</b>														
32	D5020 Lighting and Branch Wiring	Lighting	\$ 1,817.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
33	F1020 Integrated Construction	Building Envelope	\$ 4,583.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
34		<b>GENERAL REGISTRAR</b>														
35	D5020 Lighting and Branch Wiring	Lighting	\$ 2,717.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
36	F1020 Integrated Construction	Building Envelope	\$ 3,345.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
37		<b>SHERIFF'S OFFICE</b>														
38	D5020 Lighting and Branch Wiring	Lighting	\$ 14,352.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
39	F1020 Integrated Construction	Building Envelope	\$ 1,717.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
40		<b>DEPT OF SOCIAL SERVICES</b>														
41	D5020 Lighting and Branch Wiring	Lighting	\$ 32,139.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
42	F1020 Integrated Construction	Building Envelope	\$ 30,672.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
43		<b>DEPT OF SOCIAL SERVICES - GYMNASIUM</b>														
44	D5020 Lighting and Branch Wiring	Lighting	\$ 15,309.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
45	D3020 Heat Generating Systems	Boiler Room Insulation	\$ 2,033.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
46		<b>TREASURER BLDG.</b>														
47	D5020 Lighting and Branch Wiring	Lighting	\$ 19,858.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
48	F1020 Integrated Construction	Building Envelope	\$ 1,626.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
49		<b>ABRAMS ALTERNATIVE SCHOOL</b>														
50	D5020 Lighting and Branch Wiring	Lighting	\$ 46,569.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
51	F1020 Integrated Construction	Building Envelope	\$ 22,135.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
52	D3060 Controls & Instrumentation	Programmable Thermostats	\$ 5,083.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
53		<b>BOARD OF EDUCATION OFFICE</b>														
54	D5020 Lighting and Branch Wiring	Lighting	\$ 44,885.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
55	F1020 Integrated Construction	Building Envelope	\$ 5,736.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
56	D3060 Controls & Instrumentation	Programmable Thermostats	\$ 4,638.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
57		<b>BUS GARAGE</b>														
58	D5020 Lighting and Branch Wiring	Lighting	\$ 19,167.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
59	F1020 Integrated Construction	Building Envelope	\$ 4,143.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
60	D3060 Controls & Instrumentation	Programmable Thermostats	\$ 2,541.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
61		<b>CARYSBROOK ELEMENTARY SCHOOL</b>														
62	D5020 Lighting and Branch Wiring	Lighting	\$ 222,764.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
63	F1020 Integrated Construction	Building Envelope	\$ 16,383.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
64	D3060 Controls & Instrumentation	Controls Front End & FCU Controls	\$ 113,745.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	



ITEM NO.	BUILDING ELEMENT	ADDITIONAL DESCRIPTION	TOTAL VALUE	PREVIOUS VALUE TO DATE	VALUE THIS REPORT	CURRENT VALUE TO DATE	PERCENT COMPLETE	LINE ITEM RETAINAGE (PERCENT)	LINE ITEM RETAINAGE AMOUNT	VENDOR NAME	Micro	Small	Woman	Minority	Dis Vet	DSBSD CERTIFICATE NUMBER
65		<b>CENTRAL/WEST ELEMENTARY SCHOOL</b>														
66	D5020 Lighting and Branch Wiring	Lighting	\$ 318,450.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
67	F1020 Integrated Construction	Building Envelope	\$ 21,735.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
68	D3090 Other HVAC Systems & Equipment	Central Plant, Controls Upgrades, Equipment	\$ 2,783,887.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
69		<b>FLUVANNA HIGH SCHOOL</b>														
70	D5020 Lighting and Branch Wiring	Lighting	\$ 571,945.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
71	F1020 Integrated Construction	Building Envelope	\$ 63,339.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
72	D3060 Controls & Instrumentation	Controls Optimization	\$ 38,120.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
73		<b>FLUVANNA MIDDLE SCHOOL</b>														
74	D5020 Lighting and Branch Wiring	Lighting	\$ 243,936.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
75	F1020 Integrated Construction	Building Envelope	\$ 22,538.00	\$ -	\$ -	\$ -		5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
76	D3060 Controls & Instrumentation	Controls Optimization	\$ 31,290.00	\$ -	\$ -	\$ -		5%	\$ -	TRANE	N	N	N	N	N	
77		<b>MAINTENANCE SHOP</b>														
78	F1020 Integrated Construction	Building Envelope	\$ 2,500.00	\$ -	\$ -	\$ -	0%	5%	\$ -	Global Energy Services, LLC	N	Y	Y	N	N	675715
79	Z0000 General Conditions /	<b>MEASUREMENT &amp; VERIFICATION</b>	\$ 24,000.00	\$ -	\$ -	\$ -	0%	5%	\$ -	TRANE	N	N	N	N	N	
80	Z0000 General Conditions /	<b>AUDIT COST</b>	\$ 53,117.00	\$ -	\$ -	\$ -	0%	5%	\$ -	TRANE	N	N	N	N	N	
			\$ -	\$ -	\$ -	\$ -	0%	5%	\$ -		N	N	N	N	N	
		<b>DO NOT EDIT OR DELETE.</b>	\$ -	\$ -	\$ -	\$ -	0%	5%	\$ -		N	N	N	N	N	
<b>TOTAL ORIGINAL CONTRACT</b>			\$ 7,398,098.00	\$ -	\$ -	\$ -	0%	0%	\$ -							

## **EXHIBIT C**

### **Energy Savings Guarantee & Operational Savings**

#### **Section 1. Energy Savings Guarantee**

ESCO guarantees that as a result of the Work on the Project ESCO will furnish hereunder, Agency will realize Total Energy Savings shown in Table 1 in each of the consecutive twelve-month periods following the Commencement Date (each such twelve-month period being hereafter referred to as a "Guarantee Year") for the Guarantee Term (collectively, the "Energy Savings Guarantee"). Total Energy Savings are guaranteed in the aggregate and not by energy conservation measure, fuel type, building or Energy Conservation Measure (ECM). Notwithstanding the foregoing or any other provision of this Exhibit C, any and all requirements or guarantees related to energy savings for the Project which are required under DEB20110611, the Energy Special Terms or the General Conditions shall control and bind the Contractor and nothing herein shall be read to eliminate or remove any requirement in the aforementioned Contract Documents; such requirements shall be a minimum and any term hereof shall be in addition to or for clarification of, and not in lieu of or instead of, said requirements.

The Guarantee Term begins on the Commencement Date and continues for fifteen (15) years thereafter.

**Table 1 – Annual Total Energy Savings per ECM**

<b>Option A: Partially Measured Retrofit Isolation</b>				
<b>ECM (Exhibit ID#)</b>	<b>KWH Saved</b>	<b>KW Saved</b>	<b>Propane Therms Saved</b>	<b>Fuel Oil Therms Saved</b>
Lighting Upgrades (C.1)	1,966,684	5,063	(296)	(6,123)
HVAC and Controls Upgrades (C.2)	2,061,823	(856)	(41,033)	125,090
<b>Total Energy Savings (Option A)</b>	<b>4,028,507</b>	<b>4,208</b>	<b>(41,329)</b>	<b>118,966</b>
<b>Stipulated Savings</b>				
<b>ECM (Exhibit ID#)</b>	<b>KWH Saved</b>	<b>KW Saved</b>	<b>Propane Therms Saved</b>	<b>Fuel Oil Therms Saved</b>
Building Envelope Upgrades (C.3)	178,535	-	568	5,612
Steam Piping Insulation (C.4)	-	-	-	548
<b>Total Energy Savings (Stipulated)</b>	<b>178,535</b>	<b>-</b>	<b>568</b>	<b>6,160</b>
<b>Grand Total Energy Savings</b>				
<b>Sum of Above (annual)</b>	<b>4,207,042</b>	<b>4,208</b>	<b>(40,761)</b>	<b>125,126</b>

\* Due to rounding of numbers, some numbers in the table above may vary slightly from similar energy references within this Agreement.

#### **Section 2. Calculated Monetary Value of Total Energy Savings**

Table 2 sets forth the annual calculated monetary value of Total Energy Savings per building or ECM for each method using the Base Utility Rates defined in Section 14. The guaranteed monetary value of the Total Energy Savings is guaranteed in the aggregate and not by energy conservation measure, fuel type, building or ECM.

**Table 2 – Calculated Monetary Value of Annual Total Energy Savings per Building or ECM**

ECM (Exhibit ID#)	Guarantee Options					Total Energy Savings
	Option A	Option B	Option C	Option D	Stipulated	
	Partially Measured Retrofit Isolation	Retrofit Isolation	Whole Facility	Calibrated Simulation	Stipulated Savings	
Lighting Upgrades (C.1)	\$ 170,709	\$ 0	\$ 0	\$ 0	\$ 0	\$ 170,709
HVAC and Controls Upgrades (C.2)	\$ 297,001	\$ 0	\$ 0	\$ 0	\$ 0	\$ 297,001
Building Envelope Upgrades (C.3)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,632	\$ 23,632
Steam Piping Insulation (C.4)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,132	\$ 1,132
<b>Total</b>	<b>\$ 467,710</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 24,764</b>	<b>\$ 492,473</b>

\* Some of the dollar amounts in the table above may vary slightly from similar dollar amounts within this Agreement due to rounding.

### Section 3. Calculated Monetary Value of Energy and Operational Savings with Escalation

Table 3 sets forth the calculated monetary value of Total Energy Savings (calculated using the Adjusted Base Utility Rates defined in Section 14) and Operational Savings for each year of the Guarantee Term, escalated each year by the stipulated percentage shown, which is a reasonable projection of inflation (for utility costs and otherwise) based on ESCO' past inflation experience and the ESCO' expectations. Operational Savings are stipulated by the parties and are not included within the Energy Savings Guarantee. The Operational Savings include steam boiler maintenance costs, lighting bulbs and ballasts, and plumbing fixture repair parts.

**Table 3 – Calculated Monetary Value of Annual Total Energy Savings and Operational Savings with Annual Utility Escalation [see note (1)]**

Total Savings (\$)			
Year	Total Energy Savings	Operational Savings (stipulated)	Total Energy & Operational Savings and Contribution by Agency
0	\$ -	\$ -	\$ -
1	\$ 492,473	\$ 105,214	\$ 597,687
2	\$ 507,247	\$ 27,890	\$ 535,138
3	\$ 522,465	\$ 28,727	\$ 551,192
4	\$ 538,139	\$ 29,589	\$ 567,727
5	\$ 554,283	\$ 30,477	\$ 584,759
6	\$ 570,911	\$ 31,391	\$ 602,302
7	\$ 588,039	\$ 32,333	\$ 620,371
8	\$ 605,680	\$ 33,303	\$ 638,982
9	\$ 623,850	\$ 34,302	\$ 658,152
10	\$ 642,566	\$ 35,331	\$ 677,896
11	\$ 661,843	\$ -	\$ 661,843
12	\$ 681,698	\$ -	\$ 681,698
13	\$ 702,149	\$ -	\$ 702,149
14	\$ 723,213	\$ -	\$ 723,213
15	\$ 744,910	\$ -	\$ 744,910

Note 1 to Table 3: Years 1 through 15 – Total Energy Savings and Operational Savings are escalated by 3% each year.

#### Section 4. IPMVP Methodology

Four (4) different methods may be utilized to measure and calculate the Total Energy Savings: Option A – Partially Measured Retrofit Isolation and/or Stipulated; Option B – Retrofit Isolation; Option C – Whole Facility; and Option D – Calibrated Simulation. Each method is in accordance with the International Performance Measurement and Verification Protocol (IPMVP). The four methods are generally described in Sections 5 through 8. The type and location of energy conservation measures (ECM) installed determine which measurement and calculation method to utilize.

#### Section 5. Option A. Partially Measured Retrofit Isolation

The verification techniques for Option A determine energy savings by measuring or stipulating the capacity or efficiency of a system before and after a retrofit, and multiplying the difference by an agreed-upon or “stipulated” factor, such as hours of operation or load on the system. Careful review of ECM design and installation ensure that stipulated values fairly represent the probable actual value. Specific M&V methodologies and stipulations are identified for each savings strategy and are detailed in sub Exhibits C.1 through C.3, incorporated herein by this reference.

#### Section 6. Option B. Retrofit Isolation [NOT APPLICABLE]

Verification techniques for Option B are designed for projects where long-term continuous measurement of performance is desired. Under Option B, individual loads are continuously monitored to determine performance

and this measured performance is compared with a baseline to determine savings. Option B M&V techniques provide long-term persistence data on ECM operation and performance. This data can be used to improve or optimize the operation of the equipment on a real-time basis, thereby improving the benefit of the retrofit. Option B also relies on the direct measurement of affected end uses.

### **Section 7. Option C. Whole Facility [NOT APPLICABLE]**

Verification techniques for Option C determine savings by studying overall energy use in a facility and identifying the effects of energy projects from changes in overall energy use patterns. This approach is intended for measurements of the whole-facility or specific meter baseline energy use, and measurements of whole-facility or specific meter post-implementation (Post) energy use can be measured. The methodology to establish baseline and Post parameter identification, modeling approach and baseline or model adjustments will be defined in Section 17 of this Exhibit. Periodic inspections of baseline energy usage, operating practices, facility and equipment, and meter measurements will be necessary to verify the on-going efficient operation of the equipment, systems, practices and facility, and saving attainment.

Except as otherwise provided, actual Total Energy Savings will be calculated for each month of each Guarantee Year as the product of (a) "units of energy saved" (kWh, Therms, GJ, etc.) multiplied by (b) applicable Base Utility Rates.

Units of energy saved are computed by the "Metrix" software application. "Metrix" is an accounting software application copyrighted by Abraxas Energy Services, Inc. Units of energy saved are calculated by subtracting current period measured units of energy consumed from the adjusted Base Facility Utility Consumption units of energy. Adjustments to the Base Facility Utility Consumption units of energy are based on factors such as weather, occupancy, operating hours, etc., and changes to the Base Conditions and operating practices.

### **Section 8. Option D. Calibrated Simulation [NOT APPLICABLE]**

Option D is intended for energy retrofits where calibrated simulation of baseline energy use and calibrated simulations of post-installation energy consumption are used to measure savings from the retrofit. Option D can involve measurements of energy use both before and after the retrofit for specific equipment/systems or whole building data for calibrating the simulation(s). Simulation routines must be demonstrated to adequately model actual energy performance measured in the facility. This option usually requires considerable skill in calibrated simulation. Energy use simulation is calibrated with hourly or monthly utility billing data and/or end use metering.

### **Section 9. Operational Savings**

Agency and ESCO agree that as a direct result of the Work as of the Commencement Date, Agency shall have achieved no less than the annual operational cost savings identified in Table 4 ("Operational Savings"). Agency and ESCO worked together to identify and quantify the Operational Savings based upon past and projected expenditure data provided by the Agency. Throughout the Guarantee Term, Operational Savings (set forth in Table 4 below) for each applicable Guarantee Year after the First Guarantee Year will be deemed by Agency and ESCO to escalate at a rate of three percent (3%) per year; accordingly, the Operational Savings for each Guarantee Year after the first Guarantee Year will be calculated by multiplying the immediately preceding Guarantee Year's Operational Savings by one hundred and three percent (103%). The parties agree that the 3% escalation rate is a reasonable projection of inflation based on past inflation experience and the parties' expectations. Operational Savings specified herein in Table 4 are stipulated as fact, will not be measured, monitored or verified by ESCO, and are considered satisfied effective on the Commencement Date. Operational Savings include the following categories (as applicable):

- a. Direct Cost Avoidance. Reduction or elimination of existing or planned service contracts, and material, supply, and labor expenditures related to the lighting, water and HVAC systems. The operational savings were agreed to by the Agency and ESCO and are summarized below.
  1. Lighting Rebates – Utility provider sponsored program that compensates customers for installing LED lighting fixtures in their facilities.
  2. Condensing Unit Maintenance Direct Cost Avoidance includes the costs avoided by the Agency in relation to the annual maintenance associated with the Courts Building condensing unit.
  3. Lighting Repair and Parts Direct Cost Avoidance includes the costs avoided by the Agency in connection with the facility's annual costs for bulbs and ballasts that will be under warranty for 10 years upon

installation. During this warranty period, the Agency will not be required to purchase replacement bulbs and ballasts as a result of the warranty.

The Operational Savings are detailed in the table below. Table 4 identifies the source of Operational Savings defined by Agency.

**Table 4 – Detailed Operational Savings**

Year	Revenue	Direct Cost Avoidance		Total Operational Savings \$
	Item 1	Item 2	Item 3	
	Lighting Rebates	Condensing Unit Maintenance	Lighting Repair and Parts	
1	\$ 78,136	\$ 10,000	\$ 17,078	\$ 105,214
2	\$ -	\$ 10,300	\$ 17,590	\$ 27,890
3	\$ -	\$ 10,609	\$ 18,118	\$ 28,727
4	\$ -	\$ 10,927	\$ 18,662	\$ 29,589
5	\$ -	\$ 11,255	\$ 19,221	\$ 30,477
6	\$ -	\$ 11,593	\$ 19,798	\$ 31,391
7	\$ -	\$ 11,941	\$ 20,392	\$ 32,333
8	\$ -	\$ 12,299	\$ 21,004	\$ 33,303
9	\$ -	\$ 12,668	\$ 21,634	\$ 34,302
10	\$ -	\$ 13,048	\$ 22,283	\$ 35,331
11	\$ -	\$ -	\$ -	\$ -
12	\$ -	\$ -	\$ -	\$ -
13	\$ -	\$ -	\$ -	\$ -
14	\$ -	\$ -	\$ -	\$ -
15	\$ -	\$ -	\$ -	\$ -

## Section 10. Total Energy Savings

Total Energy Savings shall be computed as specified in this Exhibit, including the sub-Exhibits. Two different types of energy savings may be achieved under this Agreement: Energy Use Savings and Energy Rate Savings (hereinafter collectively referred to as "Total Energy Savings"). Total Energy Savings will be determined by adding the Energy Use Savings and Energy Rate Savings for each Billing Period (as hereinafter defined). Utilizing energy related bills furnished by Agency pursuant hereto, ESCO shall then determine Total Energy Savings for each Billing Period and for each Guarantee Year when completed. Subject to Section 11 hereof, ESCO will begin recording annual savings from and after the Commencement Date.

- (a) **Energy Use Savings** are those energy savings achieved through reduction or shift in energy or demand use. ESCO will calculate Energy Use Savings achieved at the Premises by subtracting energy consumption and demand for the current Billing Period from Baseline energy consumption and demand for the corresponding month and multiplying those savings by the then current utility rate unit cost or the Adjusted Base Utility Rates as described herein, whichever is higher. The Energy Use Savings will be adjusted for weather, occupancy, utilization, and facility changes as described herein.
- (b) **Energy Rate Savings** are those savings achieved through a reduction in fuel and/or electricity rates by one or more of the following means:
- (i) Improved rate from local electric utility company, natural gas company, or fuel company;
  - (ii) Direct purchase of natural gas or electricity; and/or
  - (iii) Bulk purchase of fuel.

ESCO will calculate the Energy Rate Savings obtained for each Billing Period by multiplying energy consumption and demand for the current Billing Period by the energy rate reduction, as shown in the Total Energy Savings Table 5, which is the amount by which the Base Utility Rate defined in Section 14 exceeds the improved rate.

**Table 5 – Total Energy Savings**

	<b>Energy Use Savings</b>	<b>Energy Rate Savings</b>	<b>Total Energy Savings</b>
1	\$ 492,473	\$ 0	\$ 492,473
2	\$ 507,247	\$ 0	\$ 507,247
3	\$ 522,465	\$ 0	\$ 522,465
4	\$ 538,139	\$ 0	\$ 538,139
5	\$ 554,283	\$ 0	\$ 554,283
6	\$ 570,911	\$ 0	\$ 570,911
7	\$ 588,039	\$ 0	\$ 588,039
8	\$ 605,680	\$ 0	\$ 605,680
9	\$ 623,850	\$ 0	\$ 623,850
10	\$ 642,566	\$ 0	\$ 642,566
11	\$ 661,843	\$ 0	\$ 661,843
12	\$ 681,698	\$ 0	\$ 681,698
13	\$ 702,149	\$ 0	\$ 702,149
14	\$ 723,213	\$ 0	\$ 723,213
15	\$ 744,910	\$ 0	\$ 744,910

### **Section 11. Interim Period Savings**

Energy Use Savings, as calculated in accordance with the sub-Exhibits, will accrue as the Work progress during the Interim Period until the Commencement Date. As applicable, ESCO will calculate and document these savings as they accrue in accordance with the sub-Exhibit(s) (such savings hereinafter referred to as “Interim Period Savings”). Upon project completion, the Interim Period Savings will be fully credited to the agency in accordance with Section 3.2 of the Energy Special Terms and Conditions.

### **Section 12. Billing Period [NOT APPLICABLE]**

The Billing Period is based on the time period between when readings are taken either electronically or manually by the utility or other designated agency. Utility bills will be prorated based on the number of days in the Billing Period month.

### **Section 13. Commencement Date and Guarantee Term**

The “Commencement Date” shall be the date defined in Section 3.1 of the Energy Special Terms. The Energy Savings Guarantee shall begin as of the Commencement Date and, unless this Agreement shall terminate earlier, shall expire on the day immediately preceding the 15-year anniversary of the Commencement Date (hereinafter the “Guarantee Term”).

### **Section 14. Base Utility Rates**

The Base Utility Rates are those utility rates that are used to calculate the Monetary Value of Total Energy Savings and are the rates set forth below in tables in this Section 14. The Base Utility Rates used to calculate Monetary Value of Total Energy Savings will be used as the floor cost for the Guarantee Term and shall be the lowest rate used. In calculating any energy savings, ESCO will use the greater of (a) the then current applicable utility rate unit cost (b) the Base Utility Rates as described herein or (c) the Adjusted Base Utility Rates. In calculating any payment due from the ESCO to the Agency, with any such payments being directed to the County, pursuant to Section 17 resulting from a shortfall in energy savings, ESCO will use the lesser of the then current applicable utility rate unit cost or the Adjusted Base Utility Rates as described herein. Adjusted Base Utility Rates are the Base Utility Rates adjusted upward for inflation by three percent (3%) per year, compounded annually. The parties agree that the 3%



escalation rate is a reasonable projection of inflation based on past inflation experience and Customer's budgetary practices.

The following are the Base Utility Rates:

**Table 6 – Facility Rate Structures**

<b><u>Dominion Power – Schedule 100</u></b>	
SERVICE CHARGE, per month	\$6.59
kWh ENERGY CHARGE	
First 150 kWh per kW	\$\$0.10138 per kWh
Next 150 kWh per kW	\$0.09038 per kWh
Next 150 kWh per kW	\$0.08402 per kWh
Additional kWh	\$0.07755 per kWh
Rider Charges	\$0.03593 per kWh
<b><u>Dominion Power – Schedule 110</u></b>	
SERVICE CHARGE, per month	\$6.59
<b>October-May</b>	
First 150 kWh per kW	\$0.09429 per kWh
Next 150 kWh per kW	\$0.08331 per kWh
Next 150 kWh per kW	\$0.07693 per kWh
Additional kWh	\$0.07045 per kWh
<b>June-September</b>	
First 150 kWh per kW	\$0.09943 per kWh
Next 150 kWh per kW	\$0.08843 per kWh
Next 150 kWh per kW	\$0.08206 per kWh
Additional kWh	\$0.07560 per kWh
Rider Charges	\$0.03593 per kWh
<b><u>Dominion Power – Schedule 130</u></b>	
SERVICE CHARGE, per month	\$91.41
kWh ENERGY CHARGE	
First 24,000 kWh	\$0.01763 per kWh
Next 176,000 kWh	\$0.01007 per kWh
Additional kWh	\$0.00667 per kWh
kW DEMAND CHARGE	
First 700 kW	\$8.999 per kW
Additional kW	\$8.785 per kW
Rider Charges	\$0.03593 per kWh
<b><u>Central Virginia Electric Cooperative – Large Power</u></b>	
SERVICE CHARGE, per month	\$177.87
kWh ENERGY CHARGE	\$0.05616 per kWh
kW DEMAND CHARGE	\$10.23 per kW
Fuel Factor	\$0.00226 per kWh
<b>Papco Oil</b>	
<b>Oil Rates</b>	
All Tons	\$2.79 per ton
All therms	\$1.99 per therm
<b>Amerigas Propane</b>	
<b>Propane Rates</b>	
All Gallons	\$1.80 per gallon
All Therms	\$2.00 per therm

## Building Operation

The following operational parameters were collaboratively agreed upon by Agency and ESCO and are stipulated as fact for the purposes of this Agreement. The parameters were used in the Detailed Energy Analysis (Audit) process to determine Energy Use Savings and Agency bears the risk of decreased energy savings if the facilities are operated outside of these parameters. Variation from these parameters will permit ESCO to make an adjustment to the Baseline as indicated in Section 18.

**Table 7 – Operational Parameters**

Building	Function	On Hours	On Temps	Set Back Temps
Schools (Minus Carysbrook Elementary)	Temperature Schedule	6:30AM – 6:30PM, M-F	70° htg, 74° clg	55° htg, 85° clg
	Ventilation Schedule	8AM – 3PM, M-F	Ventilation On	Ventilation Off
Carysbrook Elementary	Temperature Schedule	6:30AM – 6:30PM, M-F	70° htg, 74° clg	65° htg, 80° clg
	Ventilation Schedule	8AM – 3PM, M-F	Ventilation On	Ventilation Off
Schools Administrative	General Building Occupancy	7AM – 6PM, M-F	70° htg, 74° clg	60° htg, 80° clg
County Buildings	General Building Occupancy	7AM – 6PM, M-F	70° htg, 74° clg	60° htg, 80° clg

Agency is responsible to maintain the updates to the control system to conform to the above table. It is understood that a relatively small number of spaces will need to be maintained outside of these parameters during unoccupied hours due to sporadic building use. A conservative safety factor has been applied to the calculated energy savings to account for minor modifications.

For the purpose of this Agreement, indoor temperature boundaries for all On Hours will be maintained at no warmer than 70° F for heating (htg) (within +/- 2 degrees) and no cooler than 74° F for cooling (clg) (within +/- 2 degrees). The areas listed in Table 7 will be maintained to the “Set Back Temps” for all hours not listed under “On Hours” in Table 7.

## Section 15. Metering Information [Not used.]

## Section 16. Base Conditions [Not Used.]

## Section 17. Guarantee Reconciliation

Notwithstanding the provision of Section 4.2 of the Special Terms and Conditions, the Parties agree that, subject to Agency’s obligations to furnish the data and information required hereunder, within ninety (90) days after the final month of each Guarantee Year, ESCO will determine the actual Total Energy Savings (the “Actual Savings”) as described in this Exhibit and the sub-Exhibits and report the same to Agency in a Reconciliation Report. Agency shall accept or object to the determinations contained in the Reconciliation Report within forty-five (45) calendar days after delivery of the Reconciliation Report to Agency. In the event the Actual Savings are less than the Energy Savings Guarantee, within thirty (30) days after the Agency’s written notice ESCO will pay the County the difference between the Energy Savings Guarantee and the Actual Savings for that Guarantee Year. ESCO shall pay the County in lawful U.S. funds. Subject to the written consent and agreement of Agency which shall be in Agency’s sole discretion, Agency may choose to accept, instead of payment, services and/or product, equal to the value of the difference between the Energy Savings Guarantee and the Actual Savings from the ESCO. If in any Guarantee Year the Actual Savings exceed the Energy Savings Guarantee, the excess savings shall be credited to one or more preceding Guarantee Year(s) in which Actual Savings were less than the Energy Savings Guarantee. In the event excess savings are credited to any Guarantee Year in which Actual Savings were less than the Energy Savings Guarantee and, with respect to such Guarantee Year, ESCO shall have paid to County the difference between the Energy Savings Guarantee and the Actual Savings or provided services and/or products equal to the value thereof, County shall refund such payment (or the value of such services and/or products) to ESCO to the extent of the excess savings being credited.

## Section 18. Adjustments to Baseline

Subject to the provision of Section 14 of the Special Terms and Conditions (it being understood that adjustments to Baseline hereunder shall be calculated on the basis of the most current Baseline utilized by the ESCO for the purpose of the Energy Savings Guarantee), ESCO may make adjustments to the Baseline using standard and sound engineering principles as follows:

- a. Building Utilization: The total number of building occupants is a variable that may be adjusted for if the number of occupants differs from the Baseline quantity;
- b. Building Occupancy Hours: The hours the building(s) is/are occupied and/or equipment and/or lighting is utilized is a variable which may be adjusted for if the hours (quantity or time-of-day) differs from the hours identified in this Exhibit and its sub-Exhibits. Buildings that have ESCO energy management equipment will be monitored by ESCO to verify hours of equipment operation. Buildings without energy management systems will have to have equipment operation logged by Agency's building staff as specified in Section 19, Agency Responsibilities of this Exhibit;
- c. Weather: Utility bills will be adjusted for weather;
- d. Building Changes: The Baseline may be adjusted to account for any building square footage changes, remodeling, and addition of equipment or change in usage. Agency agrees to contact ESCO within ten (10) calendar days of commencement of any changes or additions of equipment or environments; and
- e. ESCO's discretion, based on data or other information newly discovered or otherwise not readily available at the time the Baseline was prepared; and/or
- f. Failure of Agency to perform its obligations under Section 19 of this Exhibit.

## Section 19. Agency Responsibilities

Agency acknowledges that it has an integral role in achieving savings and agrees to perform the following responsibilities:

- a. Properly maintain, repair, and replace all energy consuming equipment with equipment of equal or better energy and operational efficiencies within a reasonable period of time after Agency becomes aware of any maintenance, repair or replacement need and promptly notify ESCO of the repair and /or replacement, but no later than within fourteen (14) calendar days from the commencement thereof, except that minor maintenance, repairs and replacements, including , but not limited to, replacement of lightbulb or HVAC filters, need not be report to ESCO;
- b. Make available to ESCO upon its reasonable request copies of maintenance records and procedures regarding maintenance of the Premises;
- c. Promptly provide ESCO with notice of system and building alterations at the Premises that impact energy consumption, including but not limited to: energy management systems, automatic door operation, structural, occupancy sensors, photocell/timer control of exterior lighting and heat recovery systems;
- d. ESCO may Log any utility meters and the operation of any energy consuming devices or equipment subject to all applicable laws and in conformance with any and all requirements of the utility providers. ESCO shall deliver copies of any reports to the Owner relating thereto. Nothing herein shall be deemed to allow ESCO to do something which would violate the provisions of any services agreement with any utility company or to modify or disturb any utility meter.
- e. Provide to ESCO true, accurate and complete copies of all energy related bills within thirty (30) days after Agency's receipt of such bills. The parties stipulate that, in each event that Agency fails to provide an energy related bill within sixty (60) days after the end of the Billing Period to which the bill relates, Agency shall be deemed to have realized that portion of the Total Energy Savings prorated for the utility billing period to which said energy related bill relates and for such subsequent utility billing periods as are affected by an increase in energy and/or demand use that could have been avoided had ESCO been provided with the energy related bill in a timely manner. In the event ESCO subsequently receives or obtains the untimely energy related bill and such bill discloses that savings were achieved in an amount greater than had been stipulated hereunder, such greater savings will be used in calculating Actual Savings;
- f. Provide to ESCO true, accurate and complete descriptions of energy consuming devices with a material individual or aggregate effect on energy consumption within thirty (30) days after installation and startup of such equipment, specifically excepting any and all replacement equipment which is substantially similar to the equipment being replaced. For example, items such as an electric pencil sharpener, individual space heater, computer speaker, television, projector, and toaster would not be considered to have a substantial effect on energy consumption, but a new computer lab with multiple new computers would have a substantial effect on energy consumption. This equipment with a material effect individually or in the aggregate on energy consumption includes, but is not limited to adding a new HVAC unit (not replacement), installing additional

kitchen equipment, a washer or dryer, mobile trailer units, and/or portable hospital equipment. The parties stipulate that, in each event that Agency fails to provide this information within ninety (90) days after the startup of such equipment, Agency shall be deemed to have realized that portion of the Total Energy Savings prorated for the utility billing period to which said energy related bill relates and for such subsequent utility billing periods as are affected by an increase in energy and/or demand use that could have been avoided had ESCO been provided with the energy related information in a timely manner. In the event ESCO subsequently receives or obtains the untimely energy related bill and such bill discloses that savings were achieved in an amount greater than had been stipulated hereunder, such greater savings will be used in calculating Actual Savings;

- g. Furnish to ESCO true, accurate and complete copies of any utility rate schedules or tariffs promptly upon ESCO's request for the same and, in any event, within thirty (30) calendar days after Agency's receipt of notice of a utility rate change;
- h. During the Term of the Agreement, permit only ESCO and/or Agency approved personnel to repair, adjust or program equipment, systems, and/or controls covered by this Agreement or affecting equipment, systems, and/or controls covered by this Agreement, except in the event of an emergency, in which event Agency shall immediately notify ESCO of the existence of the emergency no later than within twenty-four (24) hours of the commencement of the emergency condition if practicable.

## **Section 20. Exclusions from ESCO's Responsibilities**

ESCO shall not be responsible for any of the following:

- a. Any shortfalls in Total Energy Savings, failure to satisfy the Energy Savings Guarantee, or for loss, damage or malfunction to equipment, systems, controls or building(s) structures resulting from non-ESCO personnel examining, adjusting or repairing equipment, systems, or controls;
- b. Any failure of Agency to achieve or realize Operational Savings;
- c. Any damage or malfunction resulting from freezing, corrosion or erosion on the water side of the equipment or caused by scale or sludge on equipment;
- d. Problems or damages caused by utility service or damage sustained by equipment or systems;
- e. Furnishing any items of equipment, material, or labor, or performing tests recommended or required by insurance companies or federal, state, or local governments; and
- f. Failure or inadequacy of any structure or foundation supporting or surrounding equipment or work or any portion thereof.

## **Section 21. Independent Audit**

Within thirty (30) days after each anniversary of the Commencement Date, Agency may provide written notice to ESCO that Agency intends to have performed an audit of the savings calculations and billings for the immediately preceding Guarantee Year. Agency shall thereupon select agreed upon experienced and qualified energy engineering auditors to complete and submit to Agency an audit of the savings calculations and billings for the immediately preceding Guarantee Year. Agency shall pay for the entire cost of the audit. The audit shall be completed within thirty (30) days of selection of the auditor. Exercise of the right to request an audit shall in no way relieve Agency of its continuing obligation to make current payments pursuant to this Agreement. Any payments between the parties necessary to resolve any agreed upon irregularities identified in the audit will be made within sixty (60) days after submission of the audit to the parties.

## **Section 22. Agreed Upon Parameters**

Agency agrees that the parameters set forth in sub-Exhibits C.1 through C.4 are mutually agreed upon and form the basis of the Energy Savings Guarantee. These parameters are hereby recognized, for the purposes of this Agreement, as a fact or the baseline for computing energy savings, as the case may be, and will not be measured, monitored or adjusted. These parameters apply to Total Energy Savings that shall be computed as specified in this Exhibit and sub-Exhibits.

## **Section 23. Detailed Energy Analysis**

The "Detailed Energy Analysis" report dated November 18, 2016 (the Audit), prepared by ESCO, is incorporated herein for the limited purposes of presenting a description of existing conditions and the methodologies used for calculating projected energy savings with respect to the energy conservation measures comprising the Scope of Work in Exhibit A. Statements of savings contained in the Detailed Energy Analysis are projections only and do not constitute, and shall not in any way modify, the statements of ESCO's Guarantee contained in this Exhibit and sub-Exhibits referenced herein.

**EXHIBIT C.1**  
**Guarantee**  
**Option A – Partially Measured Retrofit Isolation**  
**Lighting Upgrades**

## 1.0 Agreed Upon Parameters

*The following are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby stipulated for the purposes of this Contract as a fact or the baseline for computing energy savings, as the case may be, and will not be measured, monitored or adjusted.*

### a) Applicability

This performance guarantee applies to the high efficiency lighting retrofit energy conservation measures installed by ESCO at the Agency's facility specified in Exhibit A – Attachment 1 of this Contract. A complete room by room scope of Work is found in Exhibit A – Attachment 1.

## 2.0 Pre-Retrofit Consumption Data

*The following describes the methodology for proving per-fixture wattage of each existing lighting fixture prior to the installation of energy efficient lighting equipment. Actual wattage measurements are taken to validate the pre-retrofit, per-fixture wattage as represented in the lighting audits and analyses performed to date.*

### a) Measurement Methodology

ESCO has proposed to either install new fixtures, or retrofit existing fixtures with energy efficient products. The purpose of this section is to validate the wattage assumed in these estimates through actual measurement.

Several different types of existing fixtures were encountered during the detailed survey. The table in Section 2.0.b lists the facility and location, provides a brief description of each fixture, a space for calculated fixture wattage, and notes the quantity of each fixture.

TRACE™ 700 building simulation software and spreadsheet calculations were used to model the energy consumption of the buildings. Known runtime parameters such as local weather data, internal building loads (people and equipment), occupancy data, etc., were all utilized in the modeling of the base case. This base case is as set forth in the engineering analysis presented in the "Detailed Energy Analysis" report dated November 18, 2016 prepared by ESCO. The accuracy of the pre-retrofit energy model was validated by its correlation to the actual utility data for the Agency. The Pre-Retrofit lighting wattages are stipulated and will not be measured.

### b) Pre-Retrofit Fixture Table

For the purposes of this Agreement, the lighting fixture quantities and wattages were surveyed by ESCO and its consultant and these quantities are collaboratively agreed upon by the Agency and ESCO and are stipulated in this Section 2.0 of Exhibit C.1. The results of the survey are presented in Table 1.

ESCO reserves the right to adjust the Baseline for the pre- and post-retrofit quantities to reflect actual quantities and types of fixtures encountered during the retrofit; however, the Energy Use Savings expected to be achieved will not be less than the Energy Use Savings represented by the difference in consumption between the fixtures and quantities in the pre-retrofit table in this Section 2.0 of this Exhibit C.1 and the post-retrofit table in Section 3.0 of this Exhibit C.1.

The following tables illustrate the pre-retrofit (existing) fixtures and for the purposes of this agreement are stipulated and hereby collaboratively agreed to by the Agency and ESCO:

Table 1 – Existing Fixtures

COMMISSIONER OF THE REVENUE & TREASURER					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor B01	1	Hallway - Internal	2 Lamp T12 Fluorescent Wrap Fixture, Replace	1	72
Floor B01	2	Boiler Room	32 Watt Compact Fluorescent Screw-in Lamp	1	32
Floor 01	3	Hallway	4 Lamp T12 Fluorescent Wrap Fixture	3	144
Floor 01	4	Open Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	4	144
Floor 01	5	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	3	144
Floor 01	6	Storage	60 Watt Incandescent Drum Fixture, Pull Chain	1	60
Floor 01	7	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	4	144
Floor 01	8	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	8	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	9	Restroom - Private	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	10	Restroom - Private	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	11	Reception	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	12	Open Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	13	Hallway - Internal	32 Watt Compact Fluorescent Wall Sconce Fixture	1	32
Floor 01	14	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	14	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	15	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	15	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	16	Janitor Closet	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	17	Restroom	4 Lamp T12 Fluorescent Wrap Fixture, Replace	1	144
Floor 01	18	Reception	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	19	Open Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	6	144
Floor 01	20	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor 01	20	Office	4 Lamp T12 Fluorescent Wrap Fixture, Replace	4	144
Floor 01	21	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 01	21	Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144
Floor B01	22	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, High Install, Hard Install	2	72
Floor B01	23	S-Basement	4 Lamp T12 Fluorescent Wrap Fixture	2	144
Floor B01	23	S-Basement	4 Lamp T12 Fluorescent Wrap Fixture	6	144
Floor 01	24	Open Office - Treasurer	4 Lamp T12 Fluorescent Wrap Fixture	3	144
Exterior		Exterior	32 Watt Compact Fluorescent Decorative Fixture	1	32
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture	2	95
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture	1	95
Exterior		Exterior	150 Watt Metal Halide Wallpack Fixture	3	183
Floor B01		Basement	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor B01		Basement	4 Lamp T12 Fluorescent Wrap Fixture	3	144
Floor B01		Basement	4 Lamp T12 Fluorescent Wrap Fixture	4	144

**COMMISSIONER OF THE REVENUE & TREASURER**

Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor B01		Basement	60 Watt Incandescent Industrial Fixture	1	60
Floor B01		Basement	1 Lamp T12 Fluorescent Commercial Strip Fixture	2	43
Floor B01		Basement	32 Watt Compact Fluorescent Screw-in Lamp	2	32

**COMMONWEALTH'S ATTORNEY**

Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	2	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	3	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	4	Hallway	(2) 32 Watt Compact Fluorescent Drum Fixture	5	64
Floor 01	5	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	6	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	7	Restroom - Private	(2) 32 Watt Compact Fluorescent Drum Fixture	1	64
Floor 01	8	Office	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	9	Kitchenette	(4) 32 Watt Compact Fluorescent Ceiling Fan Fixture	1	128
Floor 01	10	Restroom - Private	(2) 32 Watt Compact Fluorescent Drum Fixture	1	64
Floor 01	11	Stairs	32 Watt Compact Fluorescent Drum Fixture, Wall Mount	1	32
Floor 02	12	Hallway	(2) 60 Watt Incandescent Drum Fixture	4	120
Floor 02	12	Hallway	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 02	13	Restroom - Private	60 Watt Incandescent Recessed Can Fixture	2	60
Floor 02	14	Mechanical Room	32 Watt Compact Fluorescent Screw-in Lamp	1	32
Floor 02	15	Office	(2) 60 Watt Incandescent Drum Fixture	2	120
Floor 02	16	Office	(2) 60 Watt Incandescent Drum Fixture	2	120
Floor 02	17	Office	(2) 60 Watt Incandescent Drum Fixture	2	120
Floor 02	18	Office	(2) 60 Watt Incandescent Drum Fixture	2	120
Exterior	Exterior	Exterior	60 Watt Incandescent Jelly Jar Fixture	1	60

**FLUVANNA COUNTY COURTHOUSE**

Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Ground		Vehicle Sallyport	70 Watt Metal Halide Wallpack Fixture	3	91
Ground	G140	Secure Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58
Ground	G141	Elevator Equipment Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Ground	G142	Control Room	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	4	52
Ground	G139	Secure Corridor	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58
Ground	G148	Secure Sallyport	2 Lamp Biax Fluorescent Lay-in (Recessed) Fixture, Vandal Proof	1	72
Ground	G150	Cell	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58
Ground	G149	Cell	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58
Ground	G147	Cell - Handicap	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58



FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Ground	G144	Conference Room - Interview	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58
Ground	G146	Cell - Group Holding	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58
Ground	G138	Secure Corridor	2 Lamp Biax Fluorescent Lay-in (Recessed) Fixture, Vandal Proof	3	72
Ground	G138A	Chase	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Ground	G145	Conference Room - Attorney Interview	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G131	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	6	58
Ground	G131	Hallway	LED Exit Sign	1	4
Ground	G136	Sprinkler Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Ground	G135	Stairs	2 Lamp T8 Fluorescent Vanity Fixture	4	58
Ground	G135	Stairs	LED Exit Sign	1	4
Ground	G132	Mechanical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58
Ground	G132	Mechanical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	16	58
Ground	G137	Equipment Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Ground	G143	Restroom - Private	2 Lamp 2' T8 Fluorescent Vanity Fixture	1	33
Ground	G143	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G134	IT Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58
Ground	G124-G125	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	8	58
Ground	G129	Judge Office	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	8	52
Ground	G127	Vestibule	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G126	Judge Office	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	8	52
Ground	G128	Restroom - Private	32 Watt Compact Fluorescent Globe Fixture	2	32
Ground	G128	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Ground	G128	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46
Ground	G130	Hearing Room	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85
Ground	G123	Restroom - Private	32 Watt Compact Fluorescent Globe Fixture	2	32
Ground	G123	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Ground	G123	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46
Ground	G122	Break Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Ground	G122	Break Room	1 Lamp T8 Fluorescent Under Cabinet Fixture	1	31
Ground	G118-G119	Open Office	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	85
Ground	G118-G119	Open Office	15 Watt Compact Fluorescent Screw-in Lamp, BR30	2	15
Ground	G121	Office	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	6	52
Ground	G120	Records Room	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	3	85
Ground	G117	Waiting Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Ground	G113	Hallway - Fine	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	4	58
Ground	G101	Stairs	2 Lamp T8 Fluorescent Vanity Fixture	4	58
Ground	G101	Stairs	LED Exit Sign	1	4

FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Ground	G101	Stairs	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G100	Lobby	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	6	42
Ground	G100	Lobby	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	5	58
Ground	G115	Conference Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Ground	G116	Storage	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G114	Conference Room	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Ground	G102	Stairs	2 Lamp T8 Fluorescent Vanity Fixture	4	58
Ground	G102	Stairs	LED Exit Sign	1	4
Ground	G102	Stairs	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G103	Hallway - Internal	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Ground	G110	Elevator Equipment Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Ground	G108	Vestibule - Mens Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G107	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Ground	G109	Restroom - Men	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58
Ground	G109	Restroom - Men	2 Lamp 2' T8 Fluorescent Commercial Strip Fixture, Cove Lighting	1	33
Ground	G109	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Ground	G104	Hallway - Internal	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Ground	G105	Vestibule - Womens Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Ground	G106	Restroom - Women	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58
Ground	G106	Restroom - Women	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46
Ground	G106	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Ground	G111	Vestibule to Courtroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Ground	G112	District Court	250 Watt Quartz Recessed Can Fixture, 6", Dimmable	17	250
Ground	G112	District Court	150 Watt Quartz Downlight, 6" Dia., Dimmable	12	150
Ground	G112	District Court	12.7 Watt LED Recessed Downlight, Dimmable	4	12.7
Ground	G112	District Court	4 Lamp Fluorescent Biax Decorative Fixture, Pendant Mount	4	164
Ground	G112	District Court	11 Watt LED MR16 Lamp	1	11
Floor 01	100	Lobby	1 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	16	26
Floor 01	100	Lobby	1 Lamp T8 Fluorescent Commercial Strip Fixture, Recessed Cove Mounted	6	31
Floor 01	100	Lobby	LED Exit Sign	5	4
Floor 01	104-105	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	4	42
Floor 01	106	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	4	42
Floor 01	107	Storage	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58
Floor 01	110	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Floor 01	108	Vestibule - Women Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	109	Restroom - Women	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58
Floor 01	109	Restroom - Women	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46

FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	109	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	111	Vestibule to Mens Restroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	112	Restroom - Men	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	5	58
Floor 01	112	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	113	Vestibule to Courtroom	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Floor 01	114	Conference Room - Witness Attorney	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	115	Conference Room - Witness Attorney	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	116	Courtroom	250 Watt Quartz Recessed Can Fixture, 6", Dimmable	32	250
Floor 01	116	Courtroom	12.7 Watt LED Recessed Downlight, Dimmable	4	12.7
Floor 01	116	Courtroom	4 Lamp Fluorescent Biax Decorative Fixture, Pendant Mount	4	164
Floor 01	116	Courtroom	1 Lamp 3' T5 High Output Fluorescent Commercial Strip Cove Fixture	5	44
Floor 01	116	Courtroom	1 Lamp T5 High Output Fluorescent Commercial Strip Cove Fixture	40	64
Floor 01	103	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Floor 01	117-118	Reception	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	8	42
Floor 01	117	Reception	65 Watt Incandescent Screw-in Recessed Can Fixture, R30	2	65
Floor 01	117	Reception	LED Exit Sign	4	4
Floor 01	119	Records	2 Lamp Direct/Indirect T5 High Output Fixture, Pendant Mount, Butted	30	0
Floor 01	119	Records	LED Exit Sign	2	4
Floor 01	120	Open Office	3 Lamp T8 2X2 U-Lamp Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	13	85
Floor 01	120	Open Office	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	3	42
Floor 01	120	Open Office	LED Exit Sign	2	4
Floor 01	120	Reception - Counter	3 Lamp T8 2X2 U-Lamp Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	85
Floor 01	122	Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Floor 01	123	Office	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	6	64
Floor 01	124	WorkRoom	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	4	64
Floor 01	127	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	5	58
Floor 01	127	Hallway	LED Exit Sign	2	4
Floor 01	125	Office	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	4	58
Floor 01	126	IT Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58
Floor 01	128	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Floor 01	131	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Floor 01	131	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46
Floor 01	131	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	130	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Floor 01	130	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	129	Break Room	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	4	42
Floor 01	129	Break Room	1 Lamp T8 Fluorescent Under Cabinet Fixture	1	31

FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	132	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	5	58
Floor 01	132	Hallway	LED Exit Sign	1	4
Floor 01	133	Hallway	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	2	42
Floor 01	136	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Floor 01	136	Restroom - Private	2 Lamp 3' T8 Fluorescent Commercial Strip Cove Fixture	1	46
Floor 01	136	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	135	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Floor 01	135	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	134	Jury	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	9	64
Floor 01	134	Jury	1 Lamp T8 Fluorescent Under Cabinet Fixture	1	31
Floor 01	137	Office - Secretary	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Dimmable	4	64
Floor 01	138	Office - Judge	(2) 26 Watt Compact Fluorescent Recessed 8" Can Fixture, Dimmable	7	52
Floor 01	140	Restroom - Private	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	1	58
Floor 01	140	Restroom - Private	42 Watt Compact Fluorescent Recessed Can Fixture, 7" Dia	1	42
Floor 01	141	Secure Files Room	3 Lamp T8 2X2 U-Lamp 1 5/8" Spacing Fluorescent Lay-in (Recessed) Fixture	6	85
Floor 01	142	Hallway	2 Lamp U-Shaped 1 5/8" Spacing T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Floor 01	144	Secured Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58
Floor 01	145	Secured Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58
Floor 01	146	Cell	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58
Floor 01	147	Secured Sallyport	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58
Floor 01	148	Vestibule to Interview Room	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	1	58
Floor 01	149	Cell - Group	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	3	58
Floor 01	150	Conference Room - Interview Attorney	2 Lamp 28 Watt T8 Fluorescent 1X4 Box Fixture, Vandal Proof	2	58
Exterior		Parking Lot	(2) 400 Watt Metal Halide Shoebox Fixtures	1	906
Exterior		Parking Lot	400 Watt Metal Halide Shoebox Fixture	4	453
Exterior		Parking Lot	100 Watt Metal Halide Wallpack Fixture, Cut-Off Type	2	124
Exterior		Side	70 Watt Metal Halide Wallpack Fixture	3	91
Exterior		Side	175 Watt Metal Halide Shoebox Fixture, Wall Mounted	2	208
Exterior		Walkway	175 Watt Metal Halide Post Top Fixture	5	208
Exterior		Canopy	100 Watt High Pressure Sodium Recessed Can Fixture, 10" Dia	2	138
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia, High Install	4	66
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia, Quartz Restrike Emergency Light, High Install	4	66
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia	7	66
Exterior		Canopy	50 Watt High Pressure Sodium Recessed Can Fixture, 8 Dia, Quartz Restrike Emergency Light	6	66
Interior		Mechanical Room	Existing Control System	1	0

FORK UNION COMMUNITY CENTER					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamp	21	32
Floor 01	1	Hallway	LED Exit Sign, Emergency Light	1	4
Floor 01	2	Restroom - Men	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	3	Classroom	2 Lamp T8 Fluorescent Wrap Fixture, Need Lens, Very Hard Install	6	58
Floor 01	4	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112
Floor 01	5	Classroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 01	6	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	7	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	5	112
Floor 01	8	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	9	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144
Floor 01	10	Hallway	150 Watt Incandescent Decorative Fixture, Chain Mounted	6	150
Floor 01	11	Auditorium	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	16	112
Floor 01	11	Auditorium	LED Exit Sign, Emergency Light	4	4
Floor 01	12	Stage	4 Lamp T12 Fluorescent Wrap Fixture, High Install	4	144
Floor 01	13	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144
Floor 01	14	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 01	15	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01	16	Restroom - Private	60 Watt Incandescent Globe Fixture, Need Globe Lens	1	60
Floor 01	17	Office - Nurse	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 01	18	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	10	112
Floor 01	19	Offices	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	112
Floor 01	20	Classroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 01	21	Classroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 01	22	Restroom - Women	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	23	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamp	23	32
Floor 01	23	Hallway	LED Exit Sign, Emergency Light	1	4
Floor 01	23	Hallway	Soda Machine	1	400
Floor B01		Boiler Room	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Floor B01		Boiler Room	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture, Pendant Mount	1	72
Floor B01		Boiler Room	2 Lamp T12 Fluorescent Wrap Fixture, Replace	1	72
Floor B01		Boiler Room	4 Lamp T12 Fluorescent Wrap Fixture, Replace	2	144
Exterior		Exterior	100 Watt High Pressure Sodium Recessed Can Fixture, 8"	1	138
Exterior		Exterior	42 Watt Compact Fluorescent Dusk to Dawn Fixture	1	42
Exterior		Exterior	250 Watt Metal Halide Wallpack Fixture	4	288
Exterior		Exterior	40 Watt LED Wall Pack Fixture	3	40
Exterior		Exterior	150 Watt Metal Halide Canopy Fixture	2	183

FORK UNION FIRE STATION					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	12	453
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture	4	58
Floor 01	1	Garage	LED Exit Sign, Emergency Light	2	4
Floor 01	2	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 01	3	Storage	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	4	Laundry	2 Lamp T8 Fluorescent Wrap Fixture	3	58
Floor 01	5	Storage	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	6	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	12	112
Floor 01	7	Electrical Room	2 Lamp T8 Fluorescent Wrap Fixture	3	58
Floor 01	8	Hood	23 Watt Compact Fluorescent Screw-in Lamp, Jelly Jar	3	23
Floor 01	9	Meeting	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	7	58
Floor 01	9	Meeting	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 01	9	Meeting	65 Watt Incandescent Screw-in Recessed Can Fixture, R30	4	65
Floor 01	9	Meeting	LED Exit Sign	3	4
Floor 01	10	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	11	Storage	2 Lamp T8 Fluorescent Wrap Fixture	1	58
Floor 02	12	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 02	12	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 02	12	Hallway	LED Exit Sign	2	4
Floor 02	13	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 02	14	Restroom - Men	2 Lamp T8 Fluorescent Vanity Fixture	2	58
Floor 02	15	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 02	16	Restroom - Women	2 Lamp T8 Fluorescent Vanity Fixture	2	58
Floor 02	17	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 02	17	Restroom - Private	60 Watt Incandescent Recessed Can Fixture, 6" Dia	1	60
Floor 02	18	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 02	18	Restroom - Private	60 Watt Incandescent Recessed Can Fixture, 6" Dia	1	60
Floor 02	19	Bedroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	58
Floor 02	19	Bedroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 02	19	Bedroom	LED Exit Sign	1	4
Floor 02	20	Attic	2 Lamp T8 Fluorescent Wrap Fixture	6	58
Exterior		Exterior	17 Watt LED Cylinder Fixture	11	20
Exterior		Exterior	250 Watt Metal Halide Wallpack Fixture	2	288
Exterior		Exterior	100 Watt Metal Halide Flood Fixture, Ground Mount	1	124
Exterior		Exterior	250 Watt Metal Halide Shoebox Fixture	6	288
Exterior		Exterior	60 Watt Incandescent Recessed Can Fixture with Lens, 6" Dia	2	60
Exterior		Exterior-Sign	100 Watt Metal Halide Flood Fixture, Ground Mount	2	124

KENTS STORE FIRE STATION					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Exterior		Exterior	100 Watt Incandescent Carriage Fixture	1	100
Exterior		Exterior	125 Watt LED Shoebox Fixture	4	125
Exterior		Exterior	26 Watt LED Flood Fixture	2	26
Exterior		Exterior	17 Watt LED Cylinder Fixture	7	20
Exterior		Exterior	13 Watt LED Jelly Jar Fixture	2	13
Exterior		Exterior	(2) 23 Watt Compact Fluorescent Canopy	1	46
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	12	453
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture	3	58
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture, Need Lens	2	58
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	4	58
Floor 01	1	Garage	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	1	Garage	LED Exit Sign	2	4
Floor 01	2	Storage	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	3	Office	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	4	Work Room	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	5	Storage	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	6	Laundry	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	7	Restroom	40 Watt Incandescent Vanity Fixture, Globe Lamps	4	40
Floor 01	7	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60
Floor 01	8	Janitor Closet	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	9	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	4	58
Floor 01	9	Stairs	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 02	10	Break Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 02	11	Restroom	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58
Floor 02	11	Restroom	40 Watt Incandescent Vanity Fixture, Globe Lamps	1	40
Floor 02	12	Restroom	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58
Floor 02	12	Restroom	40 Watt Incandescent Vanity Fixture, Globe Lamps	1	40
Floor 02	13	Meeting	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	112
Floor 02	13	Meeting	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Floor 02	13	Meeting	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	112
Floor 02	13	Meeting	LED Exit Sign	1	4
Floor 02	14	Kitchen	60 Watt Incandescent Jelly Jar Fixture	3	60
Floor 02	14	Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 02	14	Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	112
Floor 02	14	Kitchen	LED Exit Sign	1	4
Floor 02	15	Storage	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58
Floor 02	15	Storage	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 02	16	Weight Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	112
Floor 02	17	Hallway	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112



KENTS STORE FIRE STATION					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02	17	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Emergency Ballast	2	58
Floor 02	18	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112
Floor 02	19	Restroom	(4) 40 Watt Incandescent Vanity Fixture, Globe Lamp	1	160
Floor 02	19	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60
Floor 02	20	Restroom	(4) 40 Watt Incandescent Vanity Fixture, Globe Lamp	1	160
Floor 02	20	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60
Floor 02	21	Storage	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58
Floor 02	22	Storage	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58
Floor 02	23	Bedroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112
Floor 02	23	Bedroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	112

LIBRARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Return Air	3	58
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast, Return Air	3	58
Floor 01	A	Hallway	Soda Machine	1	400
Floor 01	A	Hallway	LED Exit Sign	2	4
Floor 01	1	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	15	85
Floor 01	1	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	85
Floor 01	1	Conference Room	LED Exit Sign	4	4
Floor 01	2	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	3	Mechanical Room	2 Lamp T8 Fluorescent Wrap Fixture, Wall Mounted	1	58
Floor 01	4	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	4	Restroom - Men	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia	1	32
Floor 01	4	Restroom - Men	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	5	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	5	Restroom - Women	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia	1	32
Floor 01	5	Restroom - Women	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	6	Open Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	7	85
Floor 01	6	Open Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Emergency Ballast	1	115
Floor 01	6	Open Office	LED Exit Sign	1	4
Floor 01	7	Storage	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	85
Floor 01	8	Storage	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 01	9	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	9	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 01	9	Hallway	LED Exit Sign	2	4
Floor 01	10	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58

LIBRARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	11	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58
Floor 01	12	Janitor Closet	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	13	Restroom - Private	23 Watt Compact Fluorescent Recessed Downlight Fixture, Emergency Ballast, Horizontal Lamps	1	23
Floor 01	13	Restroom - Private	2 Lamp 2' T8 Fluorescent Vanity Fixture	1	33
Floor 01	14	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Return Air	5	85
Floor 01	14	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast, Return Air Fixture	1	85
Floor 01	14	Classroom	LED Exit Sign	1	4
Floor 01	A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	15	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	178	85
Floor 01	15	Media Center	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia, Horizontal Lamps	4	32
Floor 01	15	Media Center	LED Exit Sign	7	4
Floor 01	16	Mechanical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	2	58
Floor 01	17	Computer Lab	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Return Air	6	85
Floor 01	18	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	19	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85
Floor 01	20	Mechanical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	2	58
Exterior		Back Wall	42 Watt Compact Fluorescent Carriage Fixture	2	42
Exterior		Back Wall	42 Watt Compact Fluorescent Carriage Fixture	3	42
Exterior		Side	42 Watt Compact Fluorescent Carriage Fixture	1	42
Exterior		Side	42 Watt Compact Fluorescent Carriage Fixture	2	42
Exterior		Side	32 Watt Compact Fluorescent Recessed Downlight Fixture, 2 PIN, Horizontal	1	32
Exterior		Side	(3) 26 Watt LED Flood Fixture	1	78
Exterior		Side	150 Watt High Pressure Sodium Flood Fixture, Ground Mount	1	188
Exterior		Front	42 Watt Compact Fluorescent Carriage Fixture	1	42
Exterior		Front	100 Watt Metal Halide Recessed Can Fixture, 8" Dia	10	124
Exterior		Parking Lot	250 Watt Metal Halide Post Top Fixture	13	288
Exterior		Parking Lot	78 Watt LED Post Top Fixture, Black, Spider Mount	13	78
Exterior		Shed and Solar Shack	2 Lamp T8 Fluorescent Commercial Strip Fixture	2	58
Exterior		Road	150 Watt Metal Halide Post Top Fixture	16	183
Exterior		Flag	150 Watt Metal Halide Post Top Fixture	2	183
Exterior		Flag	150 Watt Metal Halide Flood Fixture	2	183
Exterior		Sign	175 Watt Metal Halide Flood Fixture, Ground Mounted	2	208

PALMYRA FIRE STATION					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Exterior		Parking Lot	70 Watt Metal Halide Post Top Fixture	1	91
Exterior		Side Wall	71 Watt Metal Halide Post Top Fixture, Wall Mounted	3	91

PALMYRA FIRE STATION					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Exterior		Side Wall	50 Watt Incandescent Screw-in R20 Lamp	5	50
Exterior		Back Wall	71 Watt Metal Halide Post Top Fixture, Wall Mounted	2	91
Exterior		Front Parking	70 Watt Metal Halide Post Top Fixture	2	91
Exterior		Front Walk	71 Watt Metal Halide Post Top Fixture, Wall Mounted	4	91
Exterior		Canopy	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamps	3	32
Exterior		Sign	100 Watt Metal Halide Flood Fixture, Ground Mount	2	124
Exterior		Side	71 Watt Metal Halide Post Top Fixture, Wall Mounted	2	91
Exterior		Canopy	32 Watt Compact Fluorescent Recessed Downlight Fixture, 8" Dia, Vertical Lamps	2	32
Exterior		Flag	100 Watt Metal Halide Flood Fixture, Ground Mount	1	124
Floor 01	1	Garage	2 Lamp T8 Fluorescent Vanity Fixture	5	58
Floor 01	1	Garage	2 Lamp T8 Fluorescent Vanity Fixture, Battery Backup	4	72
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	12	453
Floor 01	1	Garage	LED Exit Sign	1	4
Floor 01		Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01		Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01		Living Area	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85
Floor 01		Living Area	90 Watt Incandescent PAR38 Screw-in Lamp, Dimmable	4	90
Floor 01		Living Area	LED Exit Sign	1	4
Floor 01		Hallway - Internal	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 01		Kitchen	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85
Floor 01		Meeting Room	(2) 23 Watt Compact Fluorescent Recessed Can Fixture, 6"	13	46
Floor 01		Meeting Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	8	85
Floor 01		Meeting Room	100 Watt Incandescent Track Fixture, Dimmable	8	100
Floor 01		Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01		Janitor Closet	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01		Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 01		Office - Chief	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58
Floor 01		Restroom - Women	2 Lamp T8 Fluorescent Industrial Fixture	2	58
Floor 01		Office	2 Lamp T8 Fluorescent Industrial Fixture	1	58
Floor 01		Storage	2 Lamp T8 Fluorescent Industrial Fixture	2	58
Floor 01	A	Stairs	2 Lamp T8 Fluorescent Vanity Fixture, Battery Backup	3	72
Floor 01	A	Stairs	LED Exit Sign	1	4
Floor 02		Hallway - Internal	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 02		Hallway - Internal	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 02		Hallway - Internal	LED Exit Sign	3	4
Floor 02		Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 02		Storage	2 Lamp T8 Fluorescent Industrial Fixture	4	58

PALMYRA FIRE STATION					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02		Weight Room	2 Lamp T8 Fluorescent Industrial Fixture	2	58
Floor 02		Weight Room	2 Lamp T8 Fluorescent Industrial Fixture, Battery Backup	2	58
Floor 02		Weight Room	LED Exit Sign	2	4
Floor 02		Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58
Floor 02	B	Stairs	2 Lamp T8 Fluorescent Vanity Fixture, Battery Backup	3	72
Floor 02	B	Stairs	26 Watt Compact Fluorescent Recessed Can Fixture	11	26
Floor 02		Bedroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85

PUBLIC WORKS					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Vestibule	60 Watt Incandescent Decorative Fixture	1	60
Floor 01	2	Open Office	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	1	40
Floor 01	2	Open Office	1 Lamp LED Lay-in (Recessed) Fixture	2	20
Floor 01	2	Open Office	2 Lamp 4' T8 Fluorescent Under Cabinet Fixture	1	58
Floor 01	3	Office	1 Lamp LED Lay-in (Recessed) Fixture	2	20
Floor 01	4	Office	1 Lamp LED Lay-in (Recessed) Fixture	2	20
Floor 01	5	Work Room	1 Lamp LED Lay-in (Recessed) Fixture	2	20
Floor 01	5	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	6	Storage	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 01	7	Restroom - Private	60 Watt Incandescent Vanity Fixture	1	60
Floor B01	8	Basement	2 Lamp T12 Fluorescent Industrial Strip Fixture	2	72
Floor B01	8	Basement	13 Watt Compact Fluorescent Screw-in Lamp	1	13
Exterior	Exterior	Wall	60 Watt Incandescent Jelly Jar Fixture	1	60

SHERIFF'S OFFICE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Restroom	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	1	33
Floor 01	1	Restroom	LED Exit Sign	1	4
Floor 01	2	Lobby	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	4	33
Floor 01	2	Lobby	Soda Machine, No Light	1	400
Floor 01	3	Reception	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	3	33
Floor 01	4	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	5	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	5	Office	90 Watt Incandescent PAR Recessed Can Fixture, PAR 40	1	90
Floor 01	A	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	6	File Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	7	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	8	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	9	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85

SHERIFF'S OFFICE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	10	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	11	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	12	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58
Floor 01		Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	13	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	14	Mechanical Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	15	Kitchen	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	16	Conference Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	17	Communications	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	1	33
Floor 01	17	Communications	2 Lamp T8 Fluorescent Vanity Fixture	3	58
Floor 01	17	Communications	2 Lamp Direct/Indirect T8 Fixture, Pendant Mount, Butted	8	58
Floor 01	17	Communications	LED Exit Sign	1	4
Floor 01	18	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	19	Mechanical Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58
Floor 01	19	Mechanical Room	LED Exit Sign, Emergency Light	1	4
Floor 01	20	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	21	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	22	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	23	Training Room	2 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture, Dimmable	12	58
Floor 01	23	Training Room	LED Exit Sign	1	4
Floor 01	24	Restroom - Private	2 Lamp T8 Fluorescent Vanity Fixture	1	58
Floor 01	25	Locker Room - Women	2 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture	2	58
Floor 01	25	Locker Room - Women	2 Lamp 3' T8 Fluorescent Vanity Fixture	1	46
Floor 01	25	Locker Room - Women	32 Watt Compact Fluorescent Recessed Downlight Fixture	1	32
Floor 01	26	Janitor Closet	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	1	33
Floor 01	27	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	28	Locker Room - Men	2 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture	2	58
Floor 01	28	Locker Room - Men	2 Lamp 3' T8 Fluorescent Vanity Fixture	1	46
Floor 01	28	Locker Room - Men	32 Watt Compact Fluorescent Recessed Fixture	1	32
Floor 01	29	Squad Room	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	5	33
Floor 01	29	Squad Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	58
Floor 01	29	Squad Room	LED Exit Sign	2	4
Floor 01	30	Interview	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	31	Mechanical Room	2 Lamp T8 Fluorescent Industrial Fixture	4	58
Floor 01	32	Hallway - Internal	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58

SHERIFF'S OFFICE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	33	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	34	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	85
Floor 01	35	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	85
Floor 01	36	Pump House	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58
Floor 01	37	Cell	3 Lamp T8 Fluorescent Box Fixture, Vandal Proof	1	85
Floor 01	38	Cell	3 Lamp T8 Fluorescent Box Fixture, Vandal Proof	1	85
Floor 01	39	Cell	3 Lamp T8 Fluorescent Box Fixture, Vandal Proof	1	85
Floor 01	A	Hallway	2 Lamp 2' T8 Fluorescent Lay-in (Recessed) Fixture	16	33
Floor 01	A	Hallway	LED Exit Sign	5	4
Exterior		Front	100 Watt Incandescent Carriage Fixture	2	100
Exterior		Side	100 Watt Incandescent Carriage Fixture	5	100
Exterior		Parking Lot	175 Watt Metal Halide Post Top Fixture	14	208
Exterior		Pathway	70 Watt Metal Halide Bollard Fixture	7	91

SOCIAL SERVICES					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02	1	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 02	2	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 02	3	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 02	4	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 02	5	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 02	6	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112
Floor 02	7	Janitor Closet	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 02	8	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 02	9	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	5	72
Floor 02	10	Stairs	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 02	10	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, High Install	1	72
Floor 02	11	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 02	12	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72
Floor 02	13	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72
Floor 02	14	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 02	15	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	16	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	17	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	18	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	19	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	20	Open Office	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	11	72
Floor 02	20	Open Office	LED Exit Sign	2	4
Floor 02	21	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144

SOCIAL SERVICES					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02	22	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 02	23	Restroom - Men	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 02	24	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 02	25	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 02	26	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 02	26	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	27	Break Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72
Floor 02	28	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 02	29	Reception	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	58
Floor 02	29	Reception	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72
Floor 02	30	Hallway - Internal	45 Watt Halogen Recessed Can Fixture, 6" Dia, BR30 Lamp	2	45
Floor 02	31	Restroom	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 02	32	Restroom	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 02	33	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 02	33	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 02	34	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 02	34	Open Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 02	35	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 02	36	Office	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	72
Floor 02	37	Stairs	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 02	37	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, High Install	1	72
Floor 02	37	Stairs	Soda Machine	1	400
Floor 01	38	Elevator	1 Lamp T12 Fluorescent Commercial Strip Fixture	2	43
Floor 01	39	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72
Floor 01	39	Hallway	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	40	Conference Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	6	72
Floor 01	41	Kitchenette	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	42	Ticket Room	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	43	Hallway - Internal	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Floor 01	44	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 01	45	Storage	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 01	46	Waiting Room	13 Watt Compact Fluorescent Screw-in Lamp	11	13
Floor 01	46	Waiting Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112
Floor 01	47	Reception	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	47	Reception	13 Watt Compact Fluorescent Screw-in Lamp	2	13
Floor 01	48	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	49	Electrical Room	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	50	Hallway - Internal	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72



SOCIAL SERVICES					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	50	Hallway - Internal	LED Exit Sign	1	4
Floor 01	51	Conference Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144
Floor 01	52	Restroom - Men	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	53	Restroom - Women	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	54	Hallway - Internal	Fluorescent Circline Drum Fixture	2	62
Floor 01	55	Hallway	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112
Floor 01	55	Hallway	LED Exit Sign, Emergency Light	2	4
Floor 01	56	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112
Floor 01	57	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	58	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	59	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	60	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	61	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	62	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	63	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	64	Storage	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	65	Auditorium	100 Watt Incandescent Decorative Fixture, Pendant Mount, Very Hard Install	4	100
Floor 01	65	Auditorium	100 Watt Incandescent Decorative Fixture, Pendant Mount	2	100
Floor 01	65	Auditorium	LED Exit Sign, Emergency Light	4	4
Floor 01	65	Auditorium	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 01	65	Auditorium	90 Watt Incandescent R40 Screw-in Lamp	1	90
Floor 01	65	Auditorium	100 Watt Incandescent Decorative Fixture	2	100
Floor 01	66	Stage	150 Watt Incandescent Cylinder Fixture, PAR 40	3	150
Floor 01	67	Hallway	LED Exit Sign, Emergency Light	2	4
Floor 01	67	Hallway	(2) 13 Watt Compact Fluorescent Drum Fixture	4	26
Floor 01	68	Dressing Room	40 Watt Incandescent Screw-in Lamp, Mirror Lights	28	40
Floor 01	69	Mechanical Room	100 Watt Incandescent Screw-in Lamp	1	100
Floor 01	70	Restroom	(2) 13 Watt Compact Fluorescent Drum Fixture	1	26
Floor 01	71	Dressing Room	40 Watt Incandescent Screw-in Lamp, Mirror Lights	28	40
Floor 01	72	Restroom	(2) 13 Watt Compact Fluorescent Drum Fixture	1	26
Floor 01	73	Mechanical Room	100 Watt Incandescent Screw-in Lamp	1	100
Floor 01	74	Mechanical Room	2 Lamp 8' Slimline T12 Fluorescent Industrial Strip Fixture	3	123
Floor 01	75	Mechanical Room	2 Lamp T12 Fluorescent Commercial Strip Fixture	2	72
Floor 01	76	Mechanical Room	2 Lamp 8' Slimline T12 Fluorescent Industrial Strip Fixture	3	123
Floor 01		Exterior	250 Watt High Pressure Sodium Wallpack Fixture	3	295
Floor 01		Exterior	(2) 60 Watt Incandescent Decorative Fixture, Wall Mounted	2	120

SOCIAL SERVICES – GYMNASIUM					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Stairs	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 01	1	Stairs	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	2	Gym	4 Lamp T5 High Output Fluorescent Fixture, Wire Cage	12	234
Floor 01	2	Gym	LED Exit Sign	2	4
Floor 01	3	Concession	2 Lamp T12 Fluorescent Wrap Fixture	3	72
Floor 01	3	Concession	Soda Machine	2	400
Floor 01	4	Restroom	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	5	Restroom	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	1	72
Floor 01	6	Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 01	7	Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 01	8	Hallway	4 Lamp T8 Fluorescent Wrap Fixture	1	112
Exterior		Exterior	(2) 13 Watt Compact Fluorescent Drum Fixture	1	26
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture	3	95
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture, Hard Install	1	95
Exterior		Exterior	70 Watt High Pressure Sodium Wallpack Fixture, Hard Install	1	95
Exterior		Exterior	100 Watt High Pressure Sodium Recessed Can Fixture, 10" Dia	2	138
Floor B01	1	Store	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	15	40
Floor B01	1	Store	LED Exit Sign, Emergency Light	1	4
Floor B01	2	Break Room	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40
Floor B01	3	Office	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40
Floor B01	4	Storage	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	1	40
Floor B01	5	Restroom	2 Lamp LED 2X4 Wrap Fixture	1	40
Floor B01	6	Office	2 Lamp LED 2X4 Wrap Fixture	1	40
Floor B01	7	Storage	60 Watt Incandescent Screw-in Lamp	1	60
Floor B01	8	Restroom	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	1	40
Floor B01	9	Storage	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40
Floor B01	10	Work Room	2 Lamp LED 2X4 Lay-in (Recessed) Fixture	2	40
Floor B01	11	Boiler Room	2 Lamp T12 Fluorescent Wrap Fixture	4	72

VOTER REGISTRAR					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 01	2	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01	3	Storage	(2) 60 Watt Incandescent Wall Sconce Fixture	1	120
Floor 01	3	Storage	(2) 60 Watt Incandescent Decorative Fixture	1	120
Floor 01	4	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	5	144
Floor 01	5	Break Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	6	Restroom	60 Watt Incandescent Exhaust Fan Fixture	1	60
Exterior	Exterior	Exterior	60 Watt Incandescent Industrial Fixture	1	60
Exterior	Exterior	Exterior	(2) 90 Watt Incandescent Screw-in PAR38 Lamps	1	180

VOTER REGISTRAR					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor B01	B1000	Cellar	2 Lamp T12 Fluorescent Commercial Strip Fixture	1	72

ABRAMS SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1001	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	A	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	7	144
Floor 01	A	Hallway	LED Exit Sign	2	4
Floor 01	409	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Floor 01	410	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Floor 01	411	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	16	144
Floor 01	411A	Hallway - Internal	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	72
Floor 01	411B	Stage	2 Lamp T12 Fluorescent Wrap Fixture	3	72
Floor 01	408	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Floor 01	1003	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1003A	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01	1004	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1004A	Storage	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	B	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	5	144
Floor 01	B	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Need Lens	1	144
Floor 01	B	Hallway	LED Exit Sign	1	4
Floor 01	1005	Janitor Closet	2 Lamp T12 Fluorescent 2X4 Box Fixture	1	72
Floor 01	407	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Floor 01	1006	Restroom - Women	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1007	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	1007A	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1007B	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	406	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Floor 01	1008	Restroom - Men	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	405	Media Center	2 Lamp T12 Fluorescent Indirect Fixture, Pendant Mount	27	72
Floor 01	405A	Work Room	2 Lamp T12 Fluorescent Box Fixture	4	72
Floor 01	405A	Work Room	2 Lamp T12 Fluorescent 2X4 Box Fixture	2	72
Floor 01	405B	Office	2 Lamp T12 Fluorescent Box Fixture	4	72
Floor 01	405B	Office	2 Lamp T12 Fluorescent 2X4 Box Fixture	2	72
Floor 01	404	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	12	144
Floor 01	C	Stairs	6 Lamp T12 Fluorescent 4X4 Box Fixture, Needs Lens	2	216
Floor 01	C	Stairs	2 Lamp T12 Fluorescent Direct/Indirect Fixture, Wall Mount	2	72
Floor 01	C	Stairs	LED Exit Sign	1	4

ABRAMS SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor B01	B01	Storage	90 Watt Incandescent R40 Screw-in Lamp	2	90
Floor B01	B02	Open Office - IT	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Floor B01	B03	Storage	100 Watt Incandescent Screw-in Lamp	1	100
Floor B01	B04	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor B01	B05	Open Office - IT	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	9	144
Exterior		Canopy	(2) 60 Watt Incandescent Drum Fixture	1	120
Exterior		Wall	70 Watt High Pressure Sodium Flood Fixture	1	95
Exterior		Wall	70 Watt High Pressure Sodium Flood Fixture	1	95
Exterior		Canopy	(2) 60 Watt Incandescent Canopy Fixture	1	120
Exterior		Wall	175 Watt Mercury Vapor Flood Fixture	1	205
Exterior		Canopy	60 Watt Incandescent Jelly Jar Fixture, Ceiling Mount	1	60
Exterior		Wall	(3) 90 Watt Incandescent PAR38 Screw-in Lamp	1	270
Exterior		Canopy	100 Watt Incandescent Globe Fixture, Missing Globe	1	100
Floor 01	400	Hallway - Internal	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	4	72
Floor 01	400	Hallway - Internal	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	2	72
Floor 01	401	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	38	72
Floor 01	401	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	1	72
Floor 01	401A	Stage	2 Lamp T12 Fluorescent Industrial Strip Fixture	2	72
Floor 01	402	Break Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	402A	Storage	60 Watt Incandescent Globe Fixture, Need Globe Lens	1	60
Floor 01	402B	Restroom - Private	60 Watt Incandescent Globe Fixture, Need Globe Lens	1	60
Floor 01	402C	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	1	72
Floor 01	403	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	403A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	403A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Need Lens	1	58
Floor 01	403B	Storage	2 Lamp T8 Fluorescent 1X4 Box Fixture, Needs Lens	2	58
Floor 01	403C	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	1	72
Floor 01	403D	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	1	72
Floor 01	403E	Storage	2 Lamp T12 Fluorescent Industrial Strip Fixture	2	72
Floor 01	403F	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	403G	Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72
Floor 01	403H	Mechanical Room	2 Lamp T12 Fluorescent Industrial Strip Fixture	1	72
Floor 01	403I	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	8	72
Exterior		Wall	175 Watt Metal Halide Barnyard (Dusk to Dawn) Fixture, Wall Mount	1	208
Exterior		Wall	60 Watt Incandescent Jelly Jar Fixture, Wall Mount	2	60
Floor 01	500	Hallway - Internal	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	2	72
Floor 01	500A	Classroom	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	12	72
Floor 01	500A	Classroom	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture	6	72

ABRAMS SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	500B	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture, High Install	32	72
Floor 01	500B	Storage	2 Lamp T12 Fluorescent Egg-Crate Louvered Fixture, High Install	16	72
Exterior		Wall	60 Watt Incandescent Jelly Jar Fixture, Wall Mounted, Replace	1	60

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	85
Floor 01	1000	Main Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	85
Floor 01	1000A	Hallway - Internal	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	2	115
Floor 01	1000A	Hallway - Internal	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Emergency Ballast	1	115
Floor 01	1000B	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	1000C	Mail Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	1000D	Open Office - Nurse	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	4	144
Floor 01	1000D1	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture, Need Lens	1	120
Floor 01	1000E	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Hard Install	4	85
Floor 01	1000F	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85
Floor 01	1000G	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture	1	120
Floor 01	1000H	File Room	4 Lamp T8 Fluorescent Wrap Fixture	3	112
Floor 01	1000I	Open Office - Guidance	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	4	144
Floor 01	1000J	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	1000K	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	1000L	IT Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	A	Hallway	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	4	115
Floor 01	A	Hallway	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Emergency Ballast	2	115
Floor 01	A	Hallway	LED Exit Sign	2	4
Floor 01	1001	Restroom - Women	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	5	75
Floor 01	1001	Restroom - Women	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	2	72
Floor 01	1001	Restroom - Women	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	2	26
Floor 01	1002	Restroom - Private	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	2	75
Floor 01	1002	Restroom - Private	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	1	72
Floor 01	1003	Electrical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	3	58
Floor 01	106	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	108	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	1009	Janitor Closet	(3) 60 Watt Incandescent Drum Fixture	1	180
Floor 01	110	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	111	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	112	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	113	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	115	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	114	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	B	Hallway	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	10	115
Floor 01	B	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85
Floor 01	B	Hallway	LED Exit Sign	2	4
Floor 01	116	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	118	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	117	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58
Floor 01	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	C	Hallway	LED Exit Sign	2	4
Floor 01	1010	Office	1 Lamp T8 Fluorescent Commercial Strip Fixture	4	31
Floor 01	1011	Storage	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	5	89
Floor 01	216	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	20	89
Floor 01	217	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	20	89
Floor 01	1012	Electrical Room	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31
Floor 01	1013	Work Room	1 Lamp T8 Fluorescent Commercial Strip Fixture	3	31
Floor 01	316	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	321	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	319	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	11	58
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	58
Floor 01	D	Hallway	LED Exit Sign	4	4
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	5	58
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	E	Hallway	LED Exit Sign	2	4
Floor 01	314	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89
Floor 01	317	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89
Floor 01	315	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	312	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	313	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	310	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	311	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58
Floor 01	F	Hallway	LED Exit Sign	2	4
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	G	Hallway	LED Exit Sign	2	4
Floor 01	308	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	58
Floor 01	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	H	Hallway	LED Exit Sign	1	4
Floor 01	211	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	10	115
Floor 01	210	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89
Floor 01	212	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	144
Floor 01	213A	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	144
Floor 01	213	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	144
Floor 01	215	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	144
Floor 01	214	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	144
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58
Floor 01	I	Hallway	LED Exit Sign	1	4
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58
Floor 01	J	Hallway	LED Exit Sign	2	4
Floor 01	208	Office - Assistant Principal	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85
Floor 01	1014	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	112
Floor 01	1014	Work Room	Soda Machine	1	400
Floor 01	1015	Restroom - Men	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	5	75
Floor 01	1015	Restroom - Men	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	2	72
Floor 01	1015	Restroom - Men	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	2	26
Floor 01	1016	Classroom - Art	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	20	144
Floor 01	1017	Restroom - Private	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	2	75
Floor 01	1017	Restroom - Private	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	1	72
Floor 01	400	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	20	144
Floor 01	400A	Restroom - Private	2 Lamp 3' T12 Fluorescent Commercial Strip Fixture, Cove Lighting	2	75
Floor 01	400A	Restroom - Private	2 Lamp T12 Fluorescent Commercial Strip Cove Fixture	1	72
Floor 01	1017	Locker Room - Men	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	5	115
Floor 01	1017	Locker Room - Men	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level, Emergency Ballasts	3	115



CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1017	Locker Room - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	9	58
Floor 01	1017	Locker Room - Men	LED Exit Sign	3	4
Floor 01	1017A	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	4	115
Floor 01	1017A1	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture, Need Lens	1	120
Floor 01	1017A2	Storage	(3) 60 Watt Incandescent Drum Fixture	1	180
Floor 01	1017A3	Showers	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72
Floor 01	1018	Gymnasium	400 Watt Metal Halide High Bay Fixture	14	453
Floor 01	1018	Gymnasium	Original Fixture Previously Removed	1	0
Floor 01	1018	Gymnasium	LED Exit Sign	3	4
Floor 01	1019	Work Room	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	4	115
Floor 01	1019	Work Room	Soda Machine	2	400
Floor 01	1020	Locker Room - Women	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	5	115
Floor 01	1020	Locker Room - Women	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level, Emergency Ballasts	3	115
Floor 01	1020	Locker Room - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	9	58
Floor 01	1020	Locker Room - Women	LED Exit Sign	3	4
Floor 01	1020A	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	4	115
Floor 01	1020A1	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture, Need Lens	1	120
Floor 01	1020A2	Storage	(3) 60 Watt Incandescent Drum Fixture	1	180
Floor 01	1020A1	Showers	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72
Floor 01	1021	Work Room	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	1022	Media Center	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	50	72
Floor 01	1022	Media Center	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	5	72
Floor 01	1022	Media Center	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, High Install	28	58
Floor 01	1022	Media Center	LED Exit Sign	2	4
Floor 01	1022A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	1022B	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	4	144
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	58
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	K	Hallway	LED Exit Sign	2	4
Floor 01	1023	Classroom	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching, High Install	24	144
Floor 01	1024	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	1024A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	1024A	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	2	115
Floor 01	1024B	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	1024C	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1024C	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	85
Floor 01	1024C	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	112
Floor 01	1025	Electrical Room	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58
Floor 01	1026	Office	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 01	1027	Janitor Closet	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 01	1027A	Janitor Closet	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	85
Floor 01	1028	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, High Install	35	144
Floor 01	1028A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	1028B	Office	2 Lamp T12 Fluorescent Commercial Strip Fixture	3	72
Floor 01	1028C	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Dual Level Switching	2	144
Floor 01	L	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85
Floor 01	L	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	85
Floor 01	M	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85
Floor 01	M	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	85
Floor 01	M	Hallway	LED Exit Sign	2	4
Floor 01	1029	Janitor Closet	(3) 60 Watt Incandescent Drum Fixture, Need Lens	1	180
Floor 01	1030	Restroom - Men	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58
Floor 01	1030	Restroom - Men	2 Lamp 2' T8 Fluorescent Commercial Strip Fixture, Cove Lighting	2	33
Floor 01	1030	Restroom - Men	(2) 13 Watt Compact Fluorescent Recessed Can Fixture, 6" Dia	2	26
Floor 01	1031	Restroom - Private	(2) 60 Watt Incandescent Vanity Fixture	1	120
Floor 01	1032	Restroom - Women	2 Lamp T8 Fluorescent Commercial Strip Cove Fixture	4	58
Floor 01	1032	Restroom - Women	2 Lamp 2' T8 Fluorescent Commercial Strip Fixture, Cove Lighting	2	33
Floor 01	1032	Restroom - Women	(2) 13 Watt Compact Fluorescent Recessed Can Fixture, 6" Dia	2	26
Floor 01	1033	Cafeteria	4 Lamp T8 2X2 U-Lamp Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, High Install	26	85
Floor 01	1033	Cafeteria	3 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast, High Install	4	58
Floor 01	1033	Cafeteria	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	16	58
Floor 01	1033	Cafeteria	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	4	58
Floor 01	1033	Cafeteria	100 Watt Incandescent Recessed Can Fixture, 10" Dia, High Install	35	100
Floor 01	1033	Cafeteria	LED Exit Sign	3	4
Floor 01	1033	Cafeteria	Soda Machine	2	400
Floor 01	1033A	Stage	2 Lamp T8 Fluorescent Industrial Turret Fixture, High Install	2	58
Floor 01	1033A	Stage	100 Watt Incandescent Cylinder Can Fixture, High Install	2	100
Floor 01	1033B	Storage	3 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	115
Floor 01	1034	Kitchen	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	14	144
Floor 01	1034	Kitchen	LED Exit Sign	1	4
Floor 01	1034A	Dish Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1034B	Hood	60 Watt Incandescent Jelly Jar Fixture	4	60
Floor 01	1034C	Pantry	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1034D	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1034E	Restroom - Private	4 Lamp T12 Fluorescent Wrap Fixture	1	144
Floor 01	1034E	Restroom - Private	(3) 60 Watt Incandescent Drum Fixture	1	180
Floor 01	1034F	Janitor Closet	(3) 60 Watt Incandescent Drum Fixture	1	180
Floor 01	N	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	7	85
Floor 01	N	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	85
Floor 01	1035	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	104	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	102	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	106	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 01	1036	Hallway to Stage	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	85
Floor 01	O	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	85
Floor 01	O	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	85
Floor 01	1037	Classroom - Mobile	4 Lamp T12 Fluorescent Wrap Fixture	12	144
Floor 01	1037	Classroom - Mobile	LED Exit Sign	2	4
Floor 01		Storage Shed	2 Lamp 8' Slimline T12 Fluorescent Commercial Strip Fixture	4	123
Floor 01		Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	4	58
Floor 01		Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	4	58
Floor 01		Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	4	58
Exterior		Wall	70 Watt Metal Halide Flood Fixture, Wall Mounted	3	91
Exterior		Canopy	60 Watt Incandescent Recessed Can Fixture, with Lens, 8" Dia	12	60
Exterior		Canopy	60 Watt Incandescent Recessed Can Fixture with Lens, Missing Lens	1	60
Exterior		Parking Lot	400 Watt Metal Halide Shoebox Fixture	18	453
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	2	288
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	1	288
Exterior		Wall	400 Watt Metal Halide Wallpack Fixture	2	453
Exterior		Mobile Unit Exterior	60 Watt Incandescent Jelly Jar Fixture, Need Jar	1	60
Exterior		Wall	60 Watt Incandescent Jelly Jar Fixture, Wall Mount	1	60
Exterior		Wall	60 Watt Incandescent Cylinder Fixture	2	60
Exterior		Parking Lot	(2) 400 Watt Metal Halide Shoebox Fixtures	1	906

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	58
Floor 01	1000A	Vault	1 Lamp T12 Fluorescent Commercial Strip Fixture	1	43
Floor 01	1000B	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	58

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1000B	Office	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	3	58
Floor 01	1000C	Office - Principal	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89
Floor 01	1000D	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89
Floor 01	1000E	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1000F	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58
Floor 01	1000G	Kitchenette	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85
Floor 01	1000G	Kitchenette	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	2	58
Floor 01	117	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	85
Floor 01	1000H	Hallway - Internal	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	4	58
Floor 01	1000H	Hallway - Internal	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	1000H	Hallway - Internal	LED Exit Sign	2	4
Floor 01	101	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	15	115
Floor 01	102	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	103	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	116	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	15	115
Floor 01	115	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	15	115
Floor 01	114	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	1001	Restroom - Women	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	1001A	Restroom - Private	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	1	72
Floor 01	A	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	10	72
Floor 01	A	Hallway	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	72
Floor 01	A	Hallway	LED Exit Sign	2	4
Floor 01	113	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	9	115
Floor 01	1002	Restroom - Men	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31
Floor 01	1003	Restroom - Women	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31
Floor 01	112	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	104	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	111	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	105	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	110	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	106	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	107	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Electronic Ballast	12	115
Floor 01	109	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 01	108	Work Room	1 Lamp T12 Fluorescent Strip Fixture	4	43
Floor 01	1004	Janitor Closet	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31
Floor B01	B01	Mechanical Room	2 Lamp T8 Fluorescent Direct/Indirect Fixture, Wall Mounted	2	60

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor B01	B01	Mechanical Room	1 Lamp T8 Fluorescent Commercial Strip Fixture	2	31
Floor B01	B01	Mechanical Room	2 Lamp T8 Fluorescent Vapor Tight Fixture	2	58
Floor B01	B01	Mechanical Room	1 Lamp T12 Fluorescent Commercial Strip Fixture	1	43
Floor B01	B01	Mechanical Room	1 Lamp T8 Fluorescent Commercial Strip Fixture, Tandem Wired	2	31
Floor B01	B01	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	58
Floor B01	B01	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	58
Floor B01	B01	Hallway	LED Exit Sign	2	4
Floor B01	3	Stairs	2 Lamp T8 Fluorescent Direct/Indirect Fixture, Wall Mounted	5	60
Floor B01	3	Stairs	LED Exit Sign	1	4
Floor 02	2000	Janitor Closet	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31
Floor 02	210	Work Room	1 Lamp T12 Fluorescent Strip Fixture	4	43
Floor 02	211	Computer Lab	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	209	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	208	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	212	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	213	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	214	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	207	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	206	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	2001	Restroom - Men	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31
Floor 02	2002	Restroom - Women	1 Lamp T8 Fluorescent 1X4 Lay-in (Recessed) Fixture, Parabolic Louver	5	31
Floor 02	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	58
Floor 02	C	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	3	58
Floor 02	C	Hallway	LED Exit Sign	2	4
Floor 02	215	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	9	115
Floor 02	2	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, Replace	1	72
Floor 02	2	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Replace	1	58
Floor 02	2	Stairs	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, High Install	2	72
Floor 02	2003	Restroom - Private	2 Lamp T8 Fluorescent Wide Wrap Fixture	1	58
Floor 02	2004	Restroom - Men	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 02	216	Office	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	6	115
Floor 02	2005	Janitor Closet	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 02	217	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	218	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	205	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	219	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	204	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	203	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02	220	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	202	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	221	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	9	115
Floor 02	222	Storage - Books	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 02	222A	Storage - AV	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	12	115
Floor 02	222B	Work Room	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	4	115
Floor 02	222C	IT Room	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	72
Floor 02	201	Classroom	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver, Dual Level	12	115
Floor 02	2006	Restroom - Women	2 Lamp T12 Fluorescent Wrap Fixture, Tandem Mounted, Replace	2	72
Floor 02	D	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	13	72
Floor 02	D	Hallway	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	5	72
Floor 02	D	Hallway	LED Exit Sign	2	4
Floor 02	4	Stairs	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 02	4	Stairs	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, High Install, Emergency Ballast	2	144
Floor 02	4	Stairs	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	1	72
Floor 01	1	Auditorium	500 Watt Halogen Recessed Can Fixture, Very Hard Install, Dimmable	25	500
Floor 01	1	Auditorium	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Volumetric Fixture, Very Hard Install	12	117
Floor 01	1	Auditorium	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Volumetric Fixture, Battery Backup, Very Hard Install	5	117
Floor 01	1	Auditorium	LED Exit Sign	4	4
Floor 01	1A	Stairs	13 Watt Compact Fluorescent Recessed Can Fixture	1	13
Floor 01	1B	Stairs	13 Watt Compact Fluorescent Recessed Can Fixture	1	13
Floor 01	1C	Stage	2 Lamp 28 Watt T5 Industrial Fixture, High Install	7	63
Floor 01	E	Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	72
Floor 01	E	Hallway	2 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	72
Floor 01	E	Hallway	LED Exit Sign	5	4
Floor 01	1007	Restroom - Men	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	1008	Storage - Books	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	112
Floor 01	1008A	Storage - Books	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	122	Open Office - Nurse	3 Lamp T12 Fluorescent Lay-in Recessed Fixture, Parabolic Louver	9	115
Floor 01	122A	Hallway - Internal	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	72
Floor 01	122B	Restroom - Private	2 Lamp U-Shaped T12 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	72
Floor 01	122C	Storage	1 Lamp T8 Fluorescent Commercial Strip Fixture	1	31
Floor 01	122D	Janitor Closet	1 Lamp T12 Fluorescent Commercial Strip Fixture	1	43
Floor 01	A	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85
Floor 01	A	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	7	85
Floor 01	A	Cafeteria	LED Exit Sign	2	4
Floor 01	1009	Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	19	112
Floor 01	1009A	Serving Area	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112



CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1009B	Hood	60 Watt Incandescent Jelly Jar Fixture	8	60
Floor 01	1009C	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	1	112
Floor 01	1009D	Cooler	60 Watt Incandescent Jelly Jar Fixture	3	60
Floor 01	1009E	Freezer	60 Watt Incandescent Jelly Jar Fixture	3	60
Floor 01	1009F	Janitor Closet	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58
Floor 01	1009G	Locker Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	1009H	Restroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	1009I	Pantry	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58
Floor 01	1009J	Serving Area	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	112
Floor 01	1010	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	17	85
Floor 01	1010	Cafeteria	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	4	85
Floor 01	1010	Cafeteria	13 Watt Compact Fluorescent Surface Mount Cylinder Fixture	4	13
Floor 01	1010	Cafeteria	LED Exit Sign	2	4
Floor 01	1010A	Storage	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58
Floor 01	1010B	Cafeteria - Staff	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	116
Floor 01	1010B	Cafeteria - Staff	Soda Machine	1	400
Floor 01	1011	Mechanical Room	4 Lamp T8 Fluorescent Box Fixture	1	112
Floor 01	1011	Mechanical Room	90 Watt Incandescent R40 Screw-in Lamp	2	90
Floor 01	1011	Mechanical Room	LED Exit Sign	1	4
Floor 01	1011A	Electrical Room	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	1011B	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	123	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85
Floor 01	123A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	126	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85
Floor 01	124	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85
Floor 01	125	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85
Floor 01	125A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	124A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	126A	Work Room	2 Lamp T8 Fluorescent Wrap Fixture	2	58
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Wrap Fixture	9	58
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	3	58
Floor 01	F	Hallway	LED Exit Sign	2	4
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Wrap Fixture	5	58
Floor 01	G	Hallway	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	3	58
Floor 01	G	Hallway	LED Exit Sign	2	4
Floor 01	G1	Hallway	2 Lamp T8 Fluorescent Wrap Fixture	1	58
Floor 01	G1	Hallway	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	1	58
Floor 01	1012A	Storage	4 Lamp T8 Fluorescent Wrap Fixture	2	112



CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1012B	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	1012B	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	144
Floor 01	1012B	Hallway - Internal	2 Lamp T8 Fluorescent Wide Wrap Fixture	1	58
Floor 01	1012B	Hallway - Internal	LED Exit Sign	1	4
Floor 01	1012C	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58
Floor 01	1012C	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture, Hard Install	1	58
Floor 01	1012	Gymnasium	175 Watt Metal Halide High Bay Fixture	20	208
Floor 01	1012	Gymnasium	LED Exit Sign	4	4
Floor 01	1012D	Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	4	72
Floor 01	1012E	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85
Floor 01	H	Hallway	250 Watt Metal Halide High Bay Fixture	14	288
Floor 01	H	Hallway	150 Watt Metal Halide Indirect Flood Fixture	4	183
Floor 01	H	Hallway	(2) 13 Watt Compact Fluorescent Wall Sconce Fixture	4	26
Floor 01	1013	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58
Floor 01	1013	Restroom - Men	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	1014	Janitor Closet	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1015	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	58
Floor 01	1015	Restroom - Women	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	1	58
Floor 01	127	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	168	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	116
Floor 01	168A	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	128	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	16	89
Floor 01	1016	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	7	58
Floor 01	138	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	138A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	129	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	129A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	137	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	137A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	136	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	136A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	138	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	138A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	131	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	131A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	135	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	135A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	132	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	132A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1016	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	2	112
Floor 01	133	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	15	89
Floor 01	133A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	134	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	12	89
Floor 01	134A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1017	Open Office - Main Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	7	89
Floor 01	1017A	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89
Floor 01	1017B	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	4	89
Floor 01	1017C	Storage	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1018	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1019	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1020	Janitor Closet	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58
Floor 01	1021	Office	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	1022	Office	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	2	116
Floor 01	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	58
Floor 01	H	Hallway	LED Exit Sign	1	4
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	15	58
Floor 01	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	6	58
Floor 01	I	Hallway	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	1	26
Floor 01	I	Hallway	LED Exit Sign	2	4
Floor 01	1023	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	12	85
Floor 01	1023	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	85
Floor 01	1023	Media Center	150 Watt Metal Halide Indirect Pendant Mounted Fixture	10	183
Floor 01	1023	Media Center	150 Watt Metal Halide Indirect Flood Fixture	4	183
Floor 01	1023	Media Center	LED Exit Sign	2	4
Floor 01	1023A	Storage	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	6	58
Floor 01	1023B	Open Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85
Floor 01	1023C	Work Room	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	7	58
Floor 01	1023C	Work Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	4	85
Floor 01	1023C1	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1023D	Media Center	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85
Floor 01	1023E	Computer Lab	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	9	85
Floor 01	174	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	6	85
Floor 01	174	Classroom	2 Lamp T8 Fluorescent Wide Wrap Fixture	1	58
Floor 01	1024	Mechanical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	15	58
Floor 01	139	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	85
Floor 01	1025	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	1026	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Need Lens	1	58
Floor 01	141	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	11	85
Floor 01	141A	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1027	Restroom - Private	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Parabolic Louver	1	58
Floor 01	1028	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	16	85
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	3	58
Floor 01	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	2	58
Floor 01	J	Hallway	LED Exit Sign	2	4
Floor 01	142	Classroom - Art	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Parabolic Louver	16	89
Floor 01	142A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	142B	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver	10	58
Floor 01	K	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Parabolic Louver, Emergency Ballast	4	58
Floor 01	K	Hallway	(2) 13 Watt Compact Fluorescent Recessed Can Fixture	6	26
Floor 01	K	Hallway	LED Exit Sign	2	4
Exterior		Front	22 Watt LED Recessed Canopy Fixture	1	22
Exterior		Front	75 Watt Incandescent Recessed Fixture, 10" Square	1	93
Exterior		Front	100 Watt Incandescent Bulk Head Fixture	22	100
Exterior		Front	400 Watt High Pressure Sodium Shoebox Fixture	4	465
Exterior		Front	400 Watt High Pressure Sodium Shoebox Fixture	8	465
Exterior		Front	40 Watt LED Wall Pack Fixture	1	40
Exterior		Front	250 Watt High Pressure Sodium Wallpack Fixture	4	295
Exterior		Side	50 Watt Metal Halide Recessed Can Fixture, 8" Dia	2	64
Exterior		Side	100 Watt Incandescent Bulk Head Fixture	2	100
Exterior		Side	400 Watt High Pressure Sodium Shoebox Fixture	8	465
Exterior		Side	250 Watt High Pressure Sodium Wallpack Fixture	2	295
Exterior		Back	50 Watt Metal Halide Recessed Can Fixture, 8" Dia	6	64
Exterior		Back	100 Watt Incandescent Bulk Head Fixture	2	100
Exterior		Back	400 Watt High Pressure Sodium Shoebox Fixture	7	465
Exterior		Back	176 Watt Mercury Vapor Lay-in (Recessed) Fixture, 8", Replace	1	205
Exterior		Back	70 Watt High Pressure Sodium Wallpack Fixture	1	95

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Exterior		Back	150 Watt High Pressure Sodium Canopy Fixture	1	188
Exterior		Back	250 Watt Metal Halide Flood Fixture, Pole Mounted	1	288
Exterior		Back	250 Watt High Pressure Sodium Wallpack Fixture	17	295
Exterior		Front	250 Watt Halogen Flood Fixture	1	250
Exterior		Front	175 Watt Mercury Vapor Lay-in (Recessed) Fixture, 8"	1	205

FLUVANNA COUNTY HIGH SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01		Classrooms	2 Lamp T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	1,237	63
Floor 01		Classrooms	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	4	33
Floor 01		Classrooms	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture, High Install	131	63
Floor 01		Classrooms	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture, High Install	37	117
Floor 01		Classrooms	175 Watt Metal Halide Low Bay Fixture	16	208
Floor 01		Classrooms	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	45	112
Floor 01		Classrooms	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	5	58
Floor 01		Classrooms	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	1	58
Floor 01		Classrooms	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	6	85
Floor 01		Offices	2 Lamp T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	113	63
Floor 01		Offices	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85
Floor 01		Offices	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture	9	117
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	375	58
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	11	112
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture, High Install	18	117
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	5	63
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	2 Lamp 2' T8 Fluorescent Vanity Fixture	2	33
Floor 01		Gymnasiums	400 Watt Metal Halide High Bay Fixture	74	453
Floor 01		Gymnasiums	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	20	63
Floor 01		Gymnasiums	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	62	63
Floor 01		Gymnasiums	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	30	58
Floor 01		Locker Rooms	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	56	58
Floor 01		Night Lights	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	5	33
Floor 01		Night Lights	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	87	63
Floor 01		Night Lights	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	35	58
Floor 01		Night Lights	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	112
Floor 01		Night Lights	1 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture	14	64

FLUVANNA COUNTY HIGH SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01		Night Lights	100 Watt Metal Halide Recessed Can Fixture, 8" Dia, High Install	14	124
Floor 01		Night Lights	150 Watt Metal Halide Recessed Can Fixture, 8"	1	183
Floor 01		Night Lights	70 Watt Metal Halide Decorative Fixture, Pendant Mount, Height	3	91
Floor 01		Kitchen	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	23	112
Floor 01		Kitchen	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	45	58
Floor 01		Kitchen	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	63
Floor 01		Hallway	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	12	33
Floor 01		Hallway	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	219	63
Floor 01		Hallway	2 Lamp T5 High Output Fluorescent Lay-in (Recessed) Fixture	252	117
Floor 01		Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	19	58
Floor 01		Hallway	100 Watt Metal Halide Recessed Can Fixture, 8" Dia, High Install	78	124
Floor 01		Hallway	150 Watt Metal Halide Recessed Can Fixture, 8"	11	183
Floor 01		Hallway	70 Watt Metal Halide Decorative Fixture, Pendant Mount, Height	40	91
Floor 01		Restroom	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	34	58
Floor 01		Restroom	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	12	112
Floor 01		Restroom	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	2	58
Floor 01		Media Center	2 Lamp T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	216	63
Floor 01		Media Center	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	58
Floor 01		Media Center	2 Lamp 2' 14 Watt T5 Fluorescent Lay-in (Recessed) Volumetric Fixture	2	33
Floor 01		Cafeteria	2 Lamp T5 Fluorescent 2X4 Lay-in (Recessed) Fixture	10	63
Exterior		Exterior	100 Watt Metal Halide Recessed Can Fixture, 8" Dia, High Install	12	124
Exterior		Exterior	70 Watt Metal Halide Wallpack Fixture	15	91
Exterior		Driveway - Entrance	250 Watt Metal Halide Pulse Start Shoebox Fixture	3	275
Exterior		Driveway - Roundabout	250 Watt Metal Halide Pulse Start Shoebox Fixture	4	275
Exterior		Parking Lot - Front	250 Watt Metal Halide Pulse Start Shoebox Fixture	4	275
Exterior		Parking Lot - Side	2-250 Watt Metal Halide Pulse Start Shoebox Fixtures	3	550
Exterior		Parking Lot - Side	250 Watt Metal Halide Pulse Start Shoebox Fixture	3	275
Exterior		Driveway - Rear	250 Watt Metal Halide Pulse Start Shoebox Fixture	5	275
Exterior		Parking Lot - Rear	2-250 Watt Metal Halide Pulse Start Shoebox Fixtures	9	550
Exterior		Parking Lot - Rear	250 Watt Metal Halide Pulse Start Shoebox Fixture	7	275
Exterior		Walkway to Stadium	250 Watt Metal Halide Pulse Start Shoebox Fixture	9	275
Exterior		Parking Lot - School Buses	250 Watt Metal Halide Pulse Start Shoebox Fixture	7	275
Exterior		Driveway - Side	250 Watt Metal Halide Pulse Start Shoebox Fixture	4	275

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	12	116
Floor 01	1000	Main Office	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	3	116
Floor 01	1001	Open Office - Nurse	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	6	85

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1001A	Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 01	1001B	Storage	23 Watt Compact Fluorescent Wall Pack Fixture	1	23
Floor 01	1000A	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	4	116
Floor 01	1000A	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	2	116
Floor 01	1000A	Work Room	Soda Machine	1	400
Floor 01	1000B	Office	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	4	116
Floor 01	1000C	Office - Principal	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	8	116
Floor 01	1000D	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	3	89
Floor 01	1000E	Hallway - Internal	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia	6	32
Floor 01	1000F	Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 01	1000G	Hallway - Internal	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia	11	32
Floor 01	1000G	Hallway - Internal	LED Exit Sign	2	4
Floor 01	1000H	Conference Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	8	116
Floor 01	1000I	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	1	85
Floor 01	1000I	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1000J	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	1	85
Floor 01	1000J	Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1000K	File Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	85
Floor 01	1000L	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	2	89
Floor 01	1000L	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Emergency Ballast	1	89
Floor 01	1000M	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	1	89
Floor 01	1000M	Conference Room	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Emergency Ballast	1	89
Floor 01	1000N	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	1	89
Floor 01	1000N	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level, Emergency Ballast	1	89
Floor 01	1002	Open Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	5	85
Floor 01	1002	Open Office	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1002A	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	10	85
Floor 01	1002A	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1002A1	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	11	58
Floor 01	A	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	7	58
Floor 01	1003	Media Center	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	64	85
Floor 01	1003	Media Center	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	10	85
Floor 01	1003	Media Center	3 Lamp 2' T8 Fluorescent Lay-in Volumetric Recessed Fixture	17	47
Floor 01	1003	Media Center	LED Exit Sign	3	4



FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1003A	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	2	85
Floor 01	1003A	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1003A	Work Room	3 Lamp 2' T8 Fluorescent Lay-in Volumetric Recessed Fixture	1	47
Floor 01	1003A	Work Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	1	58
Floor 01	1003B	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	4	85
Floor 01	1003B	Work Room	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1003C	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture	5	85
Floor 01	1003C	Classroom	3 Lamp T8 Fluorescent Lay-in Volumetric (Recessed) Fixture Emergency Ballast	1	85
Floor 01	1004	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58
Floor 01	1004	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58
Floor 01	1004A	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture	8	58
Floor 01	1004A	Janitor Closet	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	2	58
Floor 01	1005	Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58
Floor 01	1005	Electrical Room	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58
Floor 01	C1	Stairs	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, High Install	2	112
Floor 01	C1	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 01	C1	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Vandalproof	1	58
Floor 01	101	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	101	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	100	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	16	116
Floor 01	101	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	1006	Courtyard	100 Watt Metal Halide Bollard Fixture	9	124
Floor 01	C	Hallway	4 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, High Install	7	112
Floor 01	D	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	22	58
Floor 01	D	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Emergency Ballast	6	58
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58
Floor 01	D	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 01	D	Hallway	LED Exit Sign	4	4
Floor 01	1007	Storage	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58
Floor 01	1008	Storage	2 Lamp T8 Fluorescent Industrial Turret Fixture	2	58
Floor 01	1009	Janitor Closet	32 Watt Compact Fluorescent Wall Pack Fixture	1	32
Floor 01	1010	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58
Floor 01	1010	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58
Floor 01	2000	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture	3	58
Floor 01	2000	Air Handler	2 Lamp T8 Fluorescent Industrial Turret Fixture, Emergency Ballast	1	58
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	10	58
Floor 01	E	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	58
Floor 01	E	Hallway	LED Exit Sign	4	4



FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	113	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	24	116
Floor 01	113	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Emergency Ballast	1	116
Floor 01	112	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	21	116
Floor 01	112	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	1011	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	16	116
Floor 01	1011	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	2	116
Floor 01	1011	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	4	116
Floor 01	1011A	Restroom - Private	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 01	111	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	20	116
Floor 01	111	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 01	1012	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	1012	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 01	1013	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	1013	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 01	110	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	110	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	109	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	109	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	1014	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116
Floor 01	1014	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	1015	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	1015	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	1015	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	1	116
Floor 01	1015A	Storage	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116
Floor 01	1015A	Storage	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	108B	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	108B	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	107	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	107	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	108A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	108A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	108A1	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116
Floor 01	108A1	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	106	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	106	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	105	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 01	105	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	105A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	7	116
Floor 01	105A	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 01	F	Hallway	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	85
Floor 01	F	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 01	F	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia	6	32
Floor 01	F	Hallway	32 Watt Compact Fluorescent Recessed Downlight Fixture, 6" Dia, Emergency Ballast	4	32
Floor 01	F1	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	2	58
Floor 01	F1	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 01	F1	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Hard Install	2	58
Floor 02	G	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture	12	58
Floor 02	G	Hallway	2 Lamp U-Shaped T8 Fluorescent 2X2 Lay-in (Recessed) Fixture, Emergency Ballast	5	58
Floor 02	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	2	58
Floor 02	G	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 02	G	Hallway	LED Exit Sign	2	4
Floor 02	226	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	17	116
Floor 02	226	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	2001	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	3	89
Floor 02	227	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	19	116
Floor 02	227	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	229	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	229	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	228	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	228	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	230	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	230	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	231	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	231	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	233	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02	233	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	232	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	232	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	234	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	234	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	235	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	235	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	236	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	236	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	2002	Office	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Dual Level	1	89
Floor 02	237	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	15	116
Floor 02	237	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	2003	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 02	2003	Restroom - Men	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 02	2004	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	2	58
Floor 02	2004	Restroom - Women	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 02	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	8	58
Floor 02	H	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	4	58
Floor 02	H	Hallway	LED Exit Sign	3	4
Floor 02	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58
Floor 02	I	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	1	58
Floor 02	2005	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	10	116
Floor 02	2005	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level	5	116
Floor 02	2005	Work Room	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Emergency Ballast	1	116
Floor 02	238	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	21	116
Floor 02	238	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted, Emergency Ballast	1	116
Floor 02	239	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Pendant Mount, Butted	20	116
Floor 02	239	Classroom	4 Lamp T8 Fluorescent Direct/Indirect Fixture, Dual Level, Emergency Ballast	1	116
Floor 02	240	Classroom	3 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	25	85
Floor 02	240A	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 02	240B	Storage	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	1	58
Floor 02	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	4	58
Floor 02	J	Hallway	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup	3	58
Floor 02	J	Hallway	LED Exit Sign	2	4
Floor 02	2006	Janitor Closet	32 Watt Compact Fluorescent Wall Pack Fixture	1	32

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 02	2007	Elevator	2 Lamp T8 Fluorescent Commercial Strip Fixture	1	58
Floor 02	K	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture	3	58
Floor 02	K	Stairs	2 Lamp T8 Fluorescent Lay-in (Recessed) Fixture, Battery Backup, High Install	4	58
Floor 02	K	Stairs	2 Lamp T8 Fluorescent Wrap Fixture, Battery Backup	1	58
Floor 01		Shed	2 Lamp 8' Slimline T12 Fluorescent Commercial Strip Fixture	6	123
Floor 01		Gymnasium	235 Watt LED High Bay Fixture	16	235
Exterior		Canopy	(2) 32 Watt Compact Fluorescent Recessed Downlight Fixture	7	64
Exterior		Sidewalk	100 Watt Metal Halide Bollard Fixture	16	124
Exterior		Sidewalk	42 Watt Compact Fluorescent Bollard Fixture	10	42
Exterior		Canopy	(2) 32 Watt Compact Fluorescent Drum Fixture	8	64
Exterior		Wall	100 Watt Metal Halide Wallpack Fixture	11	124
Exterior		Wall	42 Watt Compact Fluorescent Wallpack Fixture	6	42
Exterior		Canopy	175 Watt Mercury Vapor Recessed Can Fixture, 12"	8	205
Exterior		Wall	100 Watt High Pressure Sodium Wallpack Fixture	1	138
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	4	288
Exterior		Canopy	100 Watt Mercury Vapor Lay-in (Recessed) Fixture, 8"	4	125
Exterior		Canopy	100 Watt Mercury Vapor Drum Fixture, 14" Dia	3	125
Exterior		Parking Lot	175 Watt Metal Halide Barnyard (Dusk to Dawn) Fixture, Pole Mounted	1	208
Exterior		Wall	250 Watt Metal Halide Recessed Flood Fixture, Wall Mount	1	288
Exterior		Wall	400 Watt Metal Halide Wallpack Fixture	2	453
Exterior		Canopy	175 Watt Mercury Vapor Recessed Can Fixture, 12"	6	205
Exterior		Wall	100 Watt Metal Halide Wallpack Fixture	2	124
Exterior		Walkway	100 Watt Metal Halide Bollard Fixture	13	124
Exterior		Parking Lot	(2) 400 Watt Metal Halide Shoebox Fixtures	5	906
Exterior		Parking Lot	400 Watt Metal Halide Shoebox Fixture	4	453
Exterior		Sign	150 Watt Metal Halide Flood Fixture, Ground Mounted	2	183
Exterior		Shed	150 Watt Quartz Flood Fixture	2	150
Exterior		Field 1	(14) 1000 Watt Metal Halide Spotlight Fixtures, Pole Mounted	2	15092
Exterior		Field 1	(11) 1000 Watt Metal Halide Spotlight Fixtures, Pole Mounted	2	11858
Exterior		Field 1	(4) 1000 Watt Metal Halide SPORT LIGHT Fixture	2	4320
Exterior		Field 2	(4) 1000 Watt Metal Halide SPORT LIGHT Fixture	2	4320
Exterior		Field 2	(8) 1000 Watt Metal Halide Spotlight Fixtures, Pole Mounted	2	8624
Exterior		Football Field	(20) 1000 Watt Metal Halide Spotlight Fixtures, Pole Mounted	4	21560
Floor 01		Restrooms	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	6	72
Floor 01		Shed	2 Lamp 8' Slimline T12 Fluorescent Commercial Strip Fixture	6	123
Floor 01		Concessions	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	10	72
Floor 01		Field House	2 Lamp T12 Fluorescent Industrial Turret Fixture	10	72
Floor 01		Field House	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	10	144

MAINTENANCE BUILDING / BUS GARAGE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Garage	400 Watt Metal Halide High Bay Fixture	15	453
Floor 01	1	Garage	2 Lamp T8 Fluorescent Wrap Fixture	1	58
Floor 01	1	Garage	LED Exit Sign	2	4
Floor 01	2	Open Office	2 Lamp T12 Fluorescent Vapor Tight Fixture	6	72
Floor 01	2	Open Office	LED Exit Sign	1	4
Floor 01	3	Kitchen	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01		Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01		Open Office	LED Exit Sign	1	4
Floor 01	4	HF	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 01	5	Restroom - Private	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01	5	Restroom - Private	60 Watt Incandescent Recessed Can Fixture	1	60
Floor 01		Attic	2 Lamp T12 Fluorescent Vapor Tight Fixture	2	72
Floor 01		S-01	2 Lamp T12 Fluorescent Vapor Tight Fixture	2	72
Floor 01		Storage	2 Lamp T12 Fluorescent Vapor Tight Fixture	4	72

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01	1	Reception	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	2	Work Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	3	Storage	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	4	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01	4A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 01	4B	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	4C	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	5	Restroom - Men	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	6	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	7	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 01	7A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 01	7B	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	7C	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	8	Auditorium	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	15	72
Floor 01	8	Auditorium	LED Exit Sign	2	4
Floor 01	9	Stage	60 Watt Incandescent Industrial Fixture	3	60
Floor 01	10	Kitchen	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	3	144
Floor 01	11	Hallway - Internal	60 Watt Incandescent Globe Fixture	1	60
Floor 01	12	Restroom - Private	60 Watt Incandescent Exhaust Fan Fixture	1	60
Floor 01	13	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	14	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01		Stairs	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	2	72

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01		Stairs	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01	B01	Hallway	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	B02	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	5	144
Floor 01	B02	Open Office	LED Exit Sign	1	4
Floor 01	B03	Storage	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	BO4	Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	BO5	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	BO6	Restroom - Private	60 Watt Incandescent Lay-in (Recessed) Fixture	1	60
Floor 01	BO7	Restroom - Private	60 Watt Incandescent Lay-in (Recessed) Fixture	1	60
Floor 01	BO8	Storage - Files	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	8	144
Floor 01		Hallway	2 Lamp T12 Fluorescent Wrap Fixture	2	72
Floor 01		Hallway	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	2	72
Floor 01		Hallway - Internal	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	1	144
Floor 01		Hallway - Internal	LED Exit Sign	1	4
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	1	72
Floor 01		Weight Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	11	72
Floor 01		Weight Room	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72
Floor 01		Weight Room	LED Exit Sign	1	4
Floor 01		Storage	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	3	72
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	10	72
Floor 01		Storage	LED Exit Sign	1	4
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 01		Storage	2 Lamp T12 Fluorescent Wrap Fixture	4	72
Floor 01	B1	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	18	72
Floor 01	B1A	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 01	B1B	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 01	B1C	Hallway - Internal	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 01	B2	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	22	72
Floor 01	B2B	Janitor Closet	(2) 60 Watt Incandescent Drum Fixture	1	120
Floor 01	B3	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	22	72
Floor 01	B3A	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 01	B3B	Restroom - Private	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 01	B3C	Hallway - Internal	(2) 60 Watt Incandescent Drum Fixture, Need Lens	1	120
Floor 01	B4	Classroom	2 Lamp T12 Fluorescent Wrap Fixture, Pendant Mount	22	72
Floor 01		Hallway	2 Lamp T12 Fluorescent Wrap Fixture, Need Lens	2	72
Floor 01		Hallway	4 Lamp T12 Fluorescent Wrap Fixture	6	144
Floor 01		Hallway	4 Lamp T12 Fluorescent Wrap Fixture	1	144

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Existing Lighting Description	Total Qty	Watts
Floor 01		Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	3	72
Floor 01		Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72
Floor 01	15	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	15A	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	16	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	A	Restroom - Private	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72
Floor 01	17	Janitor Closet	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	18	Restroom - Women	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	2	144
Floor 01	19	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	A	Conference Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	20	Open Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	4	144
Floor 01	A	Storage	60 Watt Incandescent Globe Fixture	1	60
Floor 01	B	Storage	60 Watt Incandescent Screw-in Lamp	1	60
Floor 01	21	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	7	144
Floor 01	A	Office	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01	B	Conference Room	4 Lamp T12 Fluorescent Lay-in (Recessed) Fixture	6	144
Floor 01		Hallway - Internal	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	1	72
Floor 01		Hallway	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture	18	72
Floor 01		Hallway	LED Exit Sign	6	4
Exterior		Ext BackWall	150 Watt Incandescent Recessed Can Fixture	1	150
Exterior		Ext BackWall	250 Watt Halogen Flood Fixture	1	250
Exterior		Ext BackWall	250 Watt Metal Halide Wallpack Fixture	1	288
Exterior		Ext BackWall	175 Watt Metal Halide Barnyard (Dusk to Dawn) Fixture	1	208
Exterior		Side	250 Watt Metal Halide Wallpack Fixture	1	288
Exterior		Side	70 Watt High Pressure Sodium Flood Fixture	1	95
Exterior		Front	150 Watt Incandescent Recessed Can Fixture	2	150
Exterior		Front	150 Watt Metal Halide Wallpack Fixture	1	183
Exterior		Side	100 Watt High Pressure Sodium Wallpack Fixture	1	138
Exterior		Side	400 Watt Metal Halide Wallpack Fixture	1	453
Exterior		Side	100 Watt Incandescent Drum Fixture	1	100
Floor 01		Mobile	4 Lamp T12 Fluorescent Wrap Fixture	5	144
Exterior		Mobile	60 Watt Incandescent Jelly Jar Fixture	1	60
Exterior		Mobile	60 Watt Incandescent Jelly Jar Fixture, Need Jar	1	60
Floor 01		Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144
Floor 01		Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144
Floor 01		Office	4 Lamp T12 Fluorescent Wrap Fixture	2	144
Floor 01		Restroom - Private	2 Lamp T12 Fluorescent 2X4 Lay-in (Recessed) Fixture, Need Lens	1	72



### 3.0 Post-Retrofit Measurements

The following describes the methodology for proving per-fixture wattage reductions as a result of the installation of energy efficient lighting equipment. Actual wattage measurements are taken to validate the post-retrofit, per-fixture wattage as represented in the lighting audits and analyses performed to date.

#### a) Measurement Methodology

ESCO has completed an engineering analysis for this conservation measure utilizing TRACE™ 700 building simulation software and spreadsheet calculations. Essentially, the basis of this analysis compares the before and after wattage output of the lighting systems in the Agency's facilities specified in Exhibit A of this contract. Since all external variables (weather, hours of operation, utility rates, building envelope values, occupancy, etc.) have been established, the remaining item to validate is the wattage of each new and existing fixture.

In order to validate the wattage estimates of the lighting retrofits, ESCO will measure the actual wattage consumed by each of the different retrofits. This measurement will occur once, following installation of the lighting retrofit and a reasonable "burn-in" time of not less than ~100 hours. Appropriate representatives of Agency should be present to witness the measurement. The measurements will be taken utilizing an accurate, properly calibrated wattmeter. A qualified electrician will take the measurements, witnessed by Agency (at its option) and ESCO, and will record the results. A sufficient number of fixtures, not to exceed three (3) of each retrofit fixture type, will be measured for wattage so that an accurate representation (average of the (3) measurements) has been established. The cost of this measurement and the responsibility for the provision of a qualified electrician will be borne entirely by ESCO. It is anticipated that a sufficient representative sample of each retrofit type will be measured and documented within 60 days of completion of the lighting retrofit. Post-retrofit lighting data are presented in Table 2.

**Table 2 – Retrofit Fixtures**

COMMISSIONER OF THE REVENUE & TREASURER					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor B01	1	Hallway - Internal	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor B01	2	Boiler Room	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	3	Hallway	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	4	Open Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	5	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	6	Storage	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	7	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	8	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	8	Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	9	Restroom - Private	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	10	Restroom - Private	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	11	Reception	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	12	Open Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	13	Hallway - Internal	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	14	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25

COMMISSIONER OF THE REVENUE & TREASURER					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	14	Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	15	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	15	Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	16	Janitor Closet	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	17	Restroom	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	18	Reception	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	19	Open Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	20	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	20	Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	21	Office	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	21	Office	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor B01	22	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install, Hard Install	2	25
Floor B01	23	S-Basement	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	23	S-Basement	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	24	Open Office - Treasurer	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Exterior		Exterior	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Exterior		Exterior	New 12 Watt LED Entrance Wallpack Fixture	2	14
Exterior		Exterior	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Exterior	New 37 Watt LED Wallpack Fixture	3	39
Floor B01		Basement	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor B01		Basement	New 2X4 Wide Warp Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor B01		Basement	New 1X8 Wide Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor B01		Basement	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor B01		Basement	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor B01		Basement	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17

COMMONWEALTH'S ATTORNEY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Office	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	2	Office	Retrofit with (4) 17 Watt LED Lamps	1	68

## COMMONWEALTH'S ATTORNEY

Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	3	Office	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	4	Hallway	New 14 Watt LED Drum Fixture	5	14
Floor 01	5	Office	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	6	Office	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	7	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	8	Office	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	9	Kitchenette	Retrofit with (4) 17 Watt LED Lamps	1	68
Floor 01	10	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	11	Stairs	New 14 Watt LED Drum Fixture	1	14
Floor 02	12	Hallway	(2) 9 Watt LED Screw-in Lamps	4	18
Floor 02	12	Hallway	New 14 Watt LED Drum Fixture	1	14
Floor 02	13	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Floor 02	14	Mechanical Room	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 02	15	Office	(2) 9 Watt LED Screw-in Lamps	2	18
Floor 02	16	Office	(2) 9 Watt LED Screw-in Lamps	2	18
Floor 02	17	Office	(2) 9 Watt LED Screw-in Lamps	2	18
Floor 02	18	Office	(2) 9 Watt LED Screw-in Lamps	2	18
Exterior	Exterior	Exterior	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9

## FLUVANNA COUNTY COURTHOUSE

Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Ground		Vehicle Sallyport	New 12 Watt LED Entrance Wallpack Fixture	3	14
Ground	G140	Secure Sallyport	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G141	Elevator Equipment Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G142	Control Room	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Ground	G139	Secure Corridor	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Ground	G148	Secure Sallyport	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, Hard Install	1	27
Ground	G150	Cell	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G149	Cell	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G147	Cell - Handicap	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Ground	G144	Conference Room - Interview	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Ground	G146	Cell - Group Holding	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Ground	G138	Secure Corridor	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, Hard Install	3	27
Ground	G138A	Chase	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G145	Conference Room - Attorney Interview	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5

FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Ground	G131	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	6	27
Ground	G131	Hallway	Do Not Retrofit	0	4
Ground	G136	Sprinkler Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G135	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Ground	G135	Stairs	Do Not Retrofit	0	4
Ground	G132	Mechanical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Ground	G132	Mechanical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	25
Ground	G137	Equipment Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G143	Restroom - Private	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Ground	G143	Restroom - Private	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G134	IT Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Ground	G124-G125	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	8	27
Ground	G129	Judge Office	Retrokit with 26 Watt LED 8" Recessed Can Kit	8	26
Ground	G127	Vestibule	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G126	Judge Office	Retrokit with 26 Watt LED 8" Recessed Can Kit	8	26
Ground	G128	Restroom - Private	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Ground	G128	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Ground	G128	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Ground	G130	Hearing Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	6	27
Ground	G123	Restroom - Private	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Ground	G123	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Ground	G123	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Ground	G122	Break Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G122	Break Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Ground	G118-G119	Open Office	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	10	27
Ground	G118-G119	Open Office	Retrofit with (1) 9 Watt LED Screw-in Lamp, BR30	2	9
Ground	G121	Office	Retrokit with 26 Watt LED 8" Recessed Can Kit	6	26
Ground	G120	Records Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	3	27
Ground	G117	Waiting Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G113	Hallway - Fine	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	4	27
Ground	G101	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Ground	G101	Stairs	Do Not Retrofit	0	4
Ground	G101	Stairs	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G100	Lobby	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	6	19.5
Ground	G100	Lobby	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	5	27

FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Ground	G115	Conference Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G116	Storage	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G114	Conference Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Ground	G102	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Ground	G102	Stairs	Do Not Retrofit	0	4
Ground	G102	Stairs	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G103	Hallway - Internal	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Ground	G110	Elevator Equipment Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G108	Vestibule - Mens Restroom	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G107	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Ground	G109	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Ground	G109	Restroom - Men	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver, Hard Install	1	18
Ground	G109	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Ground	G104	Hallway - Internal	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Ground	G105	Vestibule - Womens Restroom	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Ground	G106	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Ground	G106	Restroom - Women	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Ground	G106	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Ground	G111	Vestibule to Courtroom	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Ground	G112	District Court	Retrokit with 29.1 Watt LED 6" Recessed Can Kit	17	29.1
Ground	G112	District Court	Retrokit with 29.1 Watt LED 6" Recessed Can Kit	12	29.1
Ground	G112	District Court	Do Not Retrofit	0	12.7
Ground	G112	District Court	Relamp with (2) 17 Watt Biax LED Lamp	4	42
Ground	G112	District Court	Do Not Retrofit	0	11
Floor 01	100	Lobby	Retrofit with (1) 12 Watt 3' LED Linear Lamp with Integrated Driver, Hard Install	16	12
Floor 01	100	Lobby	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver, Hard Install	6	12.5
Floor 01	100	Lobby	Do Not Retrofit	0	4
Floor 01	104-105	Hallway	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	4	19.5
Floor 01	106	Hallway	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	4	19.5
Floor 01	107	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	110	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	108	Vestibule - Women Restroom	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	109	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Floor 01	109	Restroom - Women	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Floor 01	109	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25

FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	111	Vestibule to Mens Restroom	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	112	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	5	25
Floor 01	112	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	113	Vestibule to Courtroom	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	114	Conference Room - Witness Attorney	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	2	27
Floor 01	115	Conference Room - Witness Attorney	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	2	27
Floor 01	116	Courtroom	Retrokit with 29.1 Watt LED 6" Recessed Can Kit	32	29.1
Floor 01	116	Courtroom	Do Not Retrofit	0	12.7
Floor 01	116	Courtroom	Relamp with (2) 17 Watt Biax LED Lamp	4	42
Floor 01	116	Courtroom	New 3' Commercial Strip Fixture with (2) 12 Watt 4' LED Linear Lamps with Integrated Drivers, Hard Install	5	24
Floor 01	116	Courtroom	New 4' Commercial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers, Hard Install	40	25
Floor 01	103	Hallway	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	117-118	Reception	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	8	19.5
Floor 01	117	Reception	Retrofit with (1) 9 Watt LED Screw-in Lamp, BR30	2	9
Floor 01	117	Reception	Do Not Retrofit	0	4
Floor 01	119	Records	New 1X8 Direct/Indirect Pendant Mount Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	15	50
Floor 01	119	Records	Do Not Retrofit	0	4
Floor 01	120	Open Office	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	13	27
Floor 01	120	Open Office	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	3	19.5
Floor 01	120	Open Office	Do Not Retrofit	0	4
Floor 01	120	Reception - Counter	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	2	27
Floor 01	122	Electrical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	123	Office	Retrokit with 26 Watt LED 8" Recessed Can Kit	6	26
Floor 01	124	WorkRoom	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Floor 01	127	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	5	27
Floor 01	127	Hallway	Do Not Retrofit	0	4
Floor 01	125	Office	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	4	27
Floor 01	126	IT Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	128	Hallway	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	131	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	131	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Floor 01	131	Restroom - Private	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	130	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	130	Restroom - Private	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	129	Break Room	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	4	19.5



FLUVANNA COUNTY COURTHOUSE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	129	Break Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	132	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	5	27
Floor 01	132	Hallway	Do Not Retrofit	0	4
Floor 01	133	Hallway	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	2	19.5
Floor 01	136	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	136	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	1	24
Floor 01	136	Restroom - Private	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	135	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	135	Restroom - Private	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	134	Jury	Retrokit with 26 Watt LED 8" Recessed Can Kit	9	26
Floor 01	134	Jury	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	137	Office - Secretary	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Floor 01	138	Office - Judge	Retrokit with 26 Watt LED 8" Recessed Can Kit	7	26
Floor 01	140	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	140	Restroom - Private	Retrokit with 19.5 Watt LED Recessed Can Kit, 8" Dia	1	19.5
Floor 01	141	Secure Files Room	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars	6	27
Floor 01	142	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Floor 01	144	Secured Sallyport	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	145	Secured Sallyport	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Floor 01	146	Cell	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	147	Secured Sallyport	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 01	148	Vestibule to Interview Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	149	Cell - Group	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	3	25
Floor 01	150	Conference Room - Interview Attorney	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Exterior		Parking Lot	(2) New 138 Watt LED Shoebox Fixtures	1	276
Exterior		Parking Lot	New 138 Watt LED Shoebox Fixture	4	138
Exterior		Parking Lot	New 20 Watt LED Wallpack Fixture, Cut-Off Type	2	22
Exterior		Side	New 12 Watt LED Entrance Wallpack Fixture	3	14
Exterior		Side	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Walkway	Retrokit with (1) 36 Watt LED COB Lamp	5	36
Exterior		Canopy	Retrokit with 26 Watt LED 8" Recessed Can Kit, Goof Ring	2	26
Exterior		Canopy	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Exterior		Canopy	Retrokit with 26 Watt LED 8" Recessed Can Kit, High Install	4	26
Exterior		Canopy	Retrokit with 26 Watt LED 8" Recessed Can Kit	7	26
Exterior		Canopy	Retrokit with 26 Watt LED 8" Recessed Can Kit, High Install	6	26
Interior		Mechanical Room	Investigate and Manually Override Existing Control System	1	0



FORK UNION COMMUNITY CENTER					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Hallway	Retrokit with 26 Watt LED 8" Recessed Can Kit	21	26
Floor 01	1	Hallway	Do Not Retrofit	0	4
Floor 01	2	Restroom - Men	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	3	Classroom	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers, Very Hard Install	6	25
Floor 01	4	Break Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 01	5	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	6	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	7	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	5	37.5
Floor 01	8	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	9	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	10	Hallway	Retrofit with (1) 17 Watt LED Screw-in Lamp	6	17
Floor 01	11	Auditorium	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	16	37.5
Floor 01	11	Auditorium	Do Not Retrofit	0	4
Floor 01	12	Stage	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	4	50
Floor 01	13	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	14	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	15	Hallway - Internal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	16	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	17	Office - Nurse	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	18	Break Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	19	Offices	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	8	37.5
Floor 01	20	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	21	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	22	Restroom - Women	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	23	Hallway	Retrokit with 26 Watt LED 8" Recessed Can Kit	23	26
Floor 01	23	Hallway	Do Not Retrofit	0	4
Floor 01	23	Hallway	New Vendmiser Control	1	400
Floor B01		Boiler Room	New Vaportight Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01		Boiler Room	New 1X4 Reflectorized Wrap Around Lens Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Pendant Mounted	1	25
Floor B01		Boiler Room	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor B01		Boiler Room	New Vaportight Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Exterior		Exterior	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Exterior		Exterior	New 26 Watt LED Barn Yard Fixture	1	28
Exterior		Exterior	New 72 Watt LED Wallpack Fixture	4	72

FORK UNION COMMUNITY CENTER					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Exterior	Do Not Retrofit	0	40
Exterior		Exterior	New 40 Watt LED Canopy Fixture	2	39

FORK UNION FIRE STATION					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Garage	New 185 Watt LED High Bay Fixture with Occ Sensor	12	182
Floor 01	1	Garage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1	Garage	Do Not Retrofit	0	4
Floor 01	2	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	3	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	4	Laundry	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	5	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	6	Break Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	12	37.5
Floor 01	7	Electrical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	8	Hood	Retrofit with (1) 17 Watt LED Screw-in Lamp	3	17
Floor 01	9	Meeting	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	9	Meeting	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	9	Meeting	Retrofit with (1) 9 Watt LED Screw-in Lamp, BR30	4	9
Floor 01	9	Meeting	Do Not Retrofit	0	4
Floor 01	10	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	11	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	12	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	12	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	12	Hallway	Do Not Retrofit	0	4
Floor 02	13	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	14	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	15	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	16	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	17	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	17	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	18	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	18	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	19	Bedroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 02	19	Bedroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	19	Bedroom	Do Not Retrofit	0	4
Floor 02	20	Attic	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Exterior		Exterior	Do Not Retrofit	0	20
Exterior		Exterior	New 72 Watt LED Wallpack Fixture	2	72

FORK UNION FIRE STATION					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Exterior	New 26 Watt LED Flood Fixture, Ground Mounted	1	27
Exterior		Exterior	Retrokit with (1) 54 Watt LED COB Lamp	6	54
Exterior		Exterior	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Exterior		Exterior-Sign	New 26 Watt LED Flood Fixture, Ground Mounted	2	27

KENTS STORE FIRE STATION					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Exterior	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Exterior		Exterior	Do Not Retrofit	0	125
Exterior		Exterior	Do Not Retrofit	0	26
Exterior		Exterior	Do Not Retrofit	0	20
Exterior		Exterior	Do Not Retrofit	0	13
Exterior		Exterior	New 20 Watt LED Canopy Fixture	1	21
Floor 01	1	Garage	New 185 Watt LED High Bay Fixture with Occ Sensor	12	182
Floor 01	1	Garage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1	Garage	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	2	25
Floor 01	1	Garage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1	Garage	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	1	Garage	Do Not Retrofit	0	4
Floor 01	2	Storage	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	3	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	4	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	5	Storage	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	6	Laundry	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	7	Restroom	Retrofit with 8 Watt LED Screw-in Globe Lamps	4	8
Floor 01	7	Restroom	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	8	Janitor Closet	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	9	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	9	Stairs	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 02	10	Break Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	11	Restroom	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	1	27
Floor 02	11	Restroom	Retrofit with 8 Watt LED Screw-in Globe Lamps	1	8
Floor 02	12	Restroom	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	1	27
Floor 02	12	Restroom	Retrofit with 8 Watt LED Screw-in Globe Lamps	1	8
Floor 02	13	Meeting	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	8	37.5
Floor 02	13	Meeting	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Floor 02	13	Meeting	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5

KENTS STORE FIRE STATION					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	13	Meeting	Do Not Retrofit	0	4
Floor 02	14	Kitchen	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 02	14	Kitchen	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 02	14	Kitchen	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	14	Kitchen	Do Not Retrofit	0	4
Floor 02	15	Storage	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	1	27
Floor 02	15	Storage	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	16	Weight Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 02	17	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	17	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 Reflector Kit	2	27
Floor 02	18	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	19	Restroom	Retrofit with (4) 8 Watt LED Screw-in Globe Lamps	1	32
Floor 02	19	Restroom	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	20	Restroom	Retrofit with (4) 8 Watt LED Screw-in Globe Lamps	1	32
Floor 02	20	Restroom	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 02	21	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	22	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	23	Bedroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	23	Bedroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5

LIBRARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	A	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	A	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	A	Hallway	New Vendmiser Control	1	400
Floor 01	A	Hallway	Do Not Retrofit	0	4
Floor 01	1	Conference Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	15	25
Floor 01	1	Conference Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	25
Floor 01	1	Conference Room	Do Not Retrofit	0	4
Floor 01	2	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	3	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	4	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	4	Restroom - Men	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Floor 01	4	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	5	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	5	Restroom - Women	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26

LIBRARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	5	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	6	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	6	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	6	Open Office	Do Not Retrofit	0	4
Floor 01	7	Storage	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	8	Storage	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	9	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	9	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	9	Hallway	Do Not Retrofit	0	4
Floor 01	10	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	11	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	12	Janitor Closet	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	13	Restroom - Private	Retrokit with 23 Watt LED 6" Recessed Can Kit	1	23
Floor 01	13	Restroom - Private	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	14	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	14	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	14	Classroom	Do Not Retrofit	0	4
Floor 01	A	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	15	Media Center	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	178	25
Floor 01	15	Media Center	Retrokit with 26 Watt LED 8" Recessed Can Kit	4	26
Floor 01	15	Media Center	Do Not Retrofit	0	4
Floor 01	16	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	17	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	18	Conference Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	19	Conference Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	25
Floor 01	20	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Exterior		Back Wall	Do Not Retrofit	0	42
Exterior		Back Wall	Do Not Retrofit	0	42
Exterior		Side	Do Not Retrofit	0	42
Exterior		Side	Do Not Retrofit	0	42
Exterior		Side	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Exterior		Side	Do Not Retrofit	0	78
Exterior		Side	New 39 Watt LED Flood Fixture	1	41
Exterior		Front	Do Not Retrofit	0	42
Exterior		Front	Retrokit with 26 Watt LED 8" Recessed Can Kit	10	26
Exterior		Parking Lot	Retrokit with (1) 54 Watt LED COB Lamp	13	54
Exterior		Parking Lot	Do Not Retrofit	0	78

LIBRARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Shed and Solar Shack	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Exterior		Road	Do Not Retrofit	0	183
Exterior		Flag	Do Not Retrofit	0	183
Exterior		Flag	New 39 Watt LED Flood Fixture	2	41
Exterior		Sign	New 39 Watt LED Flood Fixture, Ground Mounted	2	41

PALMYRA FIRE STATION					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Parking Lot	Retrokit with (1) 22 Watt LED Cobb Lamp	1	22
Exterior		Side Wall	Retrokit with (1) 22 Watt LED Cobb Lamp	3	22
Exterior		Side Wall	Retrofit with (1) 7 Watt LED Lamp, MR16	5	7
Exterior		Back Wall	Retrokit with (1) 22 Watt LED Cobb Lamp	2	22
Exterior		Front Parking	Retrokit with (1) 22 Watt LED Cobb Lamp	2	22
Exterior		Front Walk	Retrokit with (1) 22 Watt LED Cobb Lamp	4	22
Exterior		Canopy	Retrokit with 23 Watt LED 6" Recessed Can Kit	3	23
Exterior		Sign	New 26 Watt LED Flood Fixture, Ground Mounted	2	27
Exterior		Side	Retrokit with (1) 22 Watt LED Cobb Lamp	2	22
Exterior		Canopy	Retrokit with 23 Watt LED 6" Recessed Can Kit	2	23
Exterior		Flag	New 26 Watt LED Flood Fixture, Ground Mounted	1	27
Floor 01	1	Garage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 01	1	Garage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1	Garage	New 185 Watt LED High Bay Fixture with Occ Sensor	12	182
Floor 01	1	Garage	Do Not Retrofit	0	4
Floor 01		Hallway - Internal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01		Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Living Area	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01		Living Area	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR38, Dimmable	4	17
Floor 01		Living Area	Do Not Retrofit	0	4
Floor 01		Hallway - Internal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01		Kitchen	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	25
Floor 01		Meeting Room	Retrokit with 23 Watt LED 6" Recessed Can Kit	13	23
Floor 01		Meeting Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	37.5
Floor 01		Meeting Room	Retrofit with (1) 17 Watt LED Screw-in Lamp, Dimmable	8	17
Floor 01		Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Janitor Closet	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Office - Chief	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25



PALMYRA FIRE STATION					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01		Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	A	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	A	Stairs	Do Not Retrofit	0	4
Floor 02		Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02		Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02		Hallway - Internal	Do Not Retrofit	0	4
Floor 02		Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02		Weight Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02		Weight Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02		Weight Room	Do Not Retrofit	0	4
Floor 02		Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	B	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	B	Stairs	Retrokit with 23 Watt LED 6" Recessed Can Kit	11	23
Floor 02		Bedroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5

PUBLIC WORKS					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Vestibule	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	2	Open Office	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	2	Open Office	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	2	Open Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	3	Office	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	4	Office	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	5	Work Room	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	5	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	6	Storage	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	7	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor B01	8	Basement	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	8	Basement	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Exterior	Exterior	Wall	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9

SHERIFF'S OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Restroom	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18



SHERIFF'S OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Restroom	Do Not Retrofit	0	4
Floor 01	2	Lobby	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	4	18
Floor 01	2	Lobby	Do Not Retrofit	0	400
Floor 01	3	Reception	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	3	18
Floor 01	4	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	5	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	5	Office	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR30	1	17
Floor 01	A	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	6	File Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	7	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	8	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	9	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	10	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	11	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	12	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01		Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	13	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	14	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	15	Kitchen	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	16	Conference Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	17	Communications	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	17	Communications	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	17	Communications	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Floor 01	17	Communications	Do Not Retrofit	0	4
Floor 01	18	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	19	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	19	Mechanical Room	Do Not Retrofit	0	4
Floor 01	20	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	21	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	22	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	23	Training Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Dimmable	12	25
Floor 01	23	Training Room	Do Not Retrofit	0	4
Floor 01	24	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	25	Locker Room - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	25	Locker Room - Women	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver	1	24

SHERIFF'S OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	25	Locker Room - Women	Retrokit with 26 Watt LED 8" Recessed Can Kit	1	26
Floor 01	26	Janitor Closet	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	18
Floor 01	27	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	28	Locker Room - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	28	Locker Room - Men	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver	1	24
Floor 01	28	Locker Room - Men	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	29	Squad Room	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	5	18
Floor 01	29	Squad Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	29	Squad Room	Do Not Retrofit	0	4
Floor 01	30	Interview	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	31	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	32	Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	33	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	25
Floor 01	34	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	25
Floor 01	35	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	25
Floor 01	36	Pump House	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	37	Cell	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	37.5
Floor 01	38	Cell	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	37.5
Floor 01	39	Cell	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	37.5
Floor 01	A	Hallway	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver	16	18
Floor 01	A	Hallway	Do Not Retrofit	0	4
Exterior		Front	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Exterior		Side	Retrofit with (1) 17 Watt LED Screw-in Lamp	5	17
Exterior		Parking Lot	Do Not Retrofit	0	208
Exterior		Pathway	Retrokit with (1) 22 Watt LED Cobb Lamp	7	22

SOCIAL SERVICES					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	1	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	2	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	3	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	4	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	5	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	6	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	7	Janitor Closet	(2) 9 Watt LED Screw-in Lamps	1	18

SOCIAL SERVICES					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	8	Restroom - Private	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	9	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 02	10	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	10	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	1	25
Floor 02	11	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	12	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 02	13	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 02	14	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	15	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	16	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	17	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	18	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	19	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	20	Open Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 02	20	Open Office	Do Not Retrofit	0	4
Floor 02	21	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 02	22	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 02	23	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	24	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	25	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 02	26	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	26	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	27	Break Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	28	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	29	Reception	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 02	29	Reception	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	30	Hallway - Internal	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30	2	17
Floor 02	31	Restroom	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	32	Restroom	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	33	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	33	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	34	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	34	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 02	35	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 02	36	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25

SOCIAL SERVICES					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	37	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	37	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	1	25
Floor 02	37	Stairs	New Vendmiser Control	1	400
Floor 01	38	Elevator	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor 01	39	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	39	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	40	Conference Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	41	Kitchenette	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	42	Ticket Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	43	Hallway - Internal	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	44	Restroom - Private	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	45	Storage	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	46	Waiting Room	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	11	9
Floor 01	46	Waiting Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 01	47	Reception	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	47	Reception	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Floor 01	48	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	4	37.5
Floor 01	49	Electrical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	50	Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	50	Hallway - Internal	Do Not Retrofit	0	4
Floor 01	51	Conference Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	10	37.5
Floor 01	52	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	53	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	54	Hallway - Internal	New 14 Watt LED Drum Fixture	2	14
Floor 01	55	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	6	37.5
Floor 01	55	Hallway	Do Not Retrofit	0	4
Floor 01	56	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 01	57	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	58	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	59	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	60	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	61	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	62	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	63	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	64	Storage	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5

SOCIAL SERVICES					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	65	Auditorium	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30, Very Hard Install	4	17
Floor 01	65	Auditorium	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Floor 01	65	Auditorium	Do Not Retrofit	0	4
Floor 01	65	Auditorium	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	65	Auditorium	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR30	1	17
Floor 01	65	Auditorium	Retrofit with (1) 17 Watt LED Screw-in Lamp	2	17
Floor 01	66	Stage	Retrofit with (1) 17 Watt LED Screw-in Lamp, PAR30	3	17
Floor 01	67	Hallway	Do Not Retrofit	0	4
Floor 01	67	Hallway	New 14 Watt LED Drum Fixture	4	14
Floor 01	68	Dressing Room	Retrofit with 8 Watt LED Screw-in Globe Lamps	28	8
Floor 01	69	Mechanical Room	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	70	Restroom	New 14 Watt LED Drum Fixture	1	14
Floor 01	71	Dressing Room	Retrofit with 8 Watt LED Screw-in Globe Lamps	28	8
Floor 01	72	Restroom	New 14 Watt LED Drum Fixture	1	14
Floor 01	73	Mechanical Room	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01	74	Mechanical Room	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 Industrial Reflector Kit	3	50
Floor 01	75	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	76	Mechanical Room	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 Industrial Reflector Kit	3	50
Floor 01		Exterior	New 72 Watt LED Wallpack Fixture	3	72
Floor 01		Exterior	(2) 9 Watt LED Screw-in Lamps	2	18

SOCIAL SERVICES – GYMNASIUM					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Stairs	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	2	Gym	New 95 Watt LED High Bay Gymnasium Fixture with Incorporated Occupancy Sensor	12	93
Floor 01	2	Gym	Do Not Retrofit	0	4
Floor 01	3	Concession	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	3	Concession	New Vendmiser Control	2	400
Floor 01	4	Restroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	5	Restroom	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	6	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	7	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	8	Hallway	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Exterior		Exterior	New 14 Watt LED Drum Fixture	1	14
Exterior		Exterior	New 12 Watt LED Entrance Wallpack Fixture	3	14
Exterior		Exterior	New 12 Watt LED Entrance Wallpack Fixture, Hard Install	1	14
Exterior		Exterior	New 12 Watt LED Entrance Wallpack Fixture, Hard Install	1	14

SOCIAL SERVICES – GYMNASIUM					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Exterior	Retrokit with 26 Watt LED 8" Recessed Can Kit, Goof Ring	2	26
Floor B01	1	Store	Do Not Retrofit	0	40
Floor B01	1	Store	Do Not Retrofit	0	4
Floor B01	2	Break Room	Do Not Retrofit	0	40
Floor B01	3	Office	Do Not Retrofit	0	40
Floor B01	4	Storage	Do Not Retrofit	0	40
Floor B01	5	Restroom	Do Not Retrofit	0	40
Floor B01	6	Office	Do Not Retrofit	0	40
Floor B01	7	Storage	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor B01	8	Restroom	Do Not Retrofit	0	40
Floor B01	9	Storage	Do Not Retrofit	0	40
Floor B01	10	Work Room	Do Not Retrofit	0	40
Floor B01	11	Boiler Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25

VOTER REGISTRAR					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	3	37.5
Floor 01	2	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	1	37.5
Floor 01	3	Storage	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	3	Storage	(2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	4	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	5	37.5
Floor 01	5	Break Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector Kit	2	37.5
Floor 01	6	Restroom	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Exterior	Exterior	Exterior	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Exterior	Exterior	Exterior	New 2 Headed 12 Watt LED Spot Lights	1	26
Floor B01	B1000	Cellar	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25

ABRAMS SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1001	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	A	Hallway	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	7	37.5
Floor 01	A	Hallway	Do Not Retrofit	0	4
Floor 01	409	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	410	Classroom	Do Not Retrofit	0	144
Floor 01	411	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	411A	Hallway - Internal	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	2	27



ABRAMS SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	411B	Stage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	408	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	1003	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1003A	Restroom - Private	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	1004	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1004A	Storage	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	B	Hallway	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	5	37.5
Floor 01	B	Hallway	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, New 2X4 Lens	1	37.5
Floor 01	B	Hallway	Do Not Retrofit	0	4
Floor 01	1005	Janitor Closet	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	407	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	1006	Restroom - Women	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1007	Work Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	1007A	Restroom - Private	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1007B	Restroom - Private	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	406	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	1008	Restroom - Men	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	405	Media Center	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	27	25
Floor 01	405A	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	405A	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	405B	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	405B	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	404	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	50
Floor 01	C	Stairs	Retrofit with (6) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Need Two 2X4 Lenses	2	75
Floor 01	C	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	C	Stairs	Do Not Retrofit	0	4
Floor B01	B01	Storage	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30	2	17
Floor B01	B02	Open Office - IT	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	9	37.5
Floor B01	B03	Storage	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor B01	B04	Work Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor B01	B05	Open Office - IT	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	9	37.5
Exterior		Canopy	New 20 Watt LED Canopy Fixture	1	22
Exterior		Wall	New 18 Watt LED Flood Fixture	1	22
Exterior		Wall	New 18 Watt LED Flood Fixture	1	22
Exterior		Canopy	New 20 Watt LED Canopy Fixture	1	22
Exterior		Wall	New 39 Watt LED Flood Fixture	1	41



ABRAMS SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Canopy	New 10 Watt LED Canopy Fixture	1	13
Exterior		Wall	Retrofit with (3) 17 Watt LED Screw-in Lamp, PAR38, High Install	1	51
Exterior		Canopy	Disconnect/Remove	1	0
Floor 01	400	Hallway - Internal	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	400	Hallway - Internal	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	2	25
Floor 01	401	Storage	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	19	50
Floor 01	401	Storage	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	401A	Stage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	402	Break Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	402A	Storage	New 14 Watt LED Drum Fixture	1	14
Floor 01	402B	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	402C	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403	Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	403A	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403A	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	403B	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 1X4 Lens	2	25
Floor 01	403C	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403D	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403E	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	403F	Janitor Closet	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	403G	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	403H	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	403I	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Exterior		Wall	New 26 Watt LED Barnyard Fixture	1	28
Exterior		Wall	New 12 Watt LED Entrance Wallpack Fixture	2	14
Floor 01	500	Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	500A	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	25
Floor 01	500A	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	500B	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	32	25
Floor 01	500B	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	16	25
Exterior		Wall	New 12 Watt LED Entrance Wallpack Fixture	1	14

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	1000	Main Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1000A	Hallway - Internal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1000A	Hallway - Internal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000B	Work Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1000C	Mail Room	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	2	25
Floor 01	1000D	Open Office - Nurse	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000D1	Restroom - Private	New 2' Vanity Fixture with (2) 9 Watt 2' LED Linear Lamps with Integrated Drivers	1	18
Floor 01	1000E	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	37.5
Floor 01	1000F	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1000G	Restroom - Private	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	1000H	File Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	50
Floor 01	1000I	Open Office - Guidance	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000J	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1000K	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1000L	IT Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	A	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	A	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	A	Hallway	Do Not Retrofit	0	4
Floor 01	1001	Restroom - Women	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	5	24
Floor 01	1001	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 01	1001	Restroom - Women	Do Not Retrofit	0	26
Floor 01	1002	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	2	24
Floor 01	1002	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	1003	Electrical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	106	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	108	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1009	Janitor Closet	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	110	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	111	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	112	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	113	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	115	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	114	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	B	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	B	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	B	Hallway	Do Not Retrofit	0	4
Floor 01	116	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	118	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	117	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	C	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	C	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	C	Hallway	Do Not Retrofit	0	4
Floor 01	1010	Office	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	4	12.5
Floor 01	1011	Storage	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	216	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	37.5
Floor 01	217	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	37.5
Floor 01	1012	Electrical Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	1013	Work Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	3	12.5
Floor 01	316	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	321	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	319	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	D	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 01	D	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	D	Hallway	Do Not Retrofit	0	4
Floor 01	E	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 01	E	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	E	Hallway	Do Not Retrofit	0	4
Floor 01	314	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	317	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	315	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	312	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	313	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	310	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	311	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F	Hallway	Do Not Retrofit	0	4
Floor 01	G	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	G	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	G	Hallway	Do Not Retrofit	0	4
Floor 01	308	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	H	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	H	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	H	Hallway	Do Not Retrofit	0	4
Floor 01	211	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	210	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	212	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	213A	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	213	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	50
Floor 01	215	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	214	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	I	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	I	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	I	Hallway	Do Not Retrofit	0	4
Floor 01	J	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	J	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	J	Hallway	Do Not Retrofit	0	4
Floor 01	208	Office - Assistant Principal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1014	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1014	Work Room	New Vendmiser Control	1	400
Floor 01	1015	Restroom - Men	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	5	24
Floor 01	1015	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 01	1015	Restroom - Men	Do Not Retrofit	0	26
Floor 01	1016	Classroom - Art	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 01	1017	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	2	24
Floor 01	1017	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	400	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 01	400A	Restroom - Private	Retrofit with (2) 12 Watt 3' LED Linear Lamps with Integrated Driver, Hard Install	2	24
Floor 01	400A	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	1017	Locker Room - Men	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1017	Locker Room - Men	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1017	Locker Room - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	25
Floor 01	1017	Locker Room - Men	Do Not Retrofit	0	4
Floor 01	1017A	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1017A1	Restroom - Private	New 2' Vanity Fixture with (2) 9 Watt 2' LED Linear Lamps with Integrated Drivers	1	18
Floor 01	1017A2	Storage	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	1017A3	Showers	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1018	Gymnasium	New 185 Watt LED High Bay Fixture with Occ Sensor	14	183
Floor 01	1018	Gymnasium	Do Not Retrofit	0	0
Floor 01	1018	Gymnasium	Do Not Retrofit	0	4
Floor 01	1019	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1019	Work Room	Do Not Retrofit	0	400
Floor 01	1020	Locker Room - Women	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1020	Locker Room - Women	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1020	Locker Room - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	25
Floor 01	1020	Locker Room - Women	Do Not Retrofit	0	4
Floor 01	1020A	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1020A1	Restroom - Private	New 2' Vanity Fixture with (2) 9 Watt 2' LED Linear Lamps with Integrated Drivers	1	18
Floor 01	1020A2	Storage	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	1020A1	Showers	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1021	Work Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1022	Media Center	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	50	36
Floor 01	1022	Media Center	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	5	36
Floor 01	1022	Media Center	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, High Install	28	36
Floor 01	1022	Media Center	Do Not Retrofit	0	4
Floor 01	1022A	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1022B	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	K	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	K	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	K	Hallway	Do Not Retrofit	0	4
Floor 01	1023	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	24	50
Floor 01	1024	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1024A	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1024A	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1024B	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1024C	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1024C	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1024C	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	1	37.5
Floor 01	1025	Electrical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1026	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1027	Janitor Closet	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1027A	Janitor Closet	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	1	25
Floor 01	1028	Open Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	35	50
Floor 01	1028A	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1028B	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1028C	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	L	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	L	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	M	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	M	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5

CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	M	Hallway	Do Not Retrofit	0	4
Floor 01	1029	Janitor Closet	New 14 Watt LED Drum Fixture	1	14
Floor 01	1030	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Floor 01	1030	Restroom - Men	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver, Hard Install	2	18
Floor 01	1030	Restroom - Men	Do Not Retrofit	0	26
Floor 01	1031	Restroom - Private	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	1032	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	4	25
Floor 01	1032	Restroom - Women	Retrofit with (2) 9 Watt 2' LED Linear Lamps with Integrated Driver, Hard Install	2	18
Floor 01	1032	Restroom - Women	Do Not Retrofit	0	26
Floor 01	1033	Cafeteria	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, Socket Bars, High Install	26	27
Floor 01	1033	Cafeteria	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector, High Install	4	36
Floor 01	1033	Cafeteria	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	16	36
Floor 01	1033	Cafeteria	Retrokit with (4) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	4	36
Floor 01	1033	Cafeteria	Retrokit with (1) 26 Watt LED Recessed Can Kit, 8" Dia, Add Goof Ring	35	26
Floor 01	1033	Cafeteria	Do Not Retrofit	0	4
Floor 01	1033	Cafeteria	New Vendmiser Control	2	400
Floor 01	1033A	Stage	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	2	25
Floor 01	1033A	Stage	Retrofit with (1) 17 Watt LED Screw-in Lamp, High Install	2	17
Floor 01	1033B	Storage	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	3	25
Floor 01	1034	Kitchen	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	14	50
Floor 01	1034	Kitchen	Do Not Retrofit	0	4
Floor 01	1034A	Dish Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1034B	Hood	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	4	9
Floor 01	1034C	Pantry	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1034D	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1034E	Restroom - Private	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1034E	Restroom - Private	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	1034F	Janitor Closet	Retrofit with (3) 9 Watt LED Screw-in Lamps	1	27
Floor 01	N	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	N	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1035	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	104	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	102	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	106	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1036	Hallway to Stage	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	O	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5



CARYSBROOK ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	O	Hallway	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1037	Classroom - Mobile	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	50
Floor 01	1037	Classroom - Mobile	Do Not Retrofit	0	4
Floor 01		Storage Shed	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 White Channel Reflector Kit	4	50
Floor 01		Electrical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Electrical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Electrical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Exterior		Wall	New 18 Watt LED Flood Fixture	3	22
Exterior		Canopy	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	12	9
Exterior		Canopy	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	1	9
Exterior		Parking Lot	New 138 Watt LED Shoebox Fixture	18	138
Exterior		Wall	New 78 Watt LED Flood Fixture	2	91
Exterior		Wall	New 78 Watt LED Flood Fixture	1	91
Exterior		Wall	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Mobile Unit Exterior	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Wall	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Wall	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	2	9
Exterior		Parking Lot	New (2) 138 Watt LED Shoebox Fixtures	1	276

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	25
Floor 01	1000A	Vault	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	1000B	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1000B	Office	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	3	27
Floor 01	1000C	Office - Principal	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1000D	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1000E	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1000F	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1000G	Kitchenette	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1000G	Kitchenette	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	2	27
Floor 01	117	Conference Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	1000H	Hallway - Internal	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	4	27
Floor 01	1000H	Hallway - Internal	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1000H	Hallway - Internal	Do Not Retrofit	0	4
Floor 01	101	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5



CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	102	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	103	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	116	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	115	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	114	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1001	Restroom - Women	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1001A	Restroom - Private	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	A	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01	A	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	A	Hallway	Do Not Retrofit	0	4
Floor 01	113	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	1002	Restroom - Men	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 01	1003	Restroom - Women	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 01	112	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	104	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	111	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	105	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	110	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	106	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	107	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	109	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	108	Work Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	4	12.5
Floor 01	1004	Janitor Closet	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor B01	B01	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	B01	Mechanical Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor B01	B01	Mechanical Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor B01	B01	Mechanical Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor B01	B01	Mechanical Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	2	12.5
Floor B01	B01	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor B01	B01	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor B01	B01	Hallway	Do Not Retrofit	0	4
Floor B01	3	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor B01	3	Stairs	Do Not Retrofit	0	4
Floor 02	2000	Janitor Closet	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 02	210	Work Room	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	4	12.5
Floor 02	211	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	209	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	208	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	212	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	213	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	214	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	207	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	206	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	2001	Restroom - Men	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 02	2002	Restroom - Women	New (1) Lamp 12.5 Watt LED 1X4 Lay-in (Recessed) Troffer Fixture	5	12.5
Floor 02	C	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 02	C	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	C	Hallway	Do Not Retrofit	0	4
Floor 02	215	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 02	2	Stairs	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 02	2	Stairs	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 02	2	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	2	25
Floor 02	2003	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	2004	Restroom - Men	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 02	216	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 02	2005	Janitor Closet	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 02	217	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	218	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	205	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	219	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	204	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	203	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	220	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	202	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	221	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 02	222	Storage - Books	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	222A	Storage - AV	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	222B	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 02	222C	IT Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	201	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 02	2006	Restroom - Women	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	D	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	13	25
Floor 02	D	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 02	D	Hallway	Do Not Retrofit	0	4
Floor 02	4	Stairs	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	4	Stairs	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, High Install	2	37.5
Floor 02	4	Stairs	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	1	25
Floor 01	1	Auditorium	Retrokit with 47.5 Watt LED Recessed Can Kit, 6" Dia, Dimmable, Very Hard Install	25	47.5
Floor 01	1	Auditorium	Relamp with (2) 27 Watt T5 High Output LED Lamps WIHT Integrated Driver, Very Hard Install	12	60
Floor 01	1	Auditorium	Relamp with (2) 27 Watt T5 High Output LED Lamps WIHT Integrated Driver, Very Hard Install	5	60
Floor 01	1	Auditorium	Do Not Retrofit	0	4
Floor 01	1A	Stairs	Do Not Retrofit	0	13
Floor 01	1B	Stairs	Do Not Retrofit	0	13
Floor 01	1C	Stage	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	7	25
Floor 01	E	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	E	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	E	Hallway	Do Not Retrofit	0	4
Floor 01	1007	Restroom - Men	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1008	Storage - Books	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	1008A	Storage - Books	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	122	Open Office - Nurse	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	122A	Hallway - Internal	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	122B	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	122C	Storage	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	122D	Janitor Closet	Retrofit with (1) 12.5 Watt 4' LED Linear Lamp with Integrated Driver	1	12.5
Floor 01	A	Cafeteria	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	A	Cafeteria	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	A	Cafeteria	Do Not Retrofit	0	4
Floor 01	1009	Kitchen	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	19	50
Floor 01	1009A	Serving Area	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	50
Floor 01	1009B	Hood	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	8	9
Floor 01	1009C	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1009D	Cooler	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 01	1009E	Freezer	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 01	1009F	Janitor Closet	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	1	18
Floor 01	1009G	Locker Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1009H	Restroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1009I	Pantry	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1009J	Serving Area	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	50
Floor 01	1010	Cafeteria	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	17	37.5
Floor 01	1010	Cafeteria	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1010	Cafeteria	Do Not Retrofit	0	13

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1010	Cafeteria	Do Not Retrofit	0	4
Floor 01	1010A	Storage	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1010B	Cafeteria - Staff	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1010B	Cafeteria - Staff	New Vendmiser Control	1	400
Floor 01	1011	Mechanical Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1011	Mechanical Room	Retrofit with (1) 17 Watt LED Screw-in Lamp, BR30	2	17
Floor 01	1011	Mechanical Room	Do Not Retrofit	0	4
Floor 01	1011A	Electrical Room	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	1011B	Janitor Closet	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	123	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	123A	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	126	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	124	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	125	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	125A	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	124A	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	126A	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	25
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	F	Hallway	Do Not Retrofit	0	4
Floor 01	G	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	25
Floor 01	G	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	G	Hallway	Do Not Retrofit	0	4
Floor 01	G1	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	G1	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1012A	Storage	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1012B	Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1012B	Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	1012B	Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1012B	Hallway - Internal	Do Not Retrofit	0	4
Floor 01	1012C	Air Handler	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1012C	Air Handler	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	1012	Gymnasium	New 95 Watt LED High Bay Gymnasium Fixture with Incorporated Occupancy Sensor	20	93
Floor 01	1012	Gymnasium	Do Not Retrofit	0	4
Floor 01	1012D	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1012E	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	H	Hallway	New 60 Watt LED Decorative High Bay Fixture	14	60

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	H	Hallway	New 25 Watt LED Wall Sconce Fixture	4	25
Floor 01	H	Hallway	Do Not Retrofit	0	26
Floor 01	1013	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1013	Restroom - Men	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1014	Janitor Closet	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1015	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	1015	Restroom - Women	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	127	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	168	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	168A	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	128	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5
Floor 01	1016	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	138	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	138A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	129	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	129A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	137	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	137A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	136	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	136A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	138	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	138A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	131	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	131A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	135	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	135A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	132	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	132A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1016	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	133	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	37.5
Floor 01	133A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	134	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	134A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1017	Open Office - Main Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	37.5
Floor 01	1017A	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1017B	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5

CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1017C	Storage	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1018	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1019	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1020	Janitor Closet	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	1	18
Floor 01	1021	Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1022	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	H	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	H	Hallway	Do Not Retrofit	0	4
Floor 01	I	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	25
Floor 01	I	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	I	Hallway	Do Not Retrofit	0	26
Floor 01	I	Hallway	Do Not Retrofit	0	4
Floor 01	1023	Media Center	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	37.5
Floor 01	1023	Media Center	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1023	Media Center	New 40 Watt LED Decorative High Bay Fixture	10	40
Floor 01	1023	Media Center	New 25 Watt LED Wall Sconce Fixture	4	25
Floor 01	1023	Media Center	Do Not Retrofit	0	4
Floor 01	1023A	Storage	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	6	27
Floor 01	1023B	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1023C	Work Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	1023C	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1023C1	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1023D	Media Center	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	1023E	Computer Lab	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	9	37.5
Floor 01	174	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	174	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1024	Mechanical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	25
Floor 01	139	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5
Floor 01	1025	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1026	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	141	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	37.5
Floor 01	141A	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1027	Restroom - Private	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	1	27
Floor 01	1028	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5
Floor 01	J	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	J	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	J	Hallway	Do Not Retrofit	0	4
Floor 01	142	Classroom - Art	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	37.5



CENTRAL ELEMENTARY					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	142A	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	142B	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	K	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01	K	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	K	Hallway	Do Not Retrofit	0	26
Floor 01	K	Hallway	Do Not Retrofit	0	4
Exterior		Front	Do Not Retrofit	0	22
Exterior		Front	New 43 Watt LED Canopy Fixture Fixture, Add Metal Mounting Plate	1	43
Exterior		Front	New 20 Watt LED BulkHead Fixture	22	20
Exterior		Front	New 138 Watt LED Shoebox Fixture	4	138
Exterior		Front	New 138 Watt LED Shoebox Fixture	8	138
Exterior		Front	Do Not Retrofit	0	40
Exterior		Front	New 55 Watt LED Wallpack Fixture	4	57
Exterior		Side	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	2	9
Exterior		Side	New 20 Watt LED Bulk Head Fixture	2	20
Exterior		Side	New 138 Watt LED Shoebox Fixture	8	138
Exterior		Side	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Back	Retrokit with 9 Watt LED Recessed Can Kit, 6" Dia, Add Goof Ring	6	9
Exterior		Back	New 20 Watt LED BulkHead Fixture	2	20
Exterior		Back	New 138 Watt LED Shoebox Fixture	7	138
Exterior		Back	New 43 Watt LED Canopy Fixture Fixture, Add Metal Mounting Plate	1	43
Exterior		Back	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Back	New 40 Watt LED Canopy Fixture	1	39
Exterior		Back	New 78 Watt LED Flood Fixture	1	91
Exterior		Back	New 55 Watt LED Wallpack Fixture	17	57
Exterior		Front	New 78 Watt LED Flood Fixture	1	91
Exterior		Front	New 43 Watt LED Canopy Fixture Fixture, Add Metal Mounting Plate	1	43

FLUVANNA COUNTY HIGH SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01		Classrooms	Relamp with (2) 15 Watt T5 Fluorescent Lamps	1237	38
Floor 01		Classrooms	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	4	20
Floor 01		Classrooms	Relamp with (2) 15 Watt T5 Fluorescent Lamps, High Install	131	38
Floor 01		Classrooms	Relamp with (2) 24 Watt T5 High Output Fluorescent Lamps, High Install	37	56
Floor 01		Classrooms	New 95 Watt LED High Bay Gymnasium Fixture with Incorporated Occupancy Sensor	16	93
Floor 01		Classrooms	Relamp with (4) 12 Watt T8 LED Lamps	45	58
Floor 01		Classrooms	Relamp with (2) 12 Watt T5 Fluorescent Lamps	5	29



FLUVANNA COUNTY HIGH SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01		Classrooms	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	1	18
Floor 01		Classrooms	Relamp with (3) 12 Watt T8 LED Lamps	6	43.5
Floor 01		Offices	Relamp with (2) 13 Watt T5 Fluorescent Lamps	113	36
Floor 01		Offices	Relamp with (3) 15 Watt T8 LED Lamps	4	52.2
Floor 01		Offices	Relamp with (2) 27 Watt T5 High Output Fluorescent Lamps	9	60
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Relamp with (2) 15 Watt T5 Fluorescent Lamps	375	34.8
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Relamp with (3) 15 Watt T8 LED Lamps	4	52.2
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Relamp with (4) 15 Watt T8 LED Lamps	11	69.6
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	2	18
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Relamp with (2) 27 Watt T5 High Output Fluorescent Lamps, High Install	18	60
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Relamp with (2) 13 Watt T5 Fluorescent Lamps	5	36
Floor 01		Storage, Mechanical, Janitor, Misc Low Hour Rooms	Relamp with (2) 9 Watt 2' T8 Fluorescent Lamps	2	23
Floor 01		Gymnasiums	New 185 Watt LED High Bay Fixture with Occ Sensor	74	183
Floor 01		Gymnasiums	Relamp with (2) 13 Watt T5 Fluorescent Lamps	20	36
Floor 01		Gymnasiums	Relamp with (2) 13 Watt T5 Fluorescent Lamps	62	36
Floor 01		Gymnasiums	Relamp with (2) 15 Watt T5 Fluorescent Lamps	30	34.8
Floor 01		Locker Rooms	Relamp with (2) 15 Watt T5 Fluorescent Lamps	56	34.8
Floor 01		Night Lights	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	5	20
Floor 01		Night Lights	Relamp with (2) 13 Watt T5 Fluorescent Lamps	87	36
Floor 01		Night Lights	Relamp with (2) 15 Watt T5 Fluorescent Lamps	35	34.8
Floor 01		Night Lights	Relamp with (4) 15 Watt T8 LED Lamps	3	69.6
Floor 01		Night Lights	Relamp with (1) 27 Watt T5 High Output Fluorescent Lamp	14	30
Floor 01		Night Lights	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	14	26
Floor 01		Night Lights	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	1	26
Floor 01		Night Lights	Retrokit with 18 Watt LED COB Lamp, High Install	3	18
Floor 01		Kitchen	Relamp with (4) 15 Watt T8 LED Lamps	23	69.6
Floor 01		Kitchen	Relamp with (2) 15 Watt T5 Fluorescent Lamps	45	34.8
Floor 01		Kitchen	Relamp with (2) 13 Watt T5 Fluorescent Lamps	2	36
Floor 01		Hallway	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	12	20
Floor 01		Hallway	Relamp with (2) 13 Watt T5 Fluorescent Lamps	219	36
Floor 01		Hallway	Relamp with (2) 27 Watt T5 High Output Fluorescent Lamps	252	60
Floor 01		Hallway	Relamp with (2) 15 Watt T5 Fluorescent Lamps	19	34.8

FLUVANNA COUNTY HIGH SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01		Hallway	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	78	26
Floor 01		Hallway	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	11	26
Floor 01		Hallway	Retrokit with 18 Watt LED COB Lamp, High Install	40	18
Floor 01		Restroom	Relamp with (2) 15 Watt T5 Fluorescent Lamps	34	34.8
Floor 01		Restroom	Relamp with (4) 15 Watt T8 LED Lamps	12	69.6
Floor 01		Restroom	Retrokit with (2) 9 Watt 2' LED Linear Lamps, 2X2 White Reflector	2	18
Floor 01		Media Center	Relamp with (2) 13 Watt T5 Fluorescent Lamps	216	36
Floor 01		Media Center	Relamp with (2) 15 Watt T5 Fluorescent Lamps	8	34.8
Floor 01		Media Center	Relamp with (2) 8 Watt 2' T5 Fluorescent Lamps	2	20
Floor 01		Cafeteria	Relamp with (2) 13 Watt T5 Fluorescent Lamps	10	36
Exterior		Exterior	Retrokit with (1) 26 Watt LED Recessed Can Fixture, 8" Dia, High Install	12	26
Exterior		Exterior	New 17 Watt LED Wall Sconce Wall Pack	15	17
Exterior		Driveway - Entrance	New 105 Watt LED Shoebox Fixture, Grey Color	3	107
Exterior		Driveway - Roundabout	New 105 Watt LED Shoebox Fixture, Grey Color	4	107
Exterior		Parking Lot - Front	New 105 Watt LED Shoebox Fixture, Grey Color	4	107
Exterior		Parking Lot - Side	New 2-105 Watt LED Shoebox Fixture, Grey Color	3	214
Exterior		Parking Lot - Side	New 105 Watt LED Shoebox Fixture, Grey Color	3	107
Exterior		Driveway - Rear	New 105 Watt LED Shoebox Fixture, Grey Color	5	107
Exterior		Parking Lot - Rear	New 2-105 Watt LED Shoebox Fixture, Grey Color	9	214
Exterior		Parking Lot - Rear	New 105 Watt LED Shoebox Fixture, Grey Color	7	107
Exterior		Walkway to Stadium	New 105 Watt LED Shoebox Fixture, Grey Color	9	107
Exterior		Parking Lot - School Buses	New 105 Watt LED Shoebox Fixture, Grey Color	7	107
Exterior		Driveway - Side	New 105 Watt LED Shoebox Fixture, Grey Color	4	107

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1000	Main Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	12	50
Floor 01	1000	Main Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	50
Floor 01	1001	Open Office - Nurse	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	37.5
Floor 01	1001A	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1001B	Storage	Do Not Retrofit	0	23
Floor 01	1000A	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000A	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1000A	Work Room	New Vendmiser Control	1	400
Floor 01	1000B	Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1000C	Office - Principal	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	50
Floor 01	1000D	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 01	1000E	Hallway - Internal	Do Not Retrofit	0	32
Floor 01	1000F	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1000G	Hallway - Internal	Do Not Retrofit	0	32
Floor 01	1000G	Hallway - Internal	Do Not Retrofit	0	4
Floor 01	1000H	Conference Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	50
Floor 01	1000I	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000I	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000J	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000J	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000K	File Room	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	4	25
Floor 01	1000L	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1000L	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000M	Conference Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000M	Conference Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000N	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1000N	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1002	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1002	Open Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1002A	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	1002A	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1002A1	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	A	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 01	A	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	25
Floor 01	1003	Media Center	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	64	37.5
Floor 01	1003	Media Center	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	37.5
Floor 01	1003	Media Center	Retrofit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver	17	27
Floor 01	1003	Media Center	Do Not Retrofit	0	4
Floor 01	1003A	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	37.5
Floor 01	1003A	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1003A	Work Room	Retrofit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver	1	27
Floor 01	1003A	Work Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1003B	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	37.5
Floor 01	1003B	Work Room	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1003C	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	37.5
Floor 01	1003C	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 01	1004	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1004	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1004A	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Floor 01	1004A	Janitor Closet	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1005	Electrical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	1005	Electrical Room	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	C1	Stairs	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, High Install	2	37.5
Floor 01	C1	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	C1	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	1	25
Floor 01	101	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	101	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	100	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	101	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1006	Courtyard	New 20 Watt LED Bollard Fixture	9	20
Floor 01	C	Hallway	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit, High Install	7	37.5
Floor 01	D	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	22	27
Floor 01	D	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	6	27
Floor 01	D	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	D	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	D	Hallway	Do Not Retrofit	0	4
Floor 01	1007	Storage	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1008	Storage	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1009	Janitor Closet	Do Not Retrofit	0	32
Floor 01	1010	Air Handler	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1010	Air Handler	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	2000	Air Handler	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	2000	Air Handler	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	E	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01	E	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	E	Hallway	Do Not Retrofit	0	4
Floor 01	113	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	24	50
Floor 01	113	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	112	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	21	50
Floor 01	112	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1011	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	16	50
Floor 01	1011	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01	1011	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	50
Floor 01	1011A	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	111	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50
Floor 01	111	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1012	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1012	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1013	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	1013	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	110	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	110	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	109	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	109	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1014	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	1014	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1015	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	1015	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1015	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	1015A	Storage	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	1015A	Storage	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	108B	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	108B	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	107	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	107	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	108A	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	108A	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	108A1	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	108A1	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	106	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	106	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	105	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 01	105	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	105A	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	7	50
Floor 01	105A	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01	F	Hallway	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 2X4 White Reflector	2	25
Floor 01	F	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	F	Hallway	Do Not Retrofit	0	32
Floor 01	F	Hallway	Do Not Retrofit	0	32
Floor 01	F1	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F1	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01	F1	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Hard Install	2	25
Floor 02	G	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	12	27
Floor 02	G	Hallway	Retrokit with (3) 9 Watt 2' LED Linear Lamps with Integrated Driver, 2X2 White Reflector	5	27
Floor 02	G	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	G	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	G	Hallway	Do Not Retrofit	0	4
Floor 02	226	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	17	50
Floor 02	226	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	2001	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	37.5
Floor 02	227	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	19	50
Floor 02	227	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	229	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	229	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	228	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	228	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	230	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	230	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	231	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	231	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	233	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	233	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	232	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	232	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	234	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	234	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	235	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	235	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	236	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	236	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	2002	Office	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	37.5
Floor 02	237	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	50
Floor 02	237	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	2003	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	2003	Restroom - Men	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	2004	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 02	2004	Restroom - Women	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	H	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	8	25
Floor 02	H	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	H	Hallway	Do Not Retrofit	0	4
Floor 02	I	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	I	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	2005	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	50
Floor 02	2005	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	50
Floor 02	2005	Work Room	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	238	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	21	50
Floor 02	238	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	239	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	20	50



FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 02	239	Classroom	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 02	240	Classroom	Retrofit with (3) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	25	37.5
Floor 02	240A	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	240B	Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	J	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 02	J	Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	J	Hallway	Do Not Retrofit	0	4
Floor 02	2006	Janitor Closet	Do Not Retrofit	0	32
Floor 02	2007	Elevator	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 02	K	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 02	K	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, High Install	4	25
Floor 02	K	Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Shed	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 White Channel Reflector Kit	6	50
Floor 01		Gymnasium	Do Not Retrofit	0	235
Exterior		Canopy	Do Not Retrofit	0	64
Exterior		Sidewalk	New 20 Watt LED Bollard Fixture	16	20
Exterior		Sidewalk	New 20 Watt LED Bollard Fixture	10	20
Exterior		Canopy	Do Not Retrofit	0	64
Exterior		Wall	New 24 Watt LED Wallpack Fixture	11	25
Exterior		Wall	Do Not Retrofit	0	42
Exterior		Canopy	Retrokit with (1) 26 Watt LED Recessed Can Kit, 8" Dia, Add Goof Ring	8	26
Exterior		Wall	New 24 Watt LED Wallpack Fixture	1	25
Exterior		Wall	New 78 Watt LED Flood Fixture	4	91
Exterior		Canopy	New 20 Watt LED Canopy Fixture, Add Metal Mounting Plate	4	22
Exterior		Canopy	New 20 Watt LED Canopy Fixture, Add Metal Mounting Plate	3	22
Exterior		Parking Lot	New 26 Watt LED Barnyard Fixture	1	28
Exterior		Wall	New 78 Watt LED Flood Fixture	1	91
Exterior		Wall	New 55 Watt LED Wallpack Fixture	2	57
Exterior		Canopy	Retrokit with (1) 26 Watt LED Recessed Can Kit, 8" Dia, Add Goof Ring	6	26
Exterior		Wall	New 24 Watt LED Wallpack Fixture	2	25
Exterior		Walkway	New 20 Watt LED Bollard Fixture	13	20
Exterior		Parking Lot	New (2) 138 Watt LED Shoebox Fixtures	5	276
Exterior		Parking Lot	New 138 Watt LED Shoebox Fixture	4	138

FLUVANNA MIDDLE SCHOOL					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Exterior		Sign	New 39 Watt LED Flood Fixture	2	41
Exterior		Shed	New 39 Watt LED Flood Fixture	2	41
Exterior		Field 1	Do Not Retrofit	0	15092
Exterior		Field 1	Do Not Retrofit	0	11858
Exterior		Field 1	Do Not Retrofit	0	4320
Exterior		Field 2	Do Not Retrofit	0	4320
Exterior		Field 2	Do Not Retrofit	0	8624
Exterior		Football Field	Do Not Retrofit	0	21560
Floor 01		Restrooms	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	6	25
Floor 01		Shed	Retrokit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, 1X8 White Channel Reflector Kit	6	50
Floor 01		Concessions	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	10	25
Floor 01		Field House	New (2) Lamp Industrial Strip Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01		Field House	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	10	37.5

MAINTENANCE BUILDING / BUS GARAGE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Garage	New 185 Watt LED High Bay Fixture with Occ Sensor	15	183
Floor 01	1	Garage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	1	Garage	Do Not Retrofit	0	4
Floor 01	2	Open Office	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	25
Floor 01	2	Open Office	Do Not Retrofit	0	4
Floor 01	3	Kitchen	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Open Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01		Open Office	Do Not Retrofit	0	4
Floor 01	4	HF	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	5	Restroom - Private	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	1	25
Floor 01	5	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01		Attic	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		S-01	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	1	Reception	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	2	Work Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	3	Storage	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	4	25
Floor 01	4	Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	1	37.5
Floor 01	4A	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 01	4B	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	4C	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	5	Restroom - Men	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	6	Janitor Closet	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	7	Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 01	7A	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	3	37.5
Floor 01	7B	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	7C	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	8	Auditorium	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	15	25
Floor 01	8	Auditorium	Do Not Retrofit	0	4
Floor 01	9	Stage	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	3	9
Floor 01	10	Kitchen	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	50
Floor 01	11	Hallway - Internal	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	12	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	13	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	14	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01		Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	25
Floor 01		Stairs	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01	B01	Hallway	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	B02	Open Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	5	37.5
Floor 01	B02	Open Office	Do Not Retrofit	0	4
Floor 01	B03	Storage	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	4	25
Floor 01	BO4	Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	2	37.5
Floor 01	BO5	Janitor Closet	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	BO6	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	BO7	Restroom - Private	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	BO8	Storage - Files	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	8	25
Floor 01		Hallway	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01		Hallway	New 1X8 Wrap Around Lens Fixture with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01		Hallway - Internal	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	1	37.5

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01		Hallway - Internal	Do Not Retrofit	0	4
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Weight Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	11	25
Floor 01		Weight Room	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01		Weight Room	Do Not Retrofit	0	4
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	10	25
Floor 01		Storage	Do Not Retrofit	0	4
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01		Storage	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	4	25
Floor 01	B1	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	18	25
Floor 01	B1A	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	B1B	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	B1C	Hallway - Internal	New 14 Watt LED Drum Fixture	1	14
Floor 01	B2	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	22	25
Floor 01	B2B	Janitor Closet	Retrofit with (2) 9 Watt LED Screw-in Lamps	1	18
Floor 01	B3	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	22	25
Floor 01	B3A	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	B3B	Restroom - Private	New 14 Watt LED Drum Fixture	1	14
Floor 01	B3C	Hallway - Internal	New 14 Watt LED Drum Fixture	1	14
Floor 01	B4	Classroom	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	22	25
Floor 01		Hallway	New 4' Wrap Fixture with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Drivers	2	25
Floor 01		Hallway	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	6	50
Floor 01		Hallway	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	50
Floor 01		Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	3	25
Floor 01		Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	15	Open Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	15A	Open Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	16	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	A	Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25
Floor 01	17	Janitor Closet	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	18	Restroom - Women	Retrokit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, Socket Bars	2	25
Floor 01	19	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	A	Conference Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5

SCHOOL BOARD OFFICE					
Floor	Room #	Room Description	Retrofit Lighting Description	Total Qty	Watts
Floor 01	20	Open Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	4	37.5
Floor 01	A	Storage	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	B	Storage	Retrofit with (1) 9 Watt LED Screw-in Lamp, A19	1	9
Floor 01	21	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	7	37.5
Floor 01	A	Office	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01	B	Conference Room	Retrokit with (3) 12.5 Watt LED Linear Lamps with Integrated Driver, 2X4 Reflector Kit	6	37.5
Floor 01		Hallway - Internal	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	1	25
Floor 01		Hallway	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	18	25
Floor 01		Hallway	Do Not Retrofit	0	4
Exterior		Ext BackWall	Retrokit with 26 Watt LED Recessed Can Kit, 8" Dia	1	26
Exterior		Ext BackWall	New 78 Watt LED Flood Fixture	1	91
Exterior		Ext BackWall	New 55 Watt LED Wallpack Fixture	1	57
Exterior		Ext BackWall	New 26 Watt LED Barnyard Fixture	1	28
Exterior		Side	New 55 Watt LED Wallpack Fixture	1	57
Exterior		Side	New 18 Watt LED Flood Fixture	1	22
Exterior		Front	Retrokit with 26 Watt LED Recessed Can Kit, 8" Dia	2	26
Exterior		Front	New 37 Watt LED Wallpack Fixture	1	39
Exterior		Side	New 24 Watt LED Wallpack Fixture	1	25
Exterior		Side	New 55 Watt LED Wallpack Fixture	1	57
Exterior		Side	Retrofit with (1) 17 Watt LED Screw-in Lamp	1	17
Floor 01		Mobile	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	5	50
Exterior		Mobile	New 12 Watt LED Entrance Wallpack Fixture	1	14
Exterior		Mobile	New 12 Watt LED Entrance Wallpack Fixture	1	14
Floor 01		Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Office	Retrofit with (4) 12.5 Watt 4' LED Linear Lamps with Integrated Driver	2	50
Floor 01		Restroom - Private	Retrofit with (2) 12.5 Watt 4' LED Linear Lamps with Integrated Driver, New 2X4 Lens	1	25

#### 4.0 Computation of Savings:

*The following describes the methodology for computing Actual Energy Use Savings based on validated wattage and presents the calculated and Guaranteed Energy Use Savings.*

##### a) Computation and Presentation of Energy Use Savings:

Once the true post-retrofit, per fixture wattages have been established and documented in the appropriate Tables of this sub-Exhibit, the values will be inserted into the appropriate columns of the detailed audit/scope of work spreadsheets. These actual values will supersede the estimated values currently represented in the spreadsheet. Hence, the resulting spreadsheets will represent the “as-built” conditions.

The spreadsheet will then be compared to the TRACE™ 700 model and spreadsheet for Agency used to calculate Actual Annual Energy Use Savings utilizing the agreed upon fixture quantities, measured post-retrofit fixture wattage, and current and future hours of operation as presented in Section 14.0 of Exhibit C of this Agreement.

##### b) Net Effect of Lighting Wattage Reduction on Air Conditioning and Heating Costs:

The TRACE™ 700 model is created to determine what the reduced load on the existing cooling systems and the increased load on the existing heating systems will be. The savings are then calculated by comparing the original model reflecting the existing facility and its current cooling and heating plant with the model reflecting the reduced lighting load and, therefore, the reduced cooling load and increased heating load. The building simulation will only be rerun if the total measured wattage reduction is more than 10% less than the projected wattage reduction.

If the measured wattage reduction is within 10% of the projected wattage reduction, it is considered within an acceptable tolerance based on ESCO's conservative safety factors for this energy conservation measure. If the measure reduction is greater than 10% less than the projected wattage reduction, the energy model will be rerun and the simulation reflecting the measured wattage reduction will be compared to the simulation reflecting the pre-retrofit operation. This yields actual annual Energy Use Savings, consistent with the original engineering analysis, and the energy models which were validated by the correlation to the actual utility data for Agency.

##### c) Presentation of Energy Use Savings

Total Annual Guaranteed kWh Energy Use Savings:	<b>1,966,684 kWh</b>
Total Annual Guaranteed kW Demand Savings:	<b>5,063 kW</b>
Total Annual Guaranteed Propane Energy Use <u>Increase</u> :	<b>296 Therms</b>
Total Annual Guaranteed Fuel Oil Energy Use <u>Increase</u> :	<b>6,123 Therms</b>

**EXHIBIT C.2**  
**Guarantee**  
**Option A – Partially Measured Retrofit Isolation**  
**HVAC and Controls Upgrades**

## 1.0 Agreed Upon Parameters

*The following are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby stipulated for the purposes of this Agreement as fact and will not be measured, monitored or adjusted.*

### a) Applicability

This performance guarantee applies to the energy conservation measure that involves replacing the HVAC system in Central/West Elementary Schools and Controls upgrades in Fluvanna County High School, Fluvanna Middle School, Central/West Elementary Schools, Carysbrook Elementary School and the Fluvanna Courthouse as specified in Exhibit C of this contract.

### b) Existing Conditions

For the purposes of this Agreement, the air handlers, heating and cooling equipment, and all related appurtenances (pumps, towers, etc.) operate and consume energy as per the TRACE™ 700 building modeling software analysis presented in the “Detailed Energy Analysis” report dated November 18, 2016 authored by Trane. Trane based this building simulation on extensive survey and analysis. The Agency and Trane collaboratively agreed upon its assumptions and results throughout the modeling process.

## 2.0 Pre-Retrofit Consumption Data

*The pre-retrofit consumption data was established utilizing the following methodology stipulated to by Agency and Trane.*

### a) HVAC System Measurement Methodology

TRACE™ 700 building simulation software was used to model the energy consumption of the building. Known parameters such as local weather data, internal building loads (people and equipment), occupancy data, utility costs, percent outside air, etc., were all utilized in the modeling of the base case. This base case is as set forth in the engineering analysis presented in the “Detailed Energy Analysis” report dated November 18, 2016 authored by Trane. The accuracy of the pre-retrofit energy model was validated by its correlation to the actual utility data for the Agency.

The pre-retrofit condition can be characterized as a situation where the chilled water and heating water systems in the building are operating inefficiently due to the existing chiller and boiler efficiency. These operational conditions were verified during the building survey conducted by Trane.

**Pre-Retrofit Values**

Building and Area	Equipment	Existing Efficiency
Central/West Elementary – Original Section	Chiller	1.6 kW/ton
Central/West Elementary – 1993 Addition	Chiller	1.4 kW/ton
Central/West Elementary – 1998 Addition	Chiller	1.4 kW/ton
Central/West Elementary – Original Section and 1993 Addition	Boilers	60%
Central/West Elementary – 1998 Addition	Boiler	75%

The chilled water and heating water system efficiency, operation and control as represented in the energy model is stipulated by the Agency and Trane for the purposes of this Agreement and will not be measured.



### 3.0 Post-Retrofit Measurements

*The following describes the stipulated methodology for computing Energy Use Savings based on the stipulated data for the facility; all savings figures are annual figures.*

#### a) Control System Measurement Methodology

Trane has completed an engineering analysis for this conservation measure utilizing TRACE™ 700 building simulation software. The energy savings due to this conservation measure are realized through optimization of the night setback scheduling, discharge air reset on Variable Volume Units and modulating the fan speed on large single zone air handling units. The applicable buildings and equipment for each measure is listed in Table 1. The Validation Methodology for the control strategies used at Agency listed below are found in Table 2.

- Incorporate and standardize the temperature setback requirements in each applicable building.
- Enable discharge air reset on variable air volume units to minimize the amount of simultaneous heating and cooling on these units.
- Allow the variable speed drives on large single zone air handling units to modulate to a lower speed when the space heating and cooling requirements are low.

**Table 1**

Control Strategy	Buildings	Applicable Equipment
Night Setback	Central/West Elementary, Carysbrook Elementary, Fluvanna County High School, Fluvanna Middle, Courthouse	All heating and cooling equipment.
Discharge Air Reset	Central/West Elementary, Fluvanna County High School, Fluvanna Middle, Courthouse	All Variable Air Volume AHU's
Single Zone Variable Volume Control	Fluvanna County High School	All Single Zone AHU's with variable speed drives.

Since all external variables (weather, hours of operation, utility rates, building envelope values, occupancy, percent outdoor air, etc.) have been established, the only remaining items to validate are that the heating and cooling equipment is scheduled correctly, the VAV units are resetting their supply air temperature according to zone requirements and that single zone AHU fan speeds modulate with zone heating and cooling demand. In order to validate that controls strategies identified in this section are being implemented, Trane will provide documentation that the strategies listed have been programmed for all applicable systems. Validation will occur for these strategies as shown below in Table 2.

**Table 2**

Control Strategy	Validation Methodology
Night Setback	DDC report identifying room temperature setpoint in a minimum of three rooms in each of the buildings listed in Table 1 specific to this measure.
Discharge Air Reset	DDC report identifying discharge air temperature for a minimum of one applicable unit at the buildings listed in Table 1 specific to this measure.
Single Zone Variable Volume Control	DDC report identifying trends on the fan speed for a minimum of three applicable units at Fluvanna High School.

In order to validate the performance of this conservation measure, Trane will monitor the operation of the equipment. Throughout the term of this Agreement, Trane will validate that the HVAC system control is capable of controlling the equipment on a night setback schedule and varying the supply air temperature and fan speed of applicable units. The validation report will consist of a 24-hour trend log for one weekday and one weekend day in the summer and one weekday and one weekend day in the winter annually throughout the term of the Agreement.

## b) HVAC System Measurement Methodology

Trane has completed an engineering analysis for this conservation measure utilizing TRACE<sup>□</sup> 700 building simulation software. Essentially, the basis of this analysis compares the efficiency of the existing chillers and boilers to the efficiency of the replacement chillers and boilers. Since all external variables (weather, hours of operation, utility rates, building envelope values, occupancy, etc.) have been established, the remaining items to validate is the efficiency of the replacement chillers and boilers. The efficiencies are listed below:

### Post-Retrofit Values

Building and Area	Equipment	Existing Efficiency
Central/West Elementary – Whole building	Chiller Plant	1.2 kW/ton
Central/West Elementary – Whole building	Boiler Plant	93%

### Minimum Threshold Values

Building and Area	Equipment	Existing Efficiency
Central/West Elementary – Whole building	Chiller Plant	1.3 kW/ton
Central/West Elementary – Whole building	Boiler Plant	82%

## 4.0 Computation of Savings

*The following describes the stipulated methodology for computing Energy Use Savings based on the validated output from the BAS system.*

### a) Control System - Computation of Energy Use Savings

The building automation system will be used to generate reports identified in Section 3.0 Table 2. These reports will consist of a 24-hour trending log run for a single day during the summer and winter throughout the term of the Agreement, and will constitute the documentation indicating the system saves the amount of energy predicted by the TRACE<sup>TM</sup> 700 building simulation. This validation methodology is stipulated for the purpose of this agreement.

Trane will enter the true monitored hours of setback into the TRACE<sup>TM</sup> 700 software file previously utilized to calculate savings based on the projected (future) operation. The building simulation will only be rerun if the parameters differ from the previous simulation by more than 25%.

If the parameters differ from the previous simulation by less than or equal to 25%, it is considered to be within an acceptable tolerance based on Trane's conservative safety factor for this energy conservation measure. If the energy model is rerun, the simulation reflecting the actual runtimes will be compared to the simulation reflecting the pre-retrofit operation. This yields actual annual Energy Use Savings, consistent with the original engineering analysis, and the energy model, which was validated by its correlation to the actual utility data for Customer.

### b) HVAC System - Computation of Energy Use Savings

Once the catalog chiller and boiler efficiency data is determined, annual Actual Energy Savings will be calculated. The annual Actual Energy Savings will be recalculated only if the catalog (actual) efficiencies are less than the minimum threshold values in section 3.0.

If the actual efficiency increase is within the minimum threshold values, it is considered to be within an acceptable tolerance based on Trane's conservative safety factor for this energy conservation measure and, therefore, satisfies the Guarantee. If the TRACE<sup>□</sup> 700 building simulation is rerun, it will be compared to the calculations reflecting the pre-retrofit operation to yield annual Actual Energy Savings, which is consistent with the original engineering analysis.

To accomplish this, Trane will enter the cataloged efficiencies of the chillers and boilers into the TRACE<sup>□</sup> 700 building simulation to calculate annual Actual Energy Savings. Consistent with the original engineering

analysis, the calculation reflecting actual installed efficiencies will be compared to the calculation reflecting the pre-retrofit case to yield annual Actual Energy Savings.

**c) Presentation of Savings**

The energy conservation measure described herein will result in the following effect on energy usage:

Total Annual Guaranteed kWh Energy Use Savings:	<b>2,061,823 kWh</b>
Total Annual guaranteed kW Energy Demand <u>Increase:</u>	<b>856 kW</b>
Total Annual Guaranteed Oil Energy Use Savings:	<b>125,090 Therms</b>
Total Annual Guaranteed Propane Energy Use <u>Increase:</u>	<b>41,033 Therms</b>

**EXHIBIT C.3**  
**Stipulated Savings**  
**Building Envelope Improvements**

## **1.0 Agreed Upon Parameters**

*The following are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby stipulated for the purposes of this Contract as a fact or the baseline for computing energy savings, as the case may be, and will not be measured, monitored or adjusted.*

### **a) Applicability**

This stipulated savings exhibit applies to the energy conservation measure involving the air sealing of building envelope items in the Agency's facilities specified in Exhibit A of this contract. A complete Building Retrofit Schedule is found in Exhibit A – Attachment 2.

### **b) Existing Conditions**

For the purposes of this Agreement, the building's envelope and heating and cooling systems function and/or operate and consume energy as per the TRACE™ 700 building modeling software analysis presented in "Detailed Energy Analysis" report dated November 18, 2016 prepared by ESCO and as described further in this Exhibit. The ESCO based this building simulation on extensive survey and analysis. The Agency and ESCO collaboratively agreed upon its assumptions and results throughout the modeling process.

## **2.0 Computation of Savings:**

*The following describes the stipulated methodology for computing savings based on the agreed to conditions of the building envelope for the buildings within the scope of this contract.*

### **a) Presentation of Data**

The data on the following page is presented for use in the savings calculation and has been established and collaboratively agreed to by the Agency and ESCO. For the purposes of this Agreement, the data is considered fact and will not be measured, monitored or adjusted.

**Table 1 –Building Envelope Improvements**

Building	Doors Weatherstripped (# Doors)	Door Sweeps Installed (# Doors)	Roof/Wall Joint Sealed (ft)	Window AC Units Sealed (# Window AC Units)	Windows Sealed (ft)	Energy Wall (ft)	Insulation (square feet)	Electricity Consumption Saved (kWh)	Oil Consumption Saved (Therms)	Propane Consumption Saved (Therms)
Courthouse	11	10						718	161	-
Library	9	9						3,542	-	-
Department of Social Services	31	30		12	1,600			30,431	-	-
Administration Building	13	10						8,405	-	-
Treasurer Building	6	6		3				2,920	-	-
Commonwealth Attorney's Office	2	2					1,500	6,569	-	-
Public Works	2	2					1,525	6,665	-	-
Community Center	8	8	1,125	1				17,303	-	-
Palmyra Fire Station	9	9						469	-	105
Fork Union Fire Station	8	8						417	-	93
Kent Store Fire Station	7	7						365	-	82
General Registrar	2	2					1,070	4,911	-	-
Sheriff's Office	8	8						3,149	-	-
Fluvanna County High School	94	92	4,560					10,414	2,329	-
Fluvanna Middle School	95	92		3			2,328	4,829	1,863	-
Central/West Elementary	48	48	1,580			540		5,631	1,260	-
Carysbrook Elementary	39	39	1,450			48		28,661	-	-
Abrams Building	10	10	350				6,650	32,756	-	-
School Board Office	22	22		9				9,091	-	-
Bus Garage	8	4						798	-	178
Maintenance Shop	8	4						493	-	110
<b>Totals</b>	<b>440</b>	<b>422</b>	<b>9,065</b>	<b>28</b>	<b>1,600</b>	<b>588</b>	<b>13,073</b>	<b>178,535</b>	<b>5,612</b>	<b>568</b>

**b) Building Envelope Methodology**

The savings for this measure are based on the reduction in building infiltration by sealing gaps and holes in the building envelope. The method employed is to quantify the infiltration by using the area of the holes and prevailing wind speed to calculate the infiltration due to wind.

**3.0 Presentation of Savings:**

*The following values are the stipulated savings Agency will realize by implementing the building envelope improvements.*

Total Annual kWh Energy Use Savings:	<b>178,535 kWh</b>
Total Annual Oil Energy Use Savings:	<b>5,612 Therms</b>
Total Annual Propane Energy Use Savings:	<b>568 Therms</b>

The above savings are mutually agreed to by the Agency and ESCO and are stipulated for the purposes of this Agreement. These savings will not be measured or monitored.

## **EXHIBIT C.4**

### **Stipulated Savings**

### **Steam Piping Insulation**

#### **1.0 Agreed Upon Parameters:**

*The following are mutually agreed upon parameters that form the basis of this performance guarantee. These parameters are hereby recognized, for the purposes of this Agreement, as fact and will not be measured, monitored or adjusted.*

##### **a) Applicability**

This stipulated savings Schedule applies to the energy conservation measure involving insulation of steam and condensate piping in the Social Services Gym mechanical room as specified in Exhibit C of this contract.

##### **b) Annual Operating Characteristics**

The steam and condensate piping in the DSS Gym mechanical room were noted to be uninsulated and were radiating a significant amount of heat. For the purposes of this Agreement, the usage characteristics are stipulated and presented in Section 2.0 of this Exhibit C.4. These values are mutually agreed to by Agency and Trane.

#### **2.0 Computation of Savings:**

*The following describes the stipulated methodology for computing savings based on the agreed to parameters.*

##### **a) Presentation of Data**

The following data is presented for use in the savings calculation and has been established and collaboratively agreed to by the Agency and Trane. For the purposes of this Agreement, the data is considered fact and will not be measured, monitored or adjusted.

##### **b) Fuel Consumption Savings Calculation for Steam Piping Insulation:**

Annual Consumption Savings =  $\frac{\text{LENGTH UNINSULATED PIPING} * \text{HEAT LOSS PER LINEAR FOOT} * \text{HEATING SYSTEM HOURS}}{\text{HEATING PLANT EFFICIENCY} / 100,000 \text{ BTU/THERM}}$

#### **3.0 Presentation of Savings:**

*The following values are the stipulated savings Agency will realize by upgrading the existing generator and controls identified in this section.*

Total Annual Stipulated Oil Savings: **548 Therms**

The above savings are mutually agreed to by the Agency and ESCO and are stipulated for the purposes of this Agreement. These savings will not be measured or monitored.



**EXHIBIT D.1**  
**Full Notice to Proceed**

**County of Fluvanna and Fluvanna County School Board**  
**Trane Project No.: CID00044453**

Agency has closed on its financing (the "Financing Closing") of the Energy Performance Contract dated February 15, 2017 (the "Contract") and hereby executes and issues this written Full Notice to Proceed authorizing ESCO to immediately commence performance of the Work on the Project in accordance with the Contract and Contract Documents.

**County of Fluvanna:**

By: \_\_\_\_\_  
(Signature in ink)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Fluvanna County School Board:**

By: \_\_\_\_\_  
(Signature in ink)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT D.2**  
**Limited Notice to Proceed**

**County of Fluvanna and Fluvanna County School Board**  
**Trane Project No.: CID00044453**

So as to meet the performance schedule, ESCO must complete certain work prior to the funding of the financing for the Energy Performance Contract Work. Agency has not yet closed on its financing for the Energy Performance Contract (the "Financing Closing"). In order to meet the schedule for completion the Agency authorizes the ESCO to commence performance on only the Work on the Project listed in Annex 1 to this Limited Notice to Proceed (the "Limited Notice to Proceed Services"). ESCO must immediately stop work on the Limited Notice to proceed Services upon receipt of any notice to ESCO to stop work (the "Stop Work Order") due to failure of the Financing Closing to close (or close on the date anticipated), from the Agency, County or School Board. Up to a maximum NOT TO EXCEED AMOUNT of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00), Agency agrees that it will pay ESCO the actual costs for only those portions of Limited Notice to Proceed Services actually completed prior to such Stop Work Order. Upon receipt of a Stop Work Order, ESCO shall submit a proper invoice consistent with this Exhibit D.2 for such services actually rendered to the Agency; and Agency shall remit payment to ESCO on any valid invoice within thirty (30) days of receipt thereof. In the event Agency delivers executed Exhibit D.1 to the ESCO, this Exhibit D.2 shall be of no further force and effect and all amounts payable, including for any work, or portions thereof, being a part of the Limited Notice to Proceed Services, shall be billed to the Agency in accordance with other Contract Documents.

**County of Fluvanna:**

**Fluvanna County School Board:**

By: \_\_\_\_\_  
*(Signature in ink)*

By: \_\_\_\_\_  
*(Signature in ink)*

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## ANNEX I TO LIMITED NOTICE TO PROCEED

Trane shall provide labor and materials for the design engineering services required for the HVAC Renovations at Central Elementary School. Services include mechanical, electrical, plumbing and structural drawings and specifications required for the renovations. Design services will be completed by a registered engineering firm licensed in the Commonwealth of Virginia.

## **EXHIBIT E**

### **Performance Period Services**

ESCO will furnish the Performance Period Services described in this Exhibit E upon the terms and conditions contained herein. In the event of an inconsistency or conflict between the terms and conditions of this Exhibit E and the terms and conditions of the Contract, the terms and conditions of the Contract Documents shall be determined as required under Section 2 of Co-9 DB.

**1. Generally.** Performance Period Services may include periodic measurement and verification of the Guarantee in accordance with Exhibit C and the sub-Exhibits thereto (the "M&V Services") and/or periodic maintenance of Agency's Premises, plant or equipment (the "Maintenance Services") in accordance with the provisions of this Exhibit E.

### **2. Scope of Performance Period Services**

#### **A. M&V Services**

ESCO shall provide the M&V Services with respect to the ECMs (energy conservation measures) installed by ESCO under the Contract in accordance with the methods and procedures outlined in this Exhibit C and the sub-Exhibits thereto. The M&V Services shall include the preparation and submittal by ESCO of a Reconciliation Report in accordance with Section 17 of Exhibit C.

**B. Maintenance Services.** In addition to the M&V Services, ESCO shall provide the following Maintenance Services with respect to the Covered Equipment listed below:

**The following "Covered Equipment" will be serviced: NONE**

**3. Performance Period Services Price and Annual Adjustment.** The Performance Period Services Price is set forth below as an annual amount that is subject to the annual adjustments provided for herein. ESCO may invoice the Performance Period Services Price once each year in advance of the beginning of the relevant year. No interest shall be owed on any late payment made by Agency. ESCO may discontinue Performance Period Services whenever payment is overdue by more than thirty (30) days. Agency shall provide a valid certificate of tax exemption upon request.

First Year Annual Performance Period Services Price	\$24,000
Any Applicable Tax* and Freight	\$0
First Year Annual Performance Period Services Price Total	\$24,000
Annual Adjustment Rate	3%

(\* \$0.00 tax is contingent upon Agency furnishing evidence to ESCO of valid applicable exemption from sales/use or other applicable taxes.)

**Term.** ESCO's obligations to furnish the Performance Period Services shall commence upon the Date of Final Completion as defined in Section 3 of the Special Energy Terms (the "Commencement Date for Energy Savings and Terms; Interim Period") and, unless this Exhibit E agreement is terminated earlier, shall end upon expiration of the Guarantee Term as defined in Exhibit C. Agency may terminate the Performance Period Services for convenience upon not less than sixty (60) days advance written notice to ESCO. If Agency terminates the M&V Services for convenience prior to the expiration of the Guarantee Term, this Contract (together with the Guarantee) shall be deemed terminated and of no further force and effect as of the expiration of the Guarantee Year immediately preceding the effective date of such termination. If the effective date of the termination of this Contract by Agency occurs in the middle of any Guarantee Year, Agency shall pay ESCO (or be entitled to a refund in the case of a prepayment) the proportionate share of the applicable Performance Period Services Price for any services actually rendered.

### **Exhibit E Additional Terms and Conditions**

The General Conditions shall apply to these Exhibit E



# DETAILED ENERGY ANALYSIS

## FLUVANNA COUNTY SCHOOLS AND GOVERNMENT BUILDINGS

Fluvanna County, Virginia

Project No. CID00044453

November 18, 2016

*Prepared by:*  
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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### OVERVIEW

#### 1.1. SUMMARY

- A. The objective of this study is to identify and quantify energy efficiency solutions for the Fluvanna County Schools and Government Buildings, located in Fluvanna County, Virginia.
- B. This objective is met by analyzing the facilities in two phases, as described below:
  1. Existing: Describe the energy usage profile of the existing facilities. Calibrate the computer models representing the major energy usage systems in the facilities with the actual historical electric bills.
  2. Energy Conservation Measures (ECMs): Identify capital retrofit improvement projects that would result in a significant energy usage reduction. The energy and cost savings calculated for each measure are based upon the baseline model.

#### 1.2. BRIEF DESCRIPTION OF FACILITIES

##### A. General:

1. The total estimated gross square footage for the buildings within the scope of this analysis are summarized below:

Building Name	Square Footage
<b>Schools</b>	
Fluvanna High School	305,580
Fluvanna Middle School	160,739
Central/West Elementary	119,439
Carysbrook Elementary	83,870
Abrams	15,560
School Board Office	19,000
Bus Garage	6,000
<b>County Government</b>	
Courthouse	22,000
Library	17,780
Department of Social Services (and DSS Gym)	22,081
Administration Building	13,086
Treasurer Building	7,299
Commonwealth Attorney's Office	1,500
Public Works	1,525
Community Center	10,999
Palmyra Fire Station	12,264
Fork Union Fire Station	9,920
Kent Store Fire Station	9,190
General Registrar	1,070
Sheriff's Office	9,431
<b>Total</b>	<b>848,333</b>



## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

2. Occupancy: The buildings are typically occupied Monday – Friday from approximately 5 AM – 5 PM and has sporadic use on the weekends. Janitorial personnel generally clean the building after hours.
- B. Utilities:
1. Electricity is purchased from Dominion Power and Central Virginia Electric Cooperative. Propane is purchased from Amerigas. Oil is purchased from Papco.
  2. Electricity and fuel rates are summarized below:

**Table 4 Utility Rate Structures**

<b><u>Dominion Power – Schedule 100</u></b>	
SERVICE CHARGE, per month	\$6.59
kWh ENERGY CHARGE	
First 150 kWh per kW	\$0.10138 per kWh
Next 150 kWh per kW	\$0.09038 per kWh
Next 150 kWh per kW	\$0.08402 per kWh
Additional kWh	\$0.07755 per kWh
Rider Charges	\$0.03593 per kWh
<b><u>Dominion Power – Schedule 110</u></b>	
SERVICE CHARGE, per month	\$6.59
<b>October-May</b>	
First 150 kWh per kW	\$0.09429 per kWh
Next 150 kWh per kW	\$0.08331 per kWh
Next 150 kWh per kW	\$0.07693 per kWh
Additional kWh	\$0.07045 per kWh
<b>June-September</b>	
First 150 kWh per kW	\$0.09943 per kWh
Next 150 kWh per kW	\$0.08843 per kWh
Next 150 kWh per kW	\$0.08206 per kWh
Additional kWh	\$0.07560 per kWh
Rider Charges	\$0.03593 per kWh
<b><u>Dominion Power – Schedule 130</u></b>	
SERVICE CHARGE, per month	\$91.41
kWh ENERGY CHARGE	
First 24,000 kWh	\$0.01763 per kWh
Next 176,000 kWh	\$0.01007 per kWh
Additional kWh	\$0.00667 per kWh
kW DEMAND CHARGE	
First 700 kW	\$8.999 per kW
Additional kW	\$8.785 per kW
Rider Charges	\$0.03593 per kWh

## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

**Table 4 Utility Rate Structures (Continued)**

<b>Central Virginia Electric Cooperative – Large Power</b>	
SERVICE CHARGE, per month	\$177,87
kWh ENERGY CHARGE	\$0.05616 per kWh
kW DEMAND CHARGE	\$10.23 per kW
Fuel Factor	\$0.00226 per kWh
<b>Papco Oil</b>	
<b>Oil Rates</b>	
All Tons	\$2.79 per ton
All therms	\$1.99 per therm
<b>Amerigas Propane</b>	
<b>Propane Rates</b>	
All Gallons	\$1.80 per gallon
All Therms	\$2.00 per therm

**C. Lighting Systems:**

Interior lighting systems are predominantly T8 and T12 fluorescent fixtures that are either recessed troffers or surface mounted with wrap around lens. Fluorescent fixtures can be found throughout the buildings. The fluorescent fixtures can be found in 1, 2, 3 and 4 lamp combinations.

**1.3. SUMMARY OF ENERGY SAVINGS**

The ECMs investigated in this technical analysis are presented in the table on the following page. The economics associated with these ECMs are also presented. These ECMs have been identified as candidates for implementation. Detailed analyses of all ECMs for each building are provided in later sections of this report.

## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

**Table 1.1 – Recommended Energy Conservation Measures and Projected Savings**

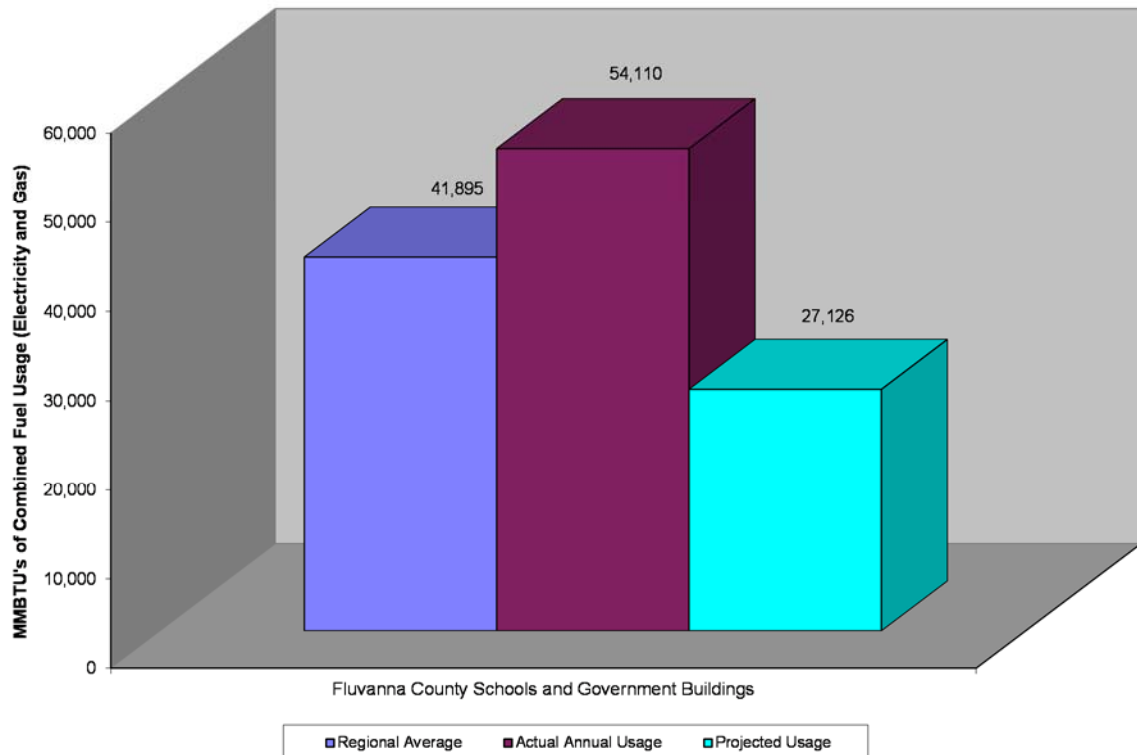
Energy Conservation Measures	Consumption (kWh)	Demand (kW)	Oil (Therms)	Propane (Therms)	Guaranteed Savings
<b>Fluvanna High School</b>					
Lighting Upgrades	432,037	1,445	-3,121	0	\$ 32,821
Controls Upgrade	604,173	-182	26,214	0	\$ 84,307
<b>Total Savings</b>	1,036,210	1,262	23,093	0	\$ 117,128
<b>Fluvanna Middle School</b>					
Lighting Upgrades	293,860	786	1,793	0	\$ 23,861
HVAC and Controls Upgrade	605,773	-194	30,748	0	\$ 87,402
<b>Total Savings</b>	899,633	592	32,540	0	\$ 111,262
<b>Central Elementary School</b>					
Lighting Upgrades	360,346	0	-2,913	0	\$ 41,063
HVAC and Controls Upgrade	386,777	0	65,776	-42,251	\$ 96,253
<b>Total Savings</b>	747,123	0	62,863	-42,251	\$ 137,316
<b>Carysbrook Elementary School</b>					
Lighting Upgrades	351,385	989	0	0	\$ 25,071
Controls Upgrade	385,652	-527	0	0	\$ 13,035
<b>Total Savings</b>	737,037	462	0	0	\$ 38,107
<b>Abrams School</b>					
Lighting Upgrades	29,964	0	0	0	\$ 3,767
Controls Upgrade	24,879	0	0	0	\$ 2,538
<b>Total Savings</b>	54,842	0	0	0	\$ 6,305
<b>School Board Office</b>					
Lighting Upgrades	31,107	0	0	0	\$ 4,031
Controls Upgrade	31,138	0	0	0	\$ 3,663
<b>Total Savings</b>	62,244	0	0	0	\$ 7,694
<b>Bus Garage</b>					
Lighting Upgrades	13,107	0	0	-296	\$ 1,163
Controls Upgrade	932	0	0	1,218	\$ 2,554
<b>Total Savings</b>	14,038	0	0	922	\$ 3,717
<b>Community Center</b>					
Lighting Upgrades	27,531	0	0	0	\$ 3,648
Controls Upgrade	17,284	0	0	0	\$ 1,783
<b>Total Savings</b>	44,815	0	0	0	\$ 5,431
<b>Courts Building</b>					
Lighting Upgrades	0	0	0	0	\$ -
Lighting Upgrades	66,903	328	-1,882	0	\$ 6,021
Controls Upgrades	4,502	43	2,352	0	\$ 5,386
Condensing Unit Replacement	715	5	0	0	\$ 79
<b>Total Savings</b>	72,119	375	470	0	\$ 11,486
<b>Other ECM's</b>					
Remaining County Lighting Upgrades	360,446	1,516	0	0	\$ 29,264
County Building Envelope Upgrades	85,863	0	161	280	\$ 7,194
School Building Envelope Upgrades	92,672	0	5,452	289	\$ 16,438
Social Services Gym Piping Insulation	0	0	548	0	\$ 1,132
<b>Total Savings - All Buildings</b>	<b>4,207,041</b>	<b>4,208</b>	<b>125,127</b>	<b>-40,761</b>	<b>\$ 492,473</b>

## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### 1.4. ANNUAL ELECTRICITY USAGE

The annual energy usage for the building has been compared to average facilities in the United States. The average annual energy usage for K-12 Schools in the nation is 58,200 BTU/sf. Information is obtained from the Energy Star Portfolio Manager U.S. National Median Reference Values for All Portfolio Manager Property Types.

**Figure 1.1 - Annual Energy Usage Comparison**



### 1.5. IMPLEMENTATION STRATEGY

The energy conservation measures have been cascaded in the order presented in the previous table to account for interaction between measures. A computer simulation model was created for the building.

### 1.6. MAJOR CUSTOMER OPERATIONAL BENEFITS

Implementing the described energy conservation measures has many benefits in addition to reducing facility energy usage and associated cost. In most instances, maintenance costs will also be reduced due to a reduction in equipment operating hours and/or loads imposed on equipment. New system designs often improve system diagnostics, allowing for detection and repair of problems before building occupants are aware they exist. For instance, lighting system retrofits often improve space lighting level.

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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### EXISTING SYSTEMS DESCRIPTIONS

#### 2.1. BUILDING ENVELOPE DESCRIPTION

The following subsections offer a brief review of the existing envelope components at Fluvanna County Schools and Government Buildings. The information was obtained from a review of the information provided by facility personnel and observations made during site inspections.

#### 2.2. EXTERIOR WALL DESCRIPTION

The exterior wall construction generally consists of a block wall with brick veneer face. The estimated U-value is between 0.05 – 0.15 Btu/hr-sq.ft.-oF.

#### 2.3. WINDOW DESCRIPTION

The typical window type is ¼" double pane glass in the remainder of the building. The estimated U-value is 0.55 Btu/hr-sq.ft.- oF with a shading coefficient of 0.5.

#### 2.4. ROOF DESCRIPTION

The roof structures are generally flat, consisting of a metal deck and single ply membrane roof surface. The estimated U-value is 0.07 Btu/hr-sq.ft.- oF.

#### 2.5. BUILDING DESCRIPTION

##### A. FLUVANNA HIGH SCHOOL

Fluvanna High School is a 305,000 square foot K-12 school with offices, classrooms, an auditorium, kitchen, cafeteria, libraries and gymnasiums. The majority of the building is conditioned by constant volume and variable volume air handling units with hot water and chilled water cooling. The building receives chilled water from two water cooled chillers with cooling towers located adjacent to the mechanical room. Three oil fired hot water boilers are utilized to provide hot water to the building. Oil fired domestic hot water heaters generate domestic hot water for the building.

##### B. FLUVANNA MIDDLE SCHOOL

Fluvanna Middle School is a 160,000 square foot K-12 school with offices, classrooms, an auditorium, kitchen, cafeteria and gymnasium. The building is conditioned mostly by rooftop air handling units. Steam is provided via coal fired boilers located in the main mechanical room. The building receives chilled water from two air cooled chillers located adjacent to the mechanical room. Three oil fired hot water boilers are utilized to provide hot water to the building. Oil fired domestic hot water heaters generate domestic hot water for the building.

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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### C. CENTRAL/WEST ELEMENTARY SCHOOL

Central/West Elementary School is a 120,000 square foot K-12 school with offices, classrooms, an auditorium, kitchen, cafeteria and gymnasium. The building consists of an original section, 1993 addition and 1998 addition. The original and 1993 addition are conditioned by unit ventilators with hot water and chilled water coils. The 1998 addition is conditioned by constant volume and variable volume air handling units with hot water and chilled water coils. Two oil fired steam boilers heat the hot water loop for the original and 1993 addition while a single oil fired boiler provides hot water for the 1998 addition. Each section of the building is equipped with either a split system or air cooled chiller that provides chilled water for the section where it is located. The auditorium is conditioned by a packaged DX rooftop unit with hot water heat.

### D. CARYSBROOK ELEMENTARY SCHOOL

Carysbrook Elementary School is an 84,000 square foot K-12 school with offices, classrooms, kitchen, cafeteria and gymnasium. The building is conditioned mostly by split system heat pumps with electric backup heat. The gymnasium and cafeteria utilize split system AC units with electric heat.

### E. ABRAMS BUILDING

The Abrams building is a 16,000 square foot building with a mixture of offices and classrooms. The basement is utilized for the Information Technology department and contains the servers and auxiliary equipment for the schools. The building is conditioned entirely by split system heat pumps with electric backup heat.

### F. SCHOOL BOARD OFFICE

The School Board Office is a 26,000 square foot building with a mixture of offices, classrooms and an auditorium. A significant portion of the building is used sporadically. The building is conditioned entirely by split system heat pumps with electric backup heat and window AC units that provide supplemental cooling for the classrooms.

### G. BUS GARAGE

The Bus Garage is a 6,000 square foot warehouse with a small office that is utilized for bus storage and repair. The warehouse portion of the building is heated with propane fired radiant heaters and is not cooled. The small office utilizes a split system AC unit with propane heat.

### H. COMMUNITY CENTER

The Community Center is a 10,500 square foot building with a large open room and several offices and activities rooms. The building is conditioned entirely by split system heat pumps with electric backup heat.

### I. COURTS BUILDING

The Courts Building is a 26,000 square foot Courthouse with a mixture of Courtrooms, offices and a records storage area. The building is mostly conditioned by a Variable Air Volume (VAV) Air Handling Unit (AHU) located in the basement mechanical room with DX cooling and Hot Water heating coils. The records office is cooled by a split system computer room style unit. The AHU cooling coil is tied into an aging condensing unit while two oil fired hot water boilers provide heat for the AHU and VAV boxes throughout the building.

---

## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### J. INSTRUMENTATION AND CONTROLS

The mechanical equipment in Fluvanna Middle, Fluvanna High School and Courthouse are controlled by a Direct Digital Control (DDC) system. The original and 1993 addition of Central/West Elementary utilize a pneumatic control system while the 1998 addition equipment is controlled by an aging DDC system. The remainder of the buildings are controlled by standalone unit controls.

### K. EXHAUST FANS

Exhaust fans in the buildings represent a small portion of the equipment and subsequent energy use. The only use was for bathroom, kitchen and general exhaust systems. For modeling purposes, fan data was summed as a single piece of equipment.

### L. MISCELLANEOUS EQUIPMENT

Any loads not described above fall into the category of miscellaneous equipment loads. These loads include task lighting, computers, printers, copy machines, fax machines, televisions, video recorders, and other small machines. In general, this miscellaneous equipment load was estimated to range from 0.2 - 0.5 Watts per square foot.



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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### ANALYSIS METHODOLOGY

#### 3.1. METHOD FOR SOFTWARE MODELING

- A. A detailed computer model was generated for the buildings. Energy calculations are performed using Trane Trace 700™, an energy analysis program developed by The Trane Company.
- B. Trane Trace 700™ consists of multiple screen inputs as follows:
  - 1. Building Loads: Architectural data for the buildings were obtained from as-built architectural plans and from site survey observations. Lighting, people, and miscellaneous loads were obtained from site surveys. The computer program uses these parameters, along with the latest American Society of Heating Refrigeration and Air-Conditioning Engineers (ASHRAE) methodologies, to calculate cooling and heating loads for the building.
  - 2. Systems: HVAC system descriptions for the building were obtained from as-built mechanical plans and from site survey observations and occupant interviews. The computer program uses the resulting loads and the system parameters to calculate the cooling and heating load profiles for the facility on an hourly basis.
  - 3. Plant Equipment & Energy Consumption: Information describing the energy consuming equipment in the building is input into the computer model. The program uses the load profiles and system requirements to calculate the energy consumption.
  - 4. Energy Economics: In this section, current electric rate structures are defined in the computer model. The program uses this information to apply cost to the energy consumption calculated in sections 2 and 3. The model is then adjusted until the following criteria are met:
    - a. Calculated plant and system loads closely match the actual installed capacity.
    - b. Calculated energy consumption closely matches the actual energy consumption determined from the utility bills.

#### 3.2. METHOD FOR ESTIMATING SAVINGS

- A. Applying the appropriate electric rate structure to the energy consumption calculated from Trace 700™ gives the operating cost of the building. This operating cost is then compared to the actual cost obtained from the utility bills. The resulting model is then used as the base model from which all energy and cost savings are computed. This report sequentially adds (cascades) the recommended ECMs to the base model to show ECM interaction.
- B. The building envelopes, internal conditions, schedules, and energy-using systems as described above were input into the Trace 700™ program. The input was interlaced with Fluvanna County, VA, Typical Meteorological Year (TMY) weather data to calculate annual energy consumption and cost representative of existing conditions. This following section summarizes the results of this analysis based on the Trace 700™ output reports.
- C. Because weather conditions and building occupancy and use vary from year to year, the calculated annual energy consumption and cost will not (and should not) be exactly equal to the actual energy consumption over the past year. However, the calculated results should be close in value to the actual consumption and cost. Moreover, the calculated relative energy consumption per energy system (e.g., space cooling) should be very representative of the actual usage distribution between energy systems.

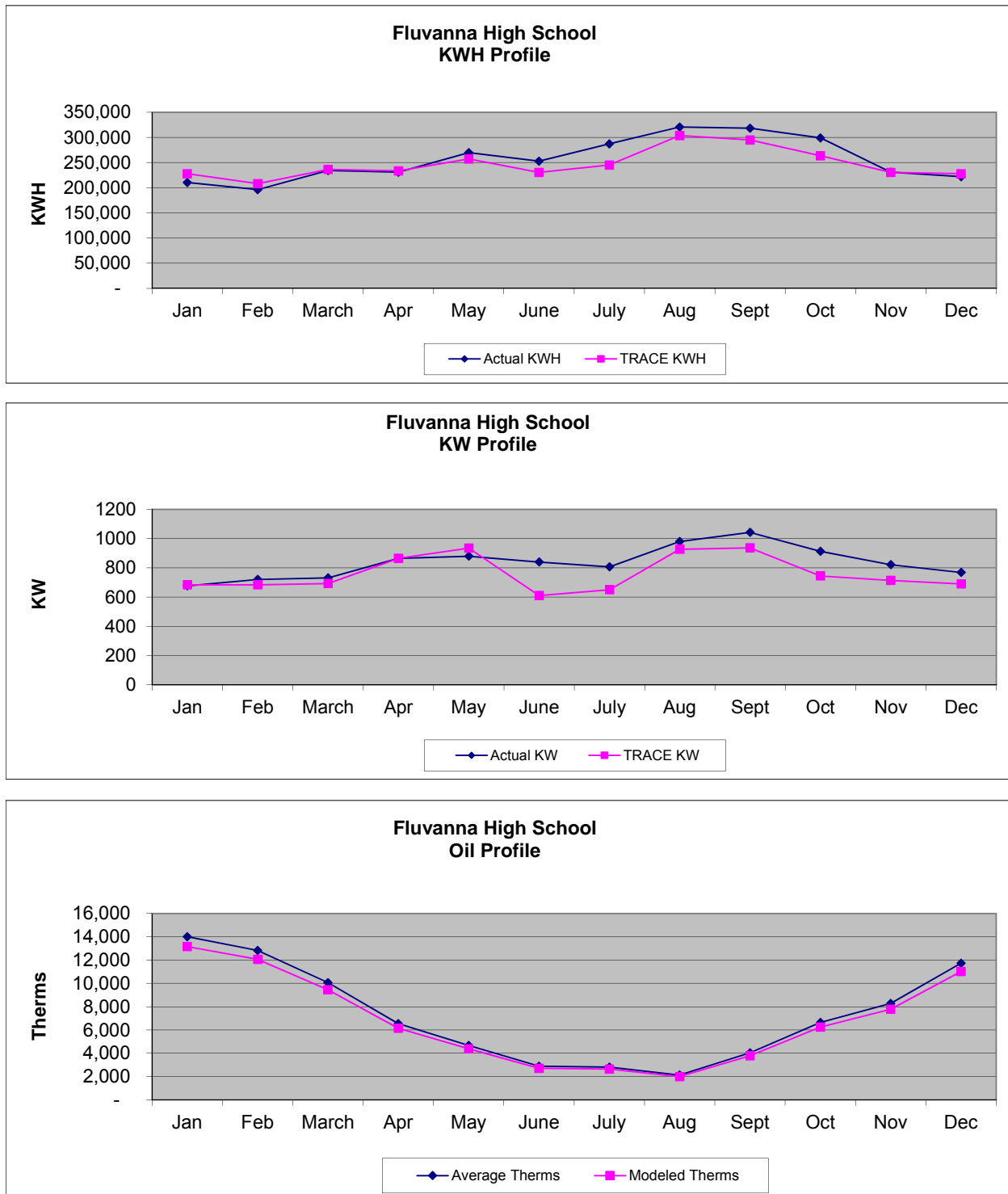
## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### CALCULATED ENERGY CONSUMPTION

#### 4.1. EXISTING CONDITIONS

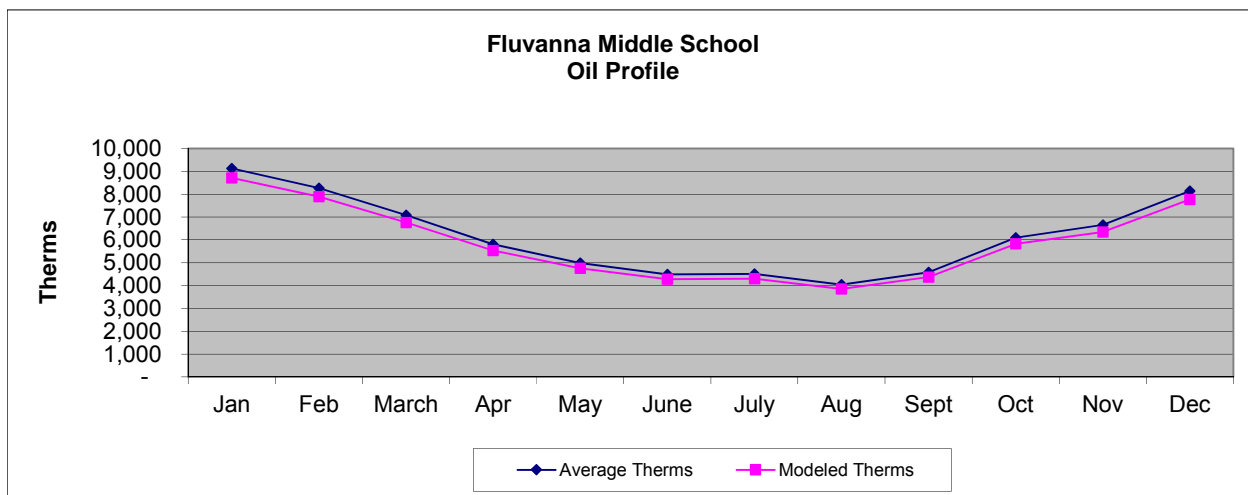
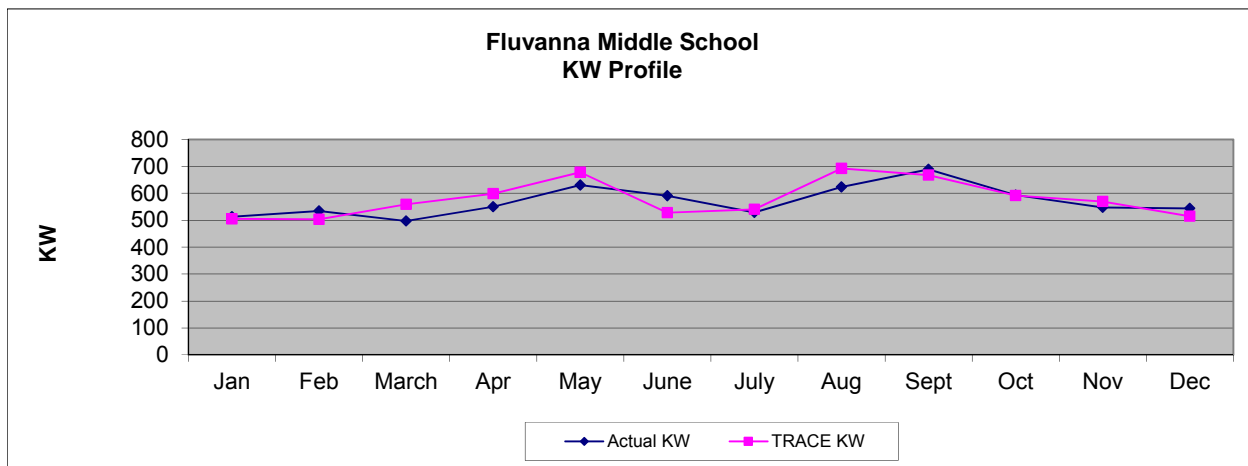
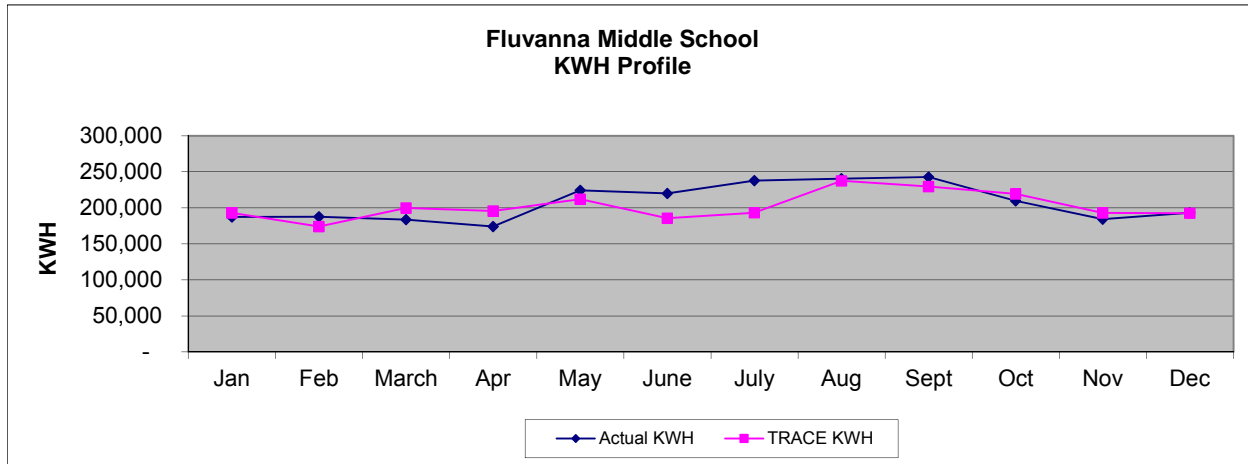
The following graphs represent the existing fuel and electricity usages for the buildings, as recorded by utility bills, vs. the Trane Trace 700™ model.

**Figure 4.1 – Actual Historical Use Versus Modeled Usage**



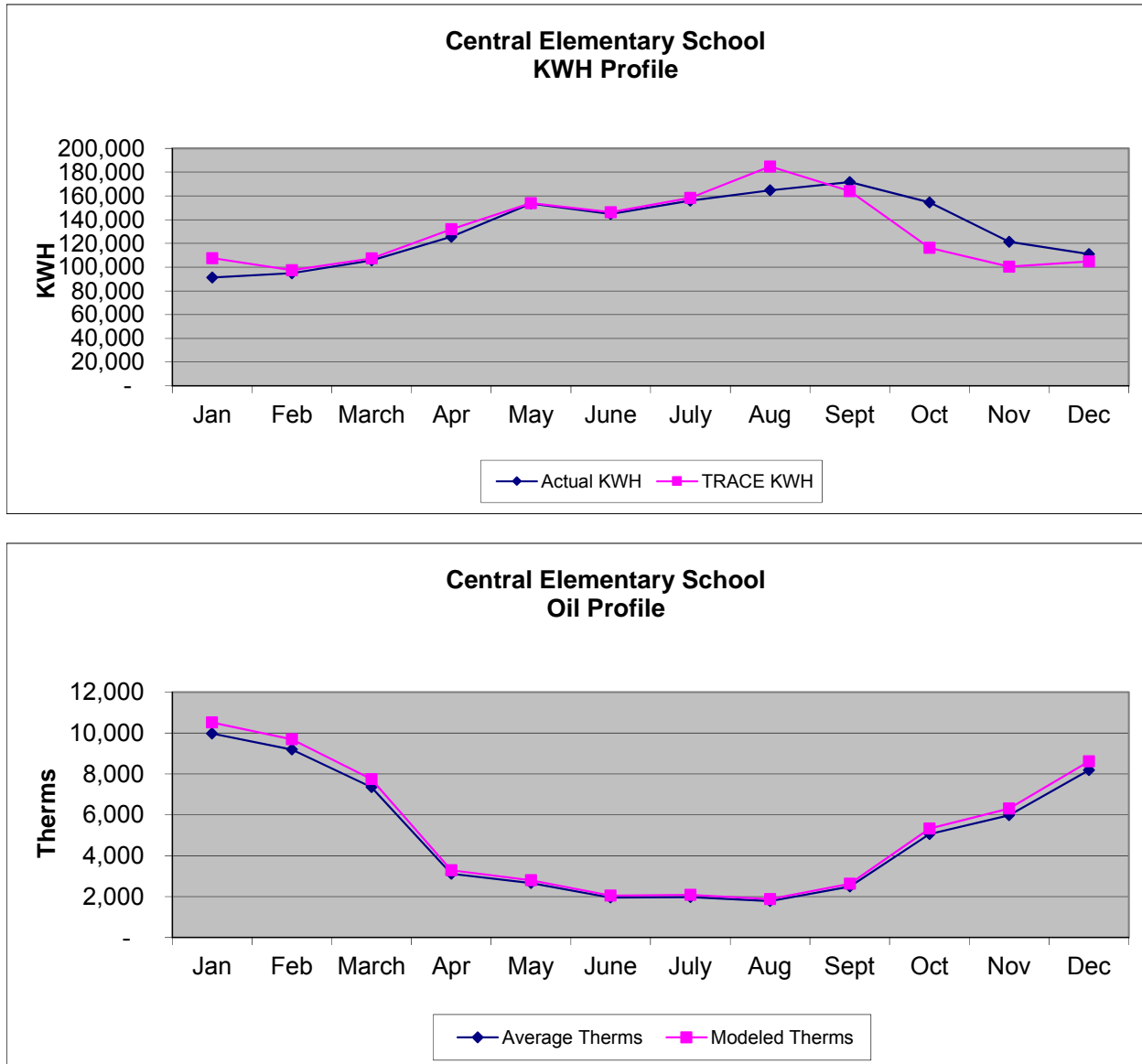
## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

**Figure 4.1 – Actual Historical Use Versus Modeled Usage (cont'd)**



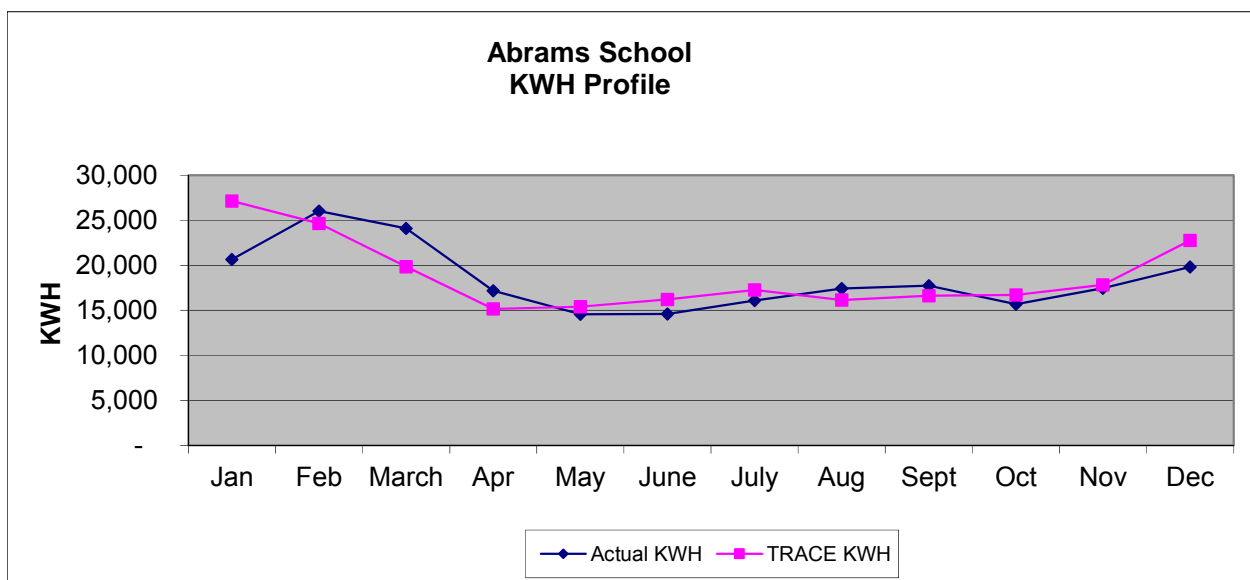
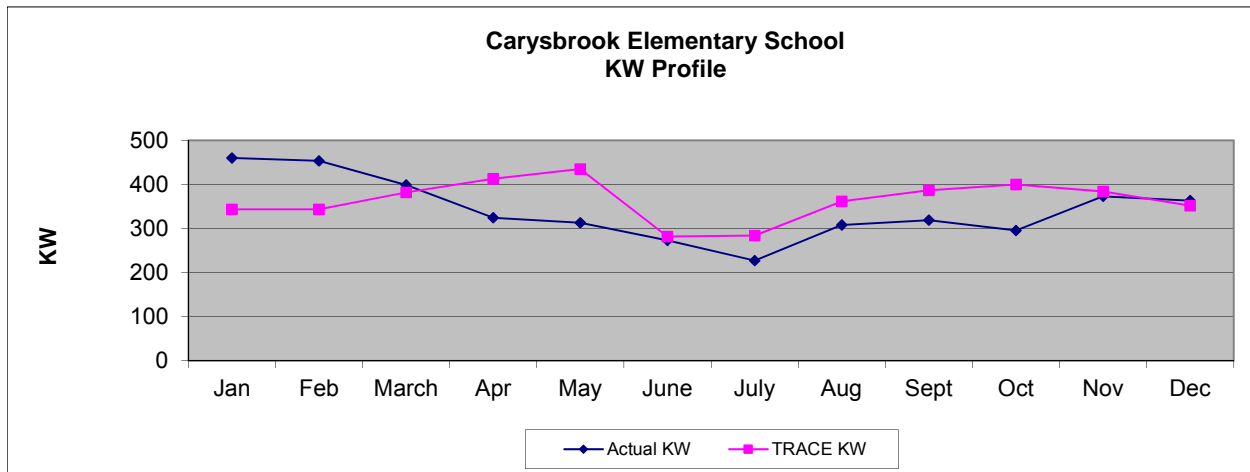
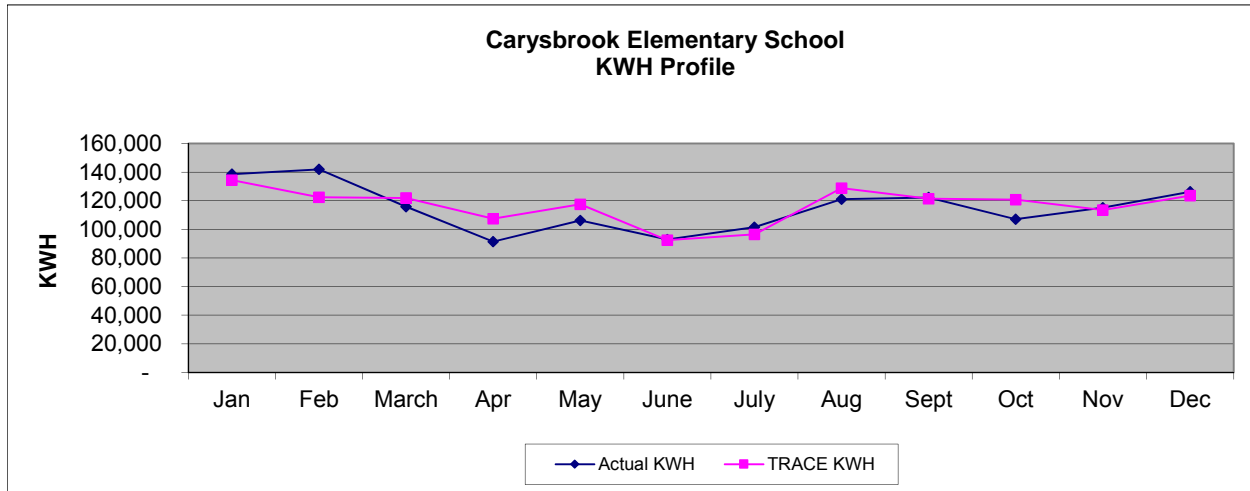
## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

**Figure 4.1 – Actual Historical Use Versus Modeled Usage (cont'd)**



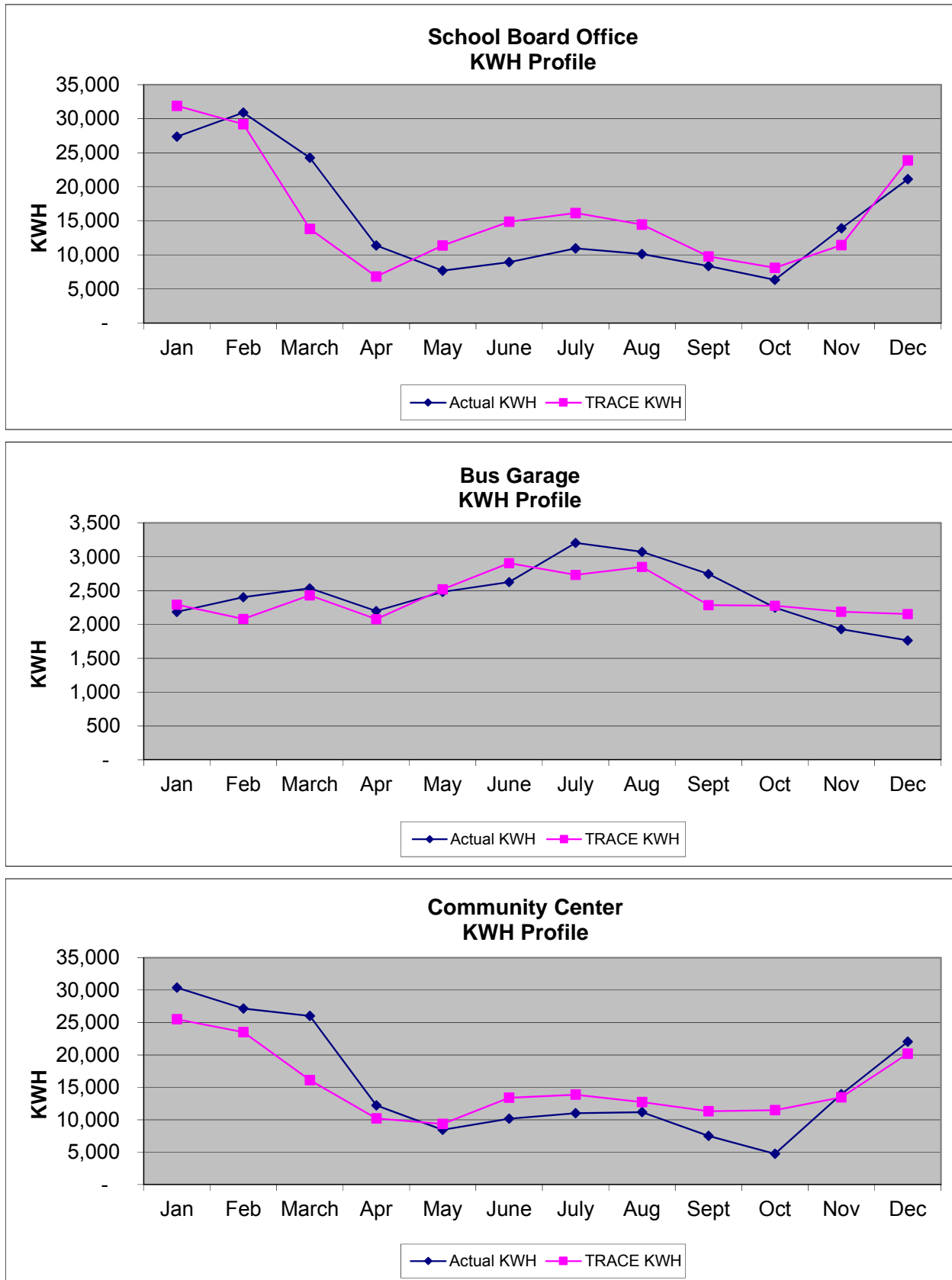
# Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

**Figure 4.1 – Actual Historical Use Versus Modeled Usage (cont'd)**



# Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

**Figure 4.1 – Actual Historical Use Versus Modeled Usage (cont'd)**



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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### ENERGY CONSERVATION MEASURES

#### 5.1 RECOMMENDED ECMs

##### A. Lighting System Retrofit (All Schools)

Lighting retrofits and replacements will be performed on existing fluorescent fixtures throughout the schools and government buildings. Fluorescent lamps and ballasts will be replaced with LED high efficiency lamps with integrated drivers. Exit signs not already converted to LED will be replaced with new LED exit signs with battery backup.

1. Fluorescent fixtures containing T12 and T8 lamps will be retrofit or replaced with new LED fixtures with integrated drivers.
2. Incandescent lamps will be retrofitted with screw-in LED lamps.
3. Vending and soda machines will be fitted with Snack-miser and Vend-miser devices accordingly. These devices turn the machines lights off during periods when no Occupancy is present. The devices will turn the machine's lights on when approached by a consumer.
4. Occupancy sensors will be installed throughout several of the facilities including offices, classrooms, conference rooms, and restrooms. Exact locations can be referenced in the room by room document.
5. Fixtures that have a missing, damaged, or discolored lens will have a new lens installed.
6. Incandescent or compact fluorescent exit signs will be replaced with new LED exit signs with battery backup.
7. Exterior fixtures will be replaced with new LED fixtures. Exterior fixtures will include Elementary Schools that

##### B. HVAC and Controls Upgrade (Central/West Elementary)

The unit ventilators in the original and 1993 addition of the building will be replaced with new fan coil units and dedicated ventilation units will be added to the original section of the building, while the existing ventilation unit in the 1993 addition will be refurbished with new controls. The pneumatic controls in these two sections will be replaced with DDC controls and The existing boilers and chillers will be removed and a central heating and cooling plant will be provided in the mechanical room of the 1998 addition to provide hot and chilled water for all sections of the building.

##### C. HVAC and Controls Upgrade (Fluvanna Middle)

The control system of the 2003 addition of the building will be commissioned and control sequences for all HVAC equipment will be updated to incorporate additional energy conservation measures. The HVAC upgrades that were installed in the original portion of the building are accounted for in the savings calculations as well as the controls upgrades available that were not incorporated in latest HVAC renovation design.

##### D. Controls Upgrades (Fluvanna High School)

Fluvanna High School was recently built and includes a robust HVAC and controls system. Unfortunately, many of the energy savings features of the control system are not being utilized at the school. Items such as discharge air reset, single zone variable volume fan control and a more aggressive night setback schedule will be incorporated into the current controls programming for optimal energy efficiency.



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Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

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**E. Controls Upgrades (Carysbrook Elementary)**

The equipment at Carysbrook Elementary is controlled by standalone controls that are tied back into an electronic timeclock that isn't currently being utilized. The timeclock will be replaced by a DDC panel and the current zoning will be utilized to incorporate a night setback and ventilation schedule. Temperature sensors will be provided for each zone so that the systems can control the zone temperature during night setback operation.

**F. Controls Upgrades (Courts Building)**

The existing DDC control system in the Courts Building will be upgraded with additional control strategies that will optimize the current night setback schedule, economizer control and discharge air reset sequence.

**G. Controls Upgrades – Programmable Thermostats (Abrams, School Board, Bus Garage, Community Center)**

The split system units in these buildings are currently controlled by simple thermostats. These thermostats will be replaced with programmable thermostats that will allow the buildings to set their temperatures back during times when the buildings are unoccupied.

**H. Building Envelope Improvements (All Buildings)**

Buildings lose energy through air leakage into and out of the building envelope. Building holes, gaps, and cracks around doors, windows and walls allow air infiltration and exfiltration, which transfers energy. These cracks and holes are detected through the use of infrared thermal imaging and smoke testing. The effect of these losses and gains are described in the ASHRAE Handbook of Fundamentals 2009. The ASHRAE Handbook has provided a method of allowing for infiltration by calling for an estimate leakage in CFM (cubic feet per minute). This is then converted into heat loss factors and combined with the conduction losses. The resulting information is used in the heating or cooling requirement. The method employed here is to quantify the infiltration by using the area of the holes and prevailing wind speed to calculate the infiltration due to wind, and stack effect (for tall buildings). As the infiltration for low buildings is controlled by these factors the formulae presented here account for that mechanism only, infiltration due to the stack effect is negligible for buildings up to 35 ft. Air flow through general cracks and gaps in the building fabric is a function the size and structure of the opening and the pressure difference acting across it. The ASHRAE Handbook of Fundamentals provides the following method for infiltration calculation:

$$Q = A \cdot C \cdot (\Delta P)^n$$

Where:

Q – infiltration rate – cfm

A – Surface area of an opening or crack – sq in<sup>2</sup>

C - Flow coefficient, this is related to the size and structure of the opening

$\Delta P$  – Pressure difference build up by the wind and stack effect– in. water

n - Flow exponent (indicates the degree of turbulence). An 'n' value of 0.5 represents fully turbulent flow and '1.0' represents fully laminar flow. The typical 'n' value for whole buildings is 0.66.

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Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

The theory used is based on Bernoulli's theorem and the relationship between the pressure and the velocity interchangeability:

$$\Delta P = \frac{\rho \cdot V^2}{2g_c}$$

Where:

$\rho$  – density of air – lb<sub>m</sub>/ft<sup>3</sup>

$V$  – wind velocity – ft/s

$g_c$  – gravitational proportionality constant – 32.2 lbm\*ft/lbf\*s<sup>2</sup>

The total energy requirements for heating must allow for the heat lost through the building shell and the heat lost to air passing through the building. Outdoor air introduced into a building constitutes a large portion of the total space-conditioning (heating, cooling) load, which is one reason to limit air exchange rates in buildings to the minimum required. Air exchange increases a building's thermal load in several ways. First, incoming air must be heated or cooled from the outdoor air temperature to the indoor or supply air temperature. The rate of energy consumption by this sensible heating or cooling is given by:

$$q_s = 60 \cdot Q \cdot \rho \cdot c_p \cdot \Delta t$$

Where:

60 – conversion from hours to min – min/h

$q_s$  – sensible heat load – Btu/h

$Q$  – airflow rate – cfm

$\rho$  – air density – lb<sub>m</sub>/ft<sup>3</sup>

$c_p$  – specific heat of air – Btu/lb<sub>m</sub>\*°F

$\Delta t$  – temperature difference between interior and exterior – °F

This equation is commonly presented:

$$q_s = 1.08 \cdot Q \cdot \Delta t$$

Energy cost for infiltration losses can be calculated using the formula below:

$$\text{Energy Cost for Heating (\$)} = \frac{1.08 \cdot Q \cdot HDD \cdot 24 \cdot \frac{1}{\eta} \cdot C_{ng}}{100,000}$$

$$\text{Energy Cost for Cooling (\$)} = \frac{1.08 \cdot Q \cdot CDD \cdot 24 \cdot \frac{1}{COP} \cdot C_{ee}}{3,412.3}$$

Where:

$Q$  – infiltration rate – cfm

HDD and CDD – heating and cooling degree days – °F

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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

$\eta$  – efficiency of the heating unit

$C_{ng}$  – price of natural gas – \$/therm

COP – coefficient of performance for the cooling unit

$C_{ee}$  – price of electrical energy – \$/kWh

100,000 – conversion from btu to therm – btu/therm

3,412.3 – conversion from btu to kWh – btu/kWh

### I. Pipe Insulation (Social Services)

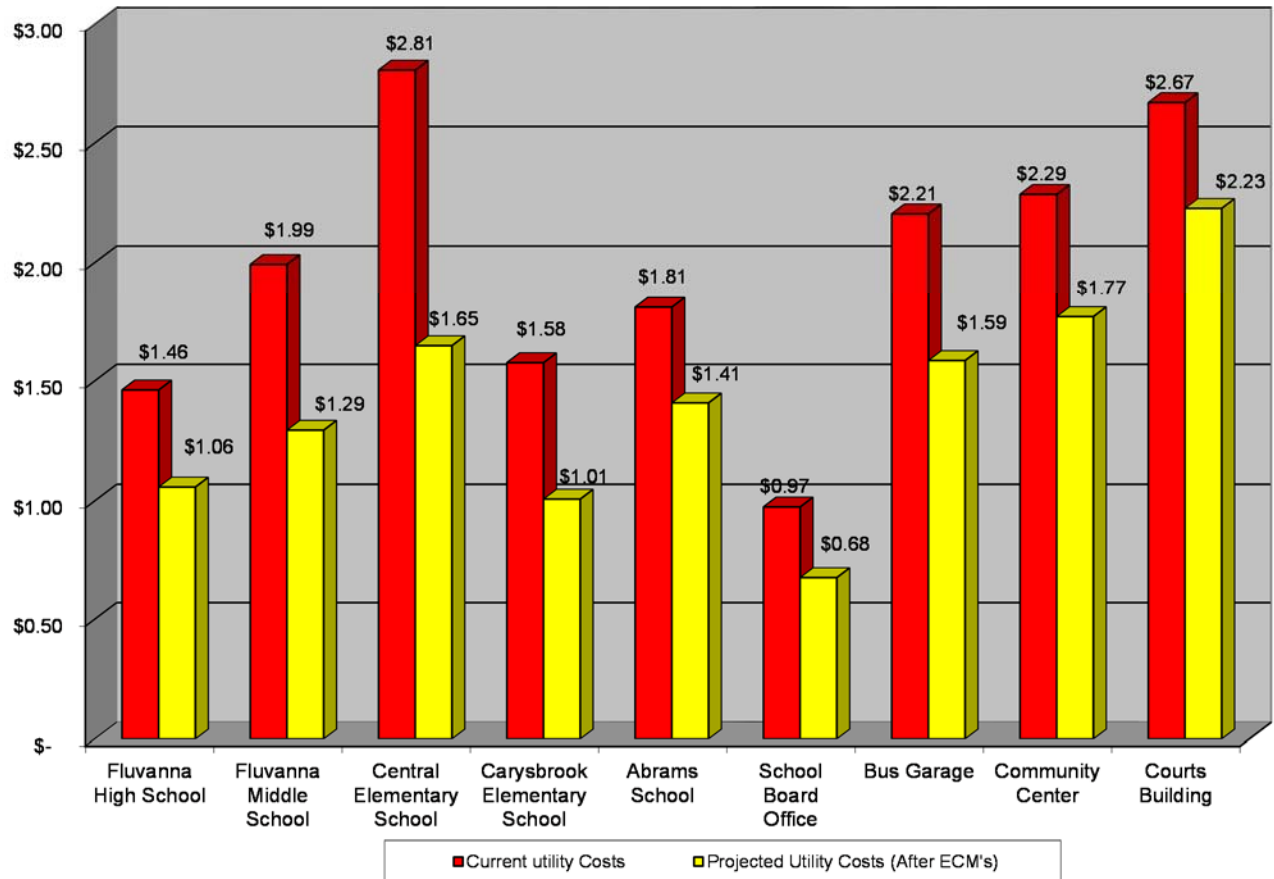
The steam and condensate piping in the mechanical room for the Social Services Gymnasium is uninsulated and radiating a significant amount of heat. The heat is radiating to the office above and making it uncomfortable for the occupants. The existing piping will be insulated with fiberglass insulation.

## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### ANNUAL ENERGY AND EMISSIONS SAVINGS

#### 6.1 ENERGY COST SAVINGS PER BUILDING

**Figure 6.1 – Building Square Foot Costs**



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## Detailed Energy Analysis – Fluvanna County Schools and Government Buildings

### 6.2 EMISSIONS SAVINGS

Greenhouse gases (GHG) are gases that trap heat in the atmosphere. Some GHGs are naturally occurring, such as carbon dioxide (CO<sub>2</sub>). Others are manmade, such as CFCs. The main GHGs that enter the atmosphere due to human activities are carbon dioxide, methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases.

Carbon dioxide is released into the atmosphere as a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. Carbon dioxide is removed from the atmosphere by absorption from plants.

Methane is released into the atmosphere during production and transport of fossil fuels. Methane is also produced by the decay of organic waste (livestock farms, wastewater treatment facilities, etc.).

Nitrous oxide is also released into the atmosphere as a by-product of burning fossil fuels as well as from natural sources, such as soil, water, and manure.

Fluorinated gases, such as CFCs and HCFCs, are synthetic GHGs commonly used in refrigeration cycles.

Implementing the proposed ECMs at Fluvanna County Schools and Government Buildings will reduce greenhouse gas emissions by **6,750,000 pounds\*** of Carbon Dioxide Equivalent per year. This level of emissions is equivalent to removing **647 passenger vehicles\*** from the roads.

*\* The above general information is from the U.S. Environmental Protection Agency's website.*

**EXHIBIT G**  
**Environmental Reports**

Trane Energy Contract - Status of Asbestos Materials and Lead Paint in Buildings Included in Contract			February 3, 2017
Facility	Year Constructed	Asbestos? (actual knowledge)	Lead Paint? (actual knowledge)
Commonwealth Attorney	1950	Unknown	Unknown
Community Center	1941	All known asbestos was abated during recent renovations	Unknown
County Administration	1972	All known asbestos was abated during recent renovations	None found during recently renovations; other area unknown.
Courts Building	2001	Constructed post-ban	Constructed post-ban
Fork Union Fire Station	2013	Constructed post-ban	Constructed post-ban
Kent Store Fire Station	2011	Constructed post-ban	Constructed post-ban
Library	2008	Constructed post-ban	Constructed post-ban
Palmyra Fire Station	2007	Constructed post-ban	Constructed post-ban
Public Works	1930	Floor Tiles, potentially other	Unknown
Registrar	1930	Floor Tiles, potentially other	Unknown
Sheriff/Public Safety	2004	Constructed post-ban	Constructed post-ban
Social Services	1935	Unknown	Unknown
Treasurer	1913 & 1954	Asbestos flooring under existing carpet; to be abated during upcoming renovations, other areas unknown	Unknown



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June 5, 2016

Mr. Andrew W. Wills  
Maintenance Supervisor  
Fluvanna County Public Schools  
Rt. 1, Box 419  
Palmyra, VA 22963

RE: AHERA 3-Year Asbestos Re-inspection – Central Elementary School

Dear Mr. Wills:

The EPA Asbestos Hazards Emergency Response Act (AHERA) 3-year re-inspection was performed at the Fluvanna County Central Elementary School Building on June 2, 2016 by TJL Environmental Health Consultants, Inc (TJL). In accordance with these regulations, the conditions of each “homogeneous area” of asbestos-containing building materials (ACBM) were re-assessed, and corresponding recommendations have been made within this report for properly managing these materials.

According to your last 3-year re-inspection report, dated September 1, 2012, known ACBM that remain within this building consist of those listed in the table below. Our current assessments of these remaining ACBM are also found here.

Homogeneous Area	Assessment Category	Recommended Response Actions	Updated Schedule for Response Actions
1. 9”x9” Floor tiles and related mastics in some stairwells, storage rooms, under heat registers, and a few other areas of the building	5 – ACBM with potential for damage (Floor tiles were non-friable, intact and well sealed at this time.)	Continue operations and maintenance as in AHERA management plan (Do not disturb floor tiles. Have custodial and maintenance staff report any damage to or deterioration of these floor tiles to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal should be scheduled as soon as feasible, and prior to any renovation or demolition activities that might cause their disturbance.





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A copy of this AHERA 3-year re-inspection report should be kept with the original EPA AHERA Asbestos Inspection Report and Management Plan (Management Plan), in the Main Office at Central Elementary School. It should be available for review to any interested persons at any time during school hours. A notice informing the public of the availability of this Management Plan and 3-year re-inspection report should be either posted in a public place within the School building or sent out to parent, teacher and employee organizations in a formal manner (news paper, letter, etc.), on an annual basis or until all ACBM are properly removed.

The EPA AHERA rule requires that **all** maintenance and custodial staff who work within this school building must be given **annual** asbestos awareness training. For new employees, a 2-hour (minimum) course is required, and for those who have attended the initial course, there is no minimum specified for the update training (typically this can be done in ½ hour). You should confirm that all such training is up to date, and that the training records are kept with the Management Plan.

Should you have any questions regarding this 3-year EPA AHERA Asbestos re-inspection report, if you need assistance with asbestos awareness training, or if certain building materials not identified in the original AHERA Inspection Report require testing prior to future disturbance (renovations, demolition, major maintenance, etc.), please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, reading "T. Joel Loving". The signature is written in a cursive style with a long, sweeping underline.

T. Joel Loving, M.S., C.E.I.  
President

Virginia Asbestos Inspector License #3303-000057  
Virginia Management Planner License #3304-000075



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June 5, 2016

Mr. Andrew W. Wills  
Maintenance Supervisor  
Fluvanna County Public Schools  
Rt. 1, Box 419  
Palmyra, VA 22963

RE: AHERA 3-Year Asbestos Re-inspection – The Fluvanna County Middle School (Old Fluvanna High School) and Central Annex (Abrams Building)

Dear Mr. Wills:

The EPA Asbestos Hazards Emergency Response Act (AHERA) 3-year re-inspection was performed at the Fluvanna County Middle School and Central Annex Buildings on June 5, 2016 by TJL Environmental Health Consultants, Inc (TJL). In accordance with these regulations, the conditions of each “homogeneous area” of asbestos-containing building materials (ACBM) were re-assessed, and corresponding recommendations have been made within this report for properly managing these materials.

According to your last 3-year re-inspection report, dated September 1, 2012, and testing conducted since that time, known ACBM that remain within these buildings consist of those listed in the table below and on the following pages. Our current assessments of these remaining ACBM are also found in this table.

Homogeneous Area	Assessment Category	Recommended Response Actions	Updated Schedule for Response Actions
1. 12”x12” Floor tiles and related mastics throughout the Middle School and in certain parts of the Annex Building	5 – ACBM with potential for damage (Floor tiles were non-friable, intact and well sealed at this time.)	Continue operations and maintenance as in AHERA management plan (Do not disturb floor tiles. Have custodial and maintenance staff report any damage to or deterioration of these floor tiles to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal should be scheduled as soon as feasible, and prior to any renovation or demolition activities that might cause their disturbance.



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2. 9"x9" Floor tiles and related mastics in the Annex Building	5 – ACBM with potential for damage (Floor tiles were non-friable and generally intact, but some were beginning to loosen and break apart in the basement.)	Continue operations and maintenance as in AHERA management plan (Do not disturb floor tiles. Have custodial and maintenance staff report any damage to or deterioration of these floor tiles to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Repairs are needed immediately in the basement, particularly in the stairwell, computer server room and break room. Removal should be scheduled as soon as feasible, and prior to any renovation or demolition activities that might cause their disturbance.
3. Pipe insulation in basement boiler room in the Annex Building	1 – Damaged or Significantly Damaged Thermal System Insulation (These ACBM were friable and in immediate need of removal, as repairs would be impossible due to their current poor condition.)	Continue operations and maintenance as in AHERA management plan (Keep door to room locked, label it from the outside with an OSHA ASBESTOS DANGER sign, and restrict access to only those with proper training and personal protective equipment.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal is highly recommended as soon as possible, but in the meantime, keep door locked, labeled with an ASBESTOS DANGER sign, and allow access to this room only to persons with minimum 2-day asbestos operations and maintenance training. These persons must also wear personal protective equipment as required by OSHA.



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4. Pipe insulation in crawlspace of Annex Building	1 – Damaged or Significantly Damaged Thermal System Insulation (These ACBM were friable and in need of removal, as repairs would be impossible with the extent of damage and deterioration.)	Continue operations and maintenance as in AHERA management plan (Keep access doors to crawlspace sealed, labeled with OSHA ASBESTOS DANGER signs, and restrict access to only those with proper training and personal protective equipment.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal is recommended as soon as feasible, but in the meantime, keep access doors locked, sealed, and labeled with ASBESTOS DANGER signs. Allow access only to persons with minimum 2-day asbestos operations and maintenance training. These persons must also wear personal protective equipment as required by OSHA.
5. Pipe fitting insulation cement on heating, cooling, plumbing and roof drain pipes in mezzanines, mechanical rooms and above suspended ceilings throughout main building	5 - ACBM with potential for damage (These ACBM were friable, but generally in-tact and in very good condition.)	Continue operations and maintenance as in AHERA management plan (Label mechanical and mezzanine spaces with Asbestos Warning Signs. Have custodial and maintenance staff report any damage to or deterioration of these pipe fitting insulation materials to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed. <b>NOTE: Not all of these materials were found to contain asbestos by past testing. They should either be presumed to contain asbestos or properly tested prior to future work that might disturb them.)</b>	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal is recommended as soon as feasible, but in the meantime, label mechanical and mezzanine spaces with Asbestos Warning Signs. Allow access to these spaces only to persons with minimum 2-hour asbestos awareness training.



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6. Mastics (sealants) on HVAC air duct wrap and pipe wrap insulation joints throughout main building	5 - ACBM with potential for damage (These ACBM were non-friable, in-tact and in very good condition.)	Continue operations and maintenance as in AHERA management plan. (Have custodial and maintenance staff report any damage to or deterioration of these mastics to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal is recommended prior to future disturbance from routine maintenance or renovations activities.
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A copy of this AHERA 3-year re-inspection report should be kept with the original EPA AHERA Asbestos Inspection Report and Management Plan (Management Plan), in the Main Office at the Fluvanna County Middle School. It should be available for review to any interested persons at any time during school hours. A notice informing the public of the availability of this Management Plan and 3-year re-inspection report should be either posted in a public place within this building or sent out to parent, teacher and employee organizations in a formal manner (news paper, letter, etc.), on an annual basis or until all ACBM are properly removed.

The EPA AHERA rule requires that **all** maintenance and custodial staff who work within this school building must be given **annual** asbestos awareness training. For new employees, a 2-hour (minimum) course is required, and for those who have attended the initial course, there is no minimum specified for the update training (typically this can be done in ½ hour). You should confirm that all such training is up to date, and that the training records are kept with the Management Plan.

Should you have any questions regarding this 3-year EPA AHERA Asbestos re-inspection report, if you need assistance with asbestos awareness training, or if certain building materials not identified in the original AHERA Inspection Report require testing prior to future disturbance (renovations, demolition, major maintenance, etc.), please do not hesitate to contact me.

Sincerely,

T. Joel Loving, M.S., C.E.I., President  
 Virginia Asbestos Inspector License #3303-000057  
 Virginia Management Planner License #3304-000075



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June 5, 2016

Mr. Andrew W. Wills  
Maintenance Supervisor  
Fluvanna County Public Schools  
Rt. 1, Box 419  
Palmyra, VA 22963

RE: AHERA 3-Year Asbestos Re-inspection – Fluvanna School Board Office Building  
(Old Palmyra Elementary School)

Dear Mr. Wills:

The EPA Asbestos Hazards Emergency Response Act (AHERA) 3-year re-inspection was performed at the Fluvanna School Board Office Building on June 5, 2016 by TJL Environmental Health Consultants, Inc (TJL). In accordance with these regulations, the conditions of each “homogeneous area” of asbestos-containing building materials (ACBM) were re-assessed, and corresponding recommendations have been made within this report for properly managing these materials.

According to your last 3-year re-inspection report, dated September 1, 2012, known ACBM that remain within this building consist of those listed in the table below. Our current assessments of these remaining ACBM are also found here.

Homogeneous Area	Assessment Category	Recommended Response Actions	Updated Schedule for Response Actions
1. Pipe insulation above suspended ceilings in the cafeteria and other parts of the basement	5 – ACBM with potential for damage (These materials were friable, but in stable condition at this time.)	Continue operations and maintenance as in AHERA management plan (Do not disturb there thermal system insulation materials. Have custodial and maintenance staff report any damage to or deterioration of these materials to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal should be scheduled as soon as feasible, and prior to any renovation or demolition activities that might cause their disturbance.





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2. Pipe insulation inside crawlspace beneath building	1 – Damaged or Significantly Damaged Thermal System Insulation	Continue operations and maintenance as in AHERA management plan (Keep access doors to crawlspace locked, sealed, and labeled with “ASBESTOS DANGER” signs as per the current OSHA Asbestos Standard, and restrict access to only those with proper training and personal protective equipment. Doors should be covered with plywood and screwed into the brick walls. Current “Caution Asbestos” signs should be replaced with proper ASBESTOS DANGER signs.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Repairs are needed as soon as feasible, but in the meantime, keep access doors locked, sealed, and allow access only to persons with minimum 2-day asbestos operations and maintenance training, who take extreme care not to disturb these ACBM. Should disturbance be unavoidable, these persons must wear personal protective equipment as required by OSHA.
3. Floor tiles and related mastics in several areas of building	5 – ACBM with potential for damage (Floor tiles were non-friable and intact, but they should be coated with wax or floor sealant to better stabilize and protect them.)	Continue operations and maintenance as in AHERA management plan (Do not disturb floor tiles. Have custodial and maintenance staff report any damage to or deterioration of these floor tiles to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal should be scheduled as soon as feasible, and prior to any renovation or demolition activities that might cause their disturbance.
4. Acoustic ceiling tile glue pucks in the basement hallway (these were identified since last re-inspection)	5 – ACBM with potential for damage (Most were encased by ceiling tiles, non-friable, intact and in stable condition.)	Continue operations and maintenance as in AHERA management plan (Do not disturb acoustic ceiling tiles or glue pucks. Have custodial and maintenance staff report any damage to or deterioration of these materials to the AHERA Designee, repair any such damage/deterioration as necessary, and continue with 6-month surveillance until these ACBM are properly removed.)	Ongoing operations and maintenance (O&M) until these ACBM are properly removed. Removal should be scheduled as soon as feasible, and prior to any renovation or demolition activities that might cause their disturbance.





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A copy of this AHERA 3-year re-inspection report should be kept with the original EPA AHERA Asbestos Inspection Report and Management Plan (Management Plan), in the Main Office at the School Board Building. It should be available for review to any interested persons at any time during school hours. A notice informing the public of the availability of this Management Plan and 3-year re-inspection report should be either posted in a public place within the building or sent out to parent, teacher and employee organizations in a formal manner (news paper, letter, etc.), on an annual basis or until all ACBM are properly removed.

The EPA AHERA rule requires that **all** maintenance and custodial staff who work within this school building must be given **annual** asbestos awareness training. For new employees, a 2-hour (minimum) course is required, and for those who have attended the initial course, there is no minimum specified for the update training (typically this can be done in ½ hour). You should confirm that all such training is up to date, and that the training records are kept with the Management Plan.

Should you have any questions regarding this 3-year EPA AHERA Asbestos re-inspection report, if you need assistance with asbestos awareness training, or if certain building materials not identified in the original AHERA Inspection Report require testing prior to future disturbance (renovations, demolition, major maintenance, etc.), please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, reading "T. Joel Loving". The signature is written in a cursive, flowing style with a long horizontal line extending from the bottom of the name.

T. Joel Loving, M.S., C.E.I.  
President

Virginia Asbestos Inspector License #3303-000057  
Virginia Management Planner License #3304-000075

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB U**

<b>Meeting Date:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Energy Equipment Financing Resolution				
<b>MOTION(s):</b>	<b>I move the Board of Supervisors approve the resolution entitled “Resolution Of The Board Of Supervisors Of The County Of Fluvanna, Virginia To Enter Into A Sale/Leaseback Financing For Energy Efficiency Equipment In An Amount Not To Exceed \$7,800,000”</b>				
<b>TIED TO STRATEGIC INITIATIVES?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			
<b>STAFF CONTACT(S):</b>	Eric Dahl, Deputy County Administrator/Director of Finance				
<b>PRESENTER(S):</b>	Eric Dahl, Deputy County Administrator/Director of Finance				
<b>RECOMMENDATION:</b>	<p>Staff is recommending approval of the Taxable VA Saves/ U.S. Bancorp Government Leasing and Finance - \$7,800,000 Resolution</p> <ul style="list-style-type: none"> <li>○ 3.88% Interest Rate</li> <li>○ 2.9718% Interest Rate Subsidy - 4.56% Locked Published Tax Credit Bond Rate 02/02/17 and Sequestration Impact of 6.9% (could change future Interest Rate Subsidy).</li> <li>○ 0.91% Effective Interest Rate</li> <li>○ 15.5 year Amortization</li> <li>○ Call Provision of after 13 months at the lesser of a make whole provision or 103% of the balance on a payment due date.</li> </ul>				
<b>TIMING:</b>	Time sensitive, the commitment expires 02/28/17.				
<b>DISCUSSION:</b>	<p>The County determined that a need exists for equipment to be used for energy efficiency purposes for a number of County buildings and buildings operated by the Fluvanna County School Board, through an energy efficiency contract to be negotiated with Trane, Inc., which will improve energy systems and decrease energy costs. The energy and maintenance cost savings will effectively offset the increase in debt service payments attributed to this financing.</p> <p>The County solicited proposals to purchase the County’s Taxable Qualified Energy Conservation Bond or Tax-exempt Equipment Lease/Purchase Bond. The Taxable Bond would be issued by the Virginia Resources Authority (“VRA”) as part of the VirginiaSAVES Green Community Program or by the County if issuing a Bank Qualified or Non-Bank Qualified Tax-exempt Equipment Lease/Purchase Bond, whichever scenario is most beneficial to the County. Under the VirginiaSAVES program VRA is entitled to receive interest rebates from the U.S. Department of the Treasury, which, as a part of the financing, would be assigned to the County to subsidize its interest payments.</p> <ul style="list-style-type: none"> <li>• The RFP was circulated to 28 financial institutions and posted on eVA and</li> </ul>				

	<p>the County Website on December 15, 2016</p> <ul style="list-style-type: none"> <li>• The RFP was due on January 6, 2017</li> <li>• The County received 11 qualified proposals from seven financial institutions for the Taxable Qualified Energy Conservation Bond and Tax-exempt Equipment Lease/Purchase Bond <ul style="list-style-type: none"> <li>○ Taxable Bond interest rates ranged from 3.88% to 4.75%, with an Effective Interest Rate ranged from 0.98% to 1.85%.</li> <li>○ Tax-exempt Bank Qualified or Non-Bank Qualified interest rates ranged from 2.48% to 3.39%</li> </ul> </li> <li>• U.S. Bancorp Government Leasing and Finance scored the highest on the RFP responses by the County and our Financial Advisor for the VA Saves thru VRA Taxable option.</li> <li>• U.S. Bancorp Government Leasing and Finance provided the lowest interest rate and average annual debt service paired with the Interest Rate Subsidy.</li> <li>• The Board of Supervisor approved the Resolution for the Taxable Qualified Energy Conservation Bond on January 18, 2017 with an interest rate not to exceed 3.88%, a term of 15.5 years and an amount not to exceed \$7,800,000.</li> <li>• Since the Board of Supervisors and the School Board both approved resolutions to move forward, the County locked in the following terms: <ul style="list-style-type: none"> <li>○ 3.88% Interest Rate</li> <li>○ 2.9718% Interest Rate Subsidy - 4.56% Locked Published Tax Credit Bond Rate 02/02/17 and Sequestration Impact of 6.9% (could change future Interest Rate Subsidy).</li> <li>○ 0.91% Effective Interest Rate</li> <li>○ 15.5 year Amortization</li> <li>○ Call Provision of after 13 months at the lesser of a make whole provision or 103% of the balance on a payment due date.</li> </ul> </li> </ul> <p>The attached resolution allows Fluvanna County to approve the financing documents and ultimately close on the financing for the County Government and School Board energy projects shown in the Fluvanna County Project Summary.</p>
<b>FISCAL IMPACT:</b>	<ul style="list-style-type: none"> <li>• Effect of issuing the proposed debt: <ul style="list-style-type: none"> <li>○ Total proceeds required of \$7,653,740 in debt will result in average annual debt service payments of \$540,327.</li> </ul> </li> <li>• Effect of proceeding with the debt to make the approved energy system upgrades will decrease average energy and maintenance costs annually by \$633,748</li> </ul>
<b>POLICY IMPACT:</b>	<p>Per the Debt Management Policy:</p> <ul style="list-style-type: none"> <li>• The ratio of governmental fund debt service expenditures as a percent of total governmental fund operating revenues should not exceed 12%. Per the CAFR ending 6/30/16, our debt service ratio was 16.7%.</li> </ul> <p>The issuance of additional debt may increase the County's debt service ratio depending upon revenues.</p>
<b>LEGISLATIVE HISTORY:</b>	N/A
<b>ENCLOSURES:</b>	<ul style="list-style-type: none"> <li>• Resolution entitled "Resolution Approving A Plan Of Sale/Leaseback Financing For Energy Efficiency Equipment In An Amount Not To Exceed \$7,800,000 By Fluvanna County, Virginia"</li> </ul>

	<ul style="list-style-type: none"> <li>• Proposal/Term Sheet for Funding for the Program</li> <li>• Administrative Services Agreement</li> <li>• Bond Purchase and Lease Acquisition Agreement</li> <li>• Financing Lease</li> <li>• Escrow Agreement</li> <li>• Paying Agent Agreement</li> <li>• Custody Agreement</li> <li>• Rate Lock Purchase Letter</li> </ul>				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
	<b>X</b>	<b>X</b>			<b>X</b>



**RESOLUTION  
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF FLUVANNA, VIRGINIA  
TO ENTER INTO A SALE/LEASBACK FINANCING FOR ENERGY EFFICIENCY  
EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$7,800,000**

**WHEREAS**, the Board of Supervisors (the “Board”) of Fluvanna County, Virginia (the “County”), has determined (i) that a need exists for equipment to be used for energy efficiency purposes (the “Equipment”) for a number of County buildings and buildings operated by the Fluvanna County School Board (the “School Board”); and

**WHEREAS**, with the knowledge and consent of the Board and the School Board, the County posted a Request for Proposals for the financing of the Equipment (the “RFP”); and

**WHEREAS**, the Board has determined that it is in the best interests of the County and Fluvanna County Schools to authorize the acquisition of the Equipment through an energy performance contract with Trane, Inc. and thereby improve energy systems and decrease energy costs; and

**WHEREAS**, the Board desires to enter into a sale/leaseback equipment financing for the acquisition of the Equipment with the County, the School Board, U.S. Bancorp Government Leasing and Finance (the “Purchaser”), and the Virginia Resources Authority (“VRA”) utilizing the proceeds of a qualified energy conservation bond (as more particularly described in the hereinafter defined Documents, (the “VRA Bond”), to be issued by VRA as part of the VirginiaSAVES Green Community Program (the “Program”) established by the Virginia Department of Mines, Minerals and Energy and administered by CleanSource Capital, LLC (the “Program Administrator”) in accordance with a proposal of the Purchaser dated January 3, 2017 (the “Proposal”); and

**WHEREAS**, the School Board adopted a Resolution dated February 1, 2017, by the terms of which it accepted the Proposal and approved the forms of certain of the Documents (as defined below) to which it is a material party; and

**WHEREAS**, there have been presented to the Board and County staff and advisors drafts of the following documents (the “Documents”), executed or proposed to be executed in connection with the issuance of the VRA Bond and the sale/leaseback equipment financing:

- (a) Proposal for Funding for the Program among the Program Administrator, the County and the School Board, to which VRA’s commitment letter is attached as an exhibit; and
- (b) Administrative Services Agreement between the Program Administrator and the County; and
- (c) Bond Purchase and Lease Acquisition Agreement (the “Bond Purchase Agreement”) among VRA, the Purchaser, the County and the School Board; and

- (d) Federal Tax Certificate and Compliance Agreement among VRA, the County and the School Board; and
- (e) Financing Lease (the “Financing Lease”), among VRA (as lessor) and the County and the School Board (collectively, as co-lessees); and
- (f) Escrow Agreement, among the Program Administrator, VRA (as lessor), the County (as lessee), and U.S. Bank National Association, as Escrow Agent; and
- (g) Paying Agent Agreement, among the County, the School Board, the Program Administrator and U.S. Bank National Association, as Paying Agent; and
- (h) Rate Lock Purchase Letter, among the County, the School Board and the Purchaser; and

**WHEREAS**, as described in the Documents, VRA will deliver the VRA Bond to the Purchaser in exchange for the principal amount of the VRA Bond under the terms and conditions of the Bond Purchase Agreement; and

**WHEREAS**, VRA will cause the net proceeds of the VRA Bond to be applied to finance the acquisition of the Equipment, the Equipment will be sold by the County or School Board, as applicable to VRA and VRA will lease the Equipment to the County or School Board, as applicable pursuant to the Financing Lease; and

**WHEREAS**, the rental payments due under the Financing Lease will be sufficient in timing and amount to pay the debt service on the VRA Bond, and VRA will apply the rental payments to pay such debt service; and

**WHEREAS**, the federal subsidy payments expected to be received by VRA because of the issuance of the VRA Bond as a qualified energy conservation bond, to the extent received, will be transferred to or applied for the benefit of, the County as described in the Documents;

**NOW THEREFOR, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
FLUVANNA COUNTY, VIRGINIA, THAT:**

1. The Board hereby accepts, pursuant to Section 15.2-2640 of the Code of Virginia of 1950, as amended (the “Code”), the Proposal of the Purchaser for the financing of the Equipment on the terms set forth therein, including without limitation, a maximum annual interest rate of 3.88%, an aggregate amount of principal components due under the Financing Lease of no more than \$7,800,000, and a maximum term of no more than 15.5 years.

If the Board fails to make payments under the terms of the Financing Lease for any reason, the Board acknowledges that the Financing Lease will allow VRA and its assignees to exercise certain remedies, including without limitation, the liquidation and sale of the Equipment.



In addition, the Board acknowledges that VRA is treating the Financing Lease as a “local obligation” within the meaning of Section 62.1-199 of the Code of Virginia of 1950, as amended (the “Virginia Code”), including amendments thereto taking effect as of July 1, 2011, which in the event of a nonpayment under the Financing Lease authorizes VRA to file an affidavit with the Governor that such nonpayment has occurred pursuant to Section 62.1-216.1 of the Virginia Code. In acquiring the Financing Lease, VRA is further relying on Section 62.1-216.1 of the Virginia Code, providing that if the Governor is satisfied that such nonpayment has occurred, the Governor will immediately make an order directing the Comptroller to withhold all further payment to the County of all funds, or of any part of them, appropriated and payable by the Commonwealth of Virginia to the County for any and all purposes, and the Governor will, while the nonpayment continues, direct in writing the payment of all sums withheld by the Comptroller, or as much of them as is necessary, to VRA, so as to cure, or cure insofar as possible, such nonpayment. The Board agrees to such treatment of the Financing Lease as a “local obligation” under Section 62.1-216.1 of the Virginia Code and will not, to the extent permitted by law, contest such designation.

2. The Documents and related financing documents are hereby approved. The Chair of the Board (the “Chair”), Vice Chair of the Board (“the Vice Chair”), County Administrator and Deputy County Administrator/Director of Finance, each of whom is authorized to act, are hereby authorized to execute, acknowledge and deliver the Documents and related financing documents, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the Chair, Vice Chair, County Administrator or Deputy County Administrator/Director of Finance, executing the same, his or her execution and delivery thereof to constitute conclusive evidence or approval of any such completions, omissions, insertions and changes. Bond Counsel to the County, in collaboration with the County Attorney, is hereby authorized to cause the Financing Lease and other related documents as are necessary to be recorded in the Clerk’s Office of the Circuit Court of Fluvanna, County, Virginia.

3. The officers of the Board are hereby authorized and directed to execute, deliver and file all certificates and documents and to take all such further action as they may consider necessary or desirable in connection with the execution and delivery of the Documents and the financing of the Equipment, including without limitation the execution and delivery of a federal tax certificate and agreement setting forth the expected use and investment of the proceeds of the VRA Bond and the Financing Lease to show that such expected use and investment will not violate the provisions of Sections 54A, 54D and 6431 of the Internal Revenue Code of 1986, as amended, and the Treasury regulations and IRS notices thereunder, applicable to qualified energy conservation bonds, and to take all such further action as they may consider necessary or desirable in connection with the execution and delivery of the VRA Bond and the Documents. The foregoing shall be subject to the advice, approval and direction of Bond Counsel for the County.

4. All other acts of the County Administrator, the Deputy County Administrator/Director of Finance and all other officers of the Board that are in conformity with the purposes and intent of this Resolution and in furtherance of the execution and delivery of the Documents are hereby approved, ratified, and confirmed.

5. All other prior resolutions (or parts thereof) and actions in conflict herewith are repealed. This Resolution shall take effect immediately.

## CERTIFICATE

The undersigned Clerk of the Board of Supervisors (the "Board") of the County of Fluvanna, Virginia (the "County") hereby certifies that:

1. A meeting of the Board was duly called and held on February 15, 2017 (the "Meeting").

2. Attached hereto is a true, correct and complete copy of a resolution (the "Resolution") of the Board entitled "**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF FLUVANNA, VIRGINIA TO ENTER INTO A SALE/LEASBACK FINANCING FOR ENERGEY EFFICIENCY EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$7,800,000**" as recorded in full in the minutes of the Meeting and duly adopted by a majority of the members of the Board present and voting during the Meeting.

3. A summary of the members of the Board present or absent at the Meeting, and the recorded vote with respect to the Resolution, is set forth below:

Member Name	Voting				
	Present	Absent	Yes	No	Abstaining
John M. Sheridan, Chairperson	_____	_____	_____	_____	_____
Mozell H. Booker, Vice-Chair	_____	_____	_____	_____	_____
Patricia B. Eager	_____	_____	_____	_____	_____
Tony O'Brien	_____	_____	_____	_____	_____
Donald W. Weaver	_____	_____	_____	_____	_____

4. The Resolution has not been repealed, revoked, rescinded or amended, and is in full force and effect on the date hereof.

Dated: February 15, 2017

**WITNESS** my signature and the seal of the Board of Supervisors of the County of Fluvanna, Virginia, this \_\_\_\_\_ day of February, 2017.

\_\_\_\_\_  
Clerk, Board of Supervisors of  
the County of Fluvanna, Virginia

(SEAL)

**Virginia SAVES Green Community Program**  
**Term Sheet**

February 2, 2017

Fluvanna County Board of Supervisors  
 c/o Mr. Eric Dahl, Deputy County Administrator/Director of Finance  
 132 Main Street  
 Palmyra, Virginia 22963

Re: Term Sheet for Funding through Virginia SAVES Green Community Program

Dear Mr. Dahl:

Pursuant to the Program Application filed on behalf of Fluvanna County (the "County") and the Fluvanna County Public Schools ("FCPS") (the County and the FCPS will be referred to collectively as the "Participants") dated January 20, 2017 (the "VA SAVES Application") requesting the reservation of Qualified Energy Conservation Bonds ("QECBs") through the Virginia SAVES Green Community Program (the "VA SAVES Program" or the "Program"), CleanSource Capital, LLC ("CSC" or "Program Administrator"), as administrator of the Program, is pleased to present this term sheet (the "Term Sheet") for providing the requested funding through the Program (the "Transaction"). The VA SAVES Application was approved by the Program at its meeting on January 20, 2017. An amount not to exceed \$7.7 million in QECBs (the "Allocation") has been reserved by the Program to fund the Transaction. Subsequent to this approval, the County of Fluvanna, Virginia (the "County") has filed an application with the Virginia Resources Authority ("VRA" or the "Conduit Issuer") dated January 23, 2017 (the "VRA Application") for VRA to issue the Allocation for use in funding the Transaction, which application was approved by VRA as set forth in the commitment letter from VRA dated January 27, 2017 attached hereto as Exhibit A (the "Commitment Letter"). Please keep in mind that this Term Sheet is not intended to be binding except as noted below. It is the intent of the Participants that they will pursue funding for the Project as described herein and that the payment of any and all fees, costs of issuance through VRA, and other charges are expected to be paid out of the proceeds of a successful closing of the Transaction and the conduit issuance of the QECBs to the Funding Party, except for the Participant's responsibility for Expenses under Section 14, which is deemed binding. The closing and funding of the Transaction contemplated by this Term Sheet will be subject to, among other things, satisfaction of any remaining financial and legal due diligence by the parties to the Transaction, as well as execution of final documents customary for transactions of this nature and evidencing the Transaction as negotiated by the parties thereto, the terms of which may differ from the terms in this Term Sheet.

*The VA SAVES Program*

Pursuant to Executive Order 36, the VA SAVES Program has been established by the Commonwealth of Virginia's Department of Mines, Minerals and Energy (the "Sponsor") to provide subsidized financing for "qualified conservation purposes" through the issuance on a private placement basis in one or more series of Qualified Energy Conservation Bonds ("QECBs") through a "green community program" pursuant to Sec 54D(f)(1)(A)(ii) of the Internal Revenue Code (the "Code"). The VA SAVES Program uses proceeds from the QECBs to facilitate loans for the financing of energy efficiency, renewable energy,

alternative fuel, and other qualified conservation purposes (collectively the “Projects” and individually a “Project”), sponsored by governmental, institutional, and commercial/industrial entities (individually a “Borrower”) in municipalities and counties located throughout the Commonwealth of Virginia. The advantage of using QECBs for funding is that a direct pay credit subsidy (collectively the “Credit Payments”) is available from the U.S. Treasury to reduce the effective interest rate of the QECB financing to the benefit of the Borrower under the Program. For further detail on QECBs and the Credit Payments, please see Exhibit B to this Term Sheet.

After reviewing a Borrower’s formal application and determining that a Project meets the criteria for the VA SAVES program so that the Allocation is reserved, and a third-party lender (the “Funding Party”) has underwritten the credit of the Borrower and committed to provide funding in the amount needed for the Project and allowable Costs of Issuance (the “Funding Proceeds”), then CSC as administrator of the VA SAVES Program coordinates with the Conduit Issuer the issuance of a specific series of the QECBs in the amount of the Funding Proceeds as part of the closing of the financing (the “Transaction”). As part of the Transaction, the Credit Payments available from the US Treasury in association with the QECBs are assigned to the benefit of a Borrower to offset the interest rate on the Funding Party’s loan. CSC is contracted with the Sponsor to serve as administrator of the VA SAVES program and has entered into an administrative services agreement with the Conduit Issuer to administrate the QECBs post-closing and to handle the paperwork for filing with the US Treasury for receipt and payment of the Credit Payments to a Borrower. Funding under the VA SAVES Program and its repayment are dependent on the credit worthiness of a Borrower and are not reliant on, or an encumbrance to, the credit of the Conduit Issuer or the Commonwealth of Virginia. To fulfill its administrative duties under the Program, the Administrator has contracted with U.S. Bank National Association to serve as the escrow agent for disbursement of construction funds on Projects funded through the Program as well as to serve as custodial agent for handling the receipt and payment of the Credit Payments for the benefit of a Borrower under the Program.

The Funding Amount for the Transaction under this Term Sheet is to be provided by U.S. Bancorp Government Leasing and Finance pursuant to a request for proposal process conducted by the County, FCPS, and its Financial Advisor, Raymond James. As the County and FCPS are local government entities, the Funding in this Transaction is being provided through VRA as the conduit issuer of the QECBs used under the Program. The Participants are proposing to enter into a Financing Lease with the County and VRA, with VRA leasing the Project to the Participants as co-lessees (the “Financing Lease”). VRA will use the rental payments to pay debt service on its conduit bond. This structure allows the State-Aid Intercept feature to be a part of, and to provide credit enhancement of, the financing and thereby reduce the Participants’ cost of funding. Using this structure allows for the Credit Payments to attach to the conduit issuance with VRA as the Conduit Issuer then assigning the Credit Payments to the benefit of the County to offset the interest payments owing under the Financing Lease. A diagram of the funding structure for the VA SAVES program through VRA is attached as Exhibit C to this Term Sheet.

### The Proposal

The Proposal is that VRA issue QECBs allocated by the VA SAVES Program to use for funding the Project and Transaction through Funding Proceeds provided by the Funding Party as follows:

1. Co-Lessees: Fluvanna County (the “County”), and the Fluvanna County Public Schools (“FCPS”) (collectively, the County and FCPS will be referred to herein as the “Participants”).
2. Project: The Project being funded is comprised of the energy conservation measures to be installed by Trane (the “Contractor”) pursuant to the Contractor’s Energy Audit Report dated November 18, 2016 (the “Contract”), the scope of which has been reviewed and approved by CSC as the administrator of VA SAVES (the “Project”) as eligible for funding through the Program. The terms and conditions for the work to be performed pursuant to the Energy Audit Report are set forth in the Energy Performance Contract between the Participants and the Contractor to be entered into as part of the final documentation for the Transaction. All of the buildings where the Project is to be performed as listed in the Energy Audit Report are located within Fluvanna County (the “Local Jurisdiction”).
3. Funding Party and Sources and Uses: The source of funding for the Project and Transaction will be proceeds from U.S. Bancorp Government Leasing and Finance (the “Funding Party”) in the amount not to exceed \$7,653,740 (the “Funding Proceeds”) pursuant to the terms and conditions set forth in the proposal letter dated January 3, 2017 attached hereto as Exhibit D (the “Proposal Letter”). The uses of the Funding Proceeds will be to fund the Project, which includes the Program Fee as an expense of the Project (see below), and the Expenses (see below) associated with the Transaction including Costs of Issuances. Pro-Forma sources and uses for the Transaction and Allocation are set forth in Exhibit E attached hereto.
4. Bond Issuance: The bonds to be issued will be federally taxable QECBs under the Code, on a direct-pay subsidy basis (the “Bonds”), and will be purchased by the Funding Party pursuant to the Transaction. The face amount of the Bonds will equal the Funding Proceeds.
5. Conduit Issuer: VRA which issued the Commitment Letter for the issuance of the QECBs for use by the Participants in the Transaction attached as Exhibit A.
6. Program Administrator: CleanSource Capital, LLC (“CSC”). CSC in its role as administrator of the VA SAVES program is not serving in the role of a financial advisor nor municipal securities advisor to the Participants. To the extent the Participants requires such financial advice, it will engage a registered financial or municipal advisor to provide the same.
7. VRA Bond and VA SAVES Counsel: McGuire Woods, LLP (“Bond Counsel”)
8. Bond Counsel to the Participants: Haneberg Hurlbert, PLC (“Borrower Counsel”)

9. Escrow Agent and Custodian: U.S. Bank National Association has been contracted by the Administrator to serve on behalf of the Program as (i) escrow agent (the “Escrow Agent”) to provide escrow services for disbursement of the Funding Proceeds for implementation of the Project pursuant to an escrow agreement to be entered into with the Participants and the Funding Party at closing; and (ii) custodian (the “Custodian”) to manage the receipt and disbursement of the Credit Payments received into a master custodial account (the “Custody Account”) for the benefit of the Borrower pursuant to a custodial agreement to be entered into with the County and the Administrator at closing.
10. Tax Credit Subsidy (“Credit Payment”): The Conduit Issuer as issuer of the Bonds will receive a credit payment subsidy (the “Credit Payment”) from the US Treasury in an amount equal to the lesser of (i) the Interest Rate; or (ii) 70% of the Tax Credit Rate as of the date of the financial closing of the Transaction (the “Credit Subsidy Rate”). The Credit Payment will be assigned from the Conduit Issuer to the County as long as the County is current on its payments under the Financing Lease, so that the Credit Payment will be paid directly into the Custody Account. Pursuant to the Rate Lock Letter issued by the Funding Party to the Conduit Issuer and Participants dated February 2, 2017, the Tax Credit Rate is 4.56% such that the Credit Subsidy Rate is 3.192% before sequestration. The Participants further understand and agree that any sequestration legislation enacted by Congress from time to time may impact the amount of the Credit Payment made available and that currently through September 30, 2017 the amount of such sequestration is 6.9% of the Credit Payment available.
11. Documentation: The County, FCPS, the Funding Party, the Conduit Issuer, the Program, and the Administrator shall enter into that documentation which is deemed customary for Transactions of this sort with terms and conditions deemed acceptable to them and their counsel.
12. No Material Change: There shall have been no material change to the Project and/or the County and FCPS prior to the closing of the Transaction.
13. Program Fee: At closing of the Transaction, CSC will be paid a program fee as administrator of the VA SAVES Program equal to 2.0% of the Funding Proceeds (the “Program Fee”), which Program Fee is to be considered a cost of the Project and not an Issuance Cost (see below).
14. Expenses: The County shall be responsible for the Participants’ costs and expenses incurred in connection with the Transaction (“Expenses”) and shall also be responsible for Bond Counsel and Issuer’s Counsel’s costs, either (i) payable out of the Proceeds upon closing of the Transaction as part of Issuance Costs and/or out of pocket (see below); or (ii) payable directly by the County to the Bond Counsel and/or Issuer’s Counsel in the event the Transaction does not close for whatever reason and this Term Sheet is terminated pursuant to Section 16 below. Issuance costs associated with the Transaction are expected to be paid from the Funding Proceeds (the “Issuance Costs”) up to the 2% limit imposed by regulations, with any costs in excess of this cap being paid by the County directly from other sources.



The County agrees to enter into any separate documentation required by the Conduit Issuer, Issuer Counsel, or Bond Counsel to memorialize its obligation in this Section 14.

15. Administrative Service Agreement: The County will enter into an administrative services agreement with CSC as administrator of the Program (the "Administrative Agreement"), which in addition to other customary terms will provide for CSC to handle filings and communications with the Internal Revenue Service and to provide quarterly and annual reporting to the Participants as it relates to the Credit Payment. For these services, CSC will be paid an annual servicing fee (the "Servicing Fee") equal to the greater of (i) 25 bps of the principal then outstanding on the Funding Proceeds, or (ii) a minimum of \$500.00. The Servicing Fee will be paid semi-annual based upon CSC invoicing the County for these services and payable out of the next Credit Payment when received into the Custody Account. CSC will also be reimbursed for any out-of-pocket expenses incurred for the basic services provided under the Administrative Services Agreement, including legal fees incurred as a result of an audit of the Financing or as pre-approved by the County.
16. Termination: This Term Sheet will be terminated upon the sooner of (i) the mutual written agreement of the parties; (ii) the Funding Party or the Program elects not to move forward based on further diligence or the inability to conclude documentation to its sole satisfaction; or (iii) the Transaction does not close within 90 days of the date first above, unless the term of this Term Sheet is extended by the mutual consent of the parties, which consent will not be unreasonably withheld.
17. Entire Understanding: This Term Sheet constitutes the entire understanding between the parties hereto in connection with the Transaction, superseding all prior written or oral communications or understandings and may be amended or supplemented only in writing signed by the parties hereto.

[Signature page begins on the next page]

If you are agreement with the foregoing, please indicate so by signing and dating this Term Sheet in the space provided below and return it to the undersigned. We look forward to closing this Transaction with you under the VA SAVES Program.

Sincerely,

CleanSource Capital, LLC

---

Greg Montgomery  
Managing Director

Agreed to and accepted this \_\_\_\_ day of February, 2017 by this authorized representative of Borrower.

County of Fluvanna, Virginia

---

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Virginia SAVES Green Community Program**

**Term Sheet**

**Exhibit A**

**Approval Letter from Virginia Resources Authority dated January 27, 2017**

**(See attached)**

## **Virginia SAVES Green Community Program**

### **Term Sheet**

#### **Exhibit B**

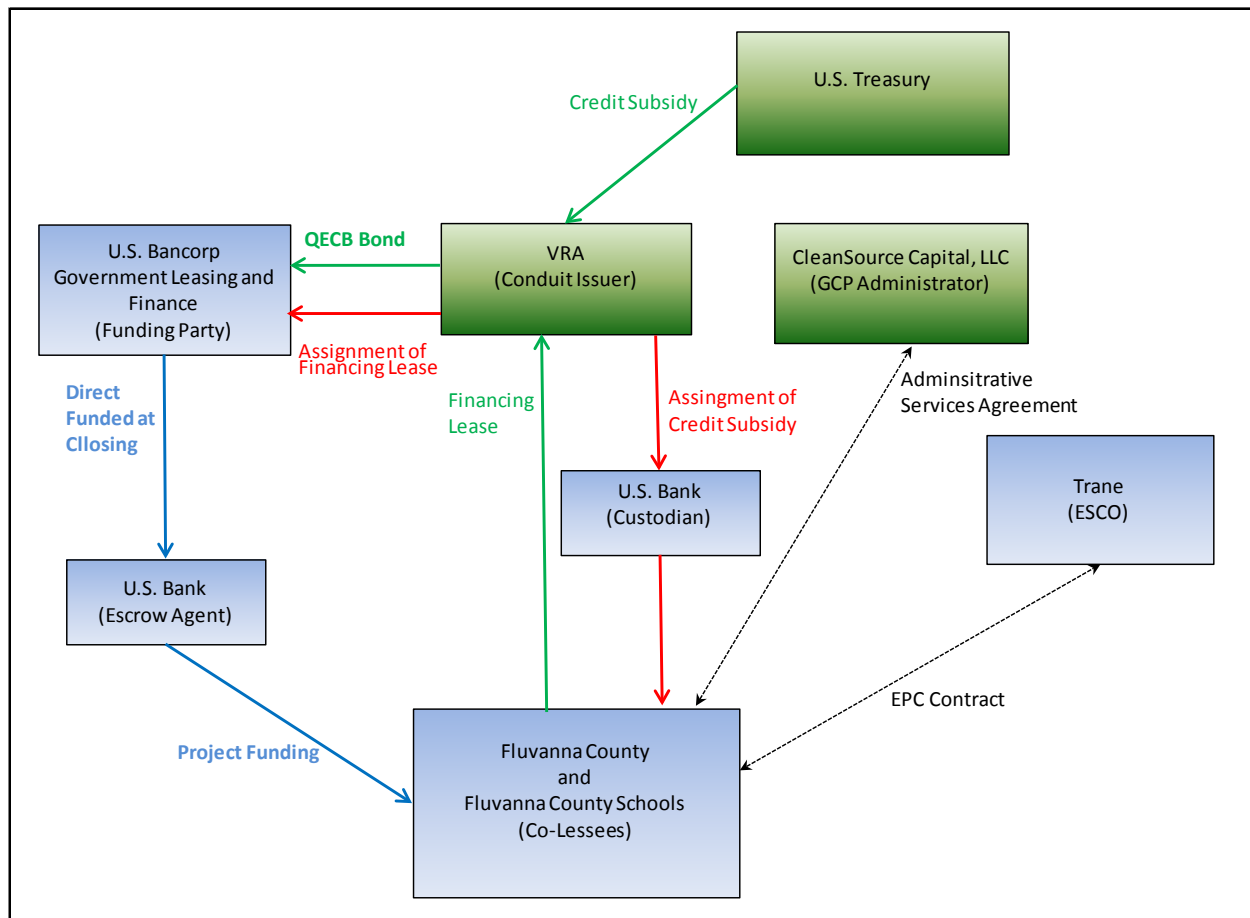
#### **QECBs Generally**

Beginning with the May 2008 4H Act and continuing through the March 2010 HIRE Act, Congress has added Sections 54A, 54D and 6431 to the Code, which, together, permit state or local governments to receive a subsidy in the form of a direct payment from U.S. Treasury when issuing taxable obligations that meet certain requirements of the Code and the related U.S. Treasury regulations. As a result of the HIRE Act, Qualified Energy Conservation Bonds ("QECBs") are eligible for such subsidy payment provided, among other things, that the issuer has made an irrevocable election to apply the relevant provisions of the Code entitling the issuer to such payment. Interest on QECBs is included in gross income for federal income tax purposes, and owners of QECBs will not receive any tax credits as a result of ownership of such QECBs when an issuer has elected to receive the subsidy payment.

Regarding receipt of the direct subsidy payment, under Section 6431 of the Code, an issuer of a QECB may apply to receive such payment directly from the Secretary of the U.S. Treasury (the Secretary). The amount of such payment with respect to each interest payment date on QECBs, subject to adjustment for sequestration and similar constraints, is established in the Code at the lesser of (i) 100% of the interest payable on the related QECB on such date or (ii) 70% of the applicable tax credit rate set by the US Treasury on such date if there is a binding written contract for the sale of such bond (the "Tax Credit Rate"). To receive such payment, the issuer must file a tax form (designated as Form 8038-CP) between 90 and 45 days prior to the corresponding bond interest payment date in the case of a fixed rate instrument and within 45 days after the end of a quarter for the bond interest payments during the prior 3 months in the case of a variable rate instrument. The issuer should expect to receive such payment contemporaneously with the interest payment date of the QECB. However, depending on the timing of the filing and other factors, such payment may be received before or after the corresponding interest payment date. Under the provisions of the Sequestration Act, the amount of the direct subsidy payment calculated above is to be reduced by 6.9% through September 30, 2017 until further notice.

**Virginia SAVES Green Community Program  
Loan Funding Structure**

**Exhibit C**



**Virginia SAVES Green Community Program**  
**Term Sheet**

**Exhibit D**

**Proposal Letter from U.S. Bancorp Government Leasing and Finance**

**(See attached)**

**Virginia SAVES Green Community Program  
Term Sheet**

**Exhibit E**

**Pro-forma Sources and Uses**

<b>VA SAVES - Sources and Uses</b>		
<b>Sources:</b>		
QECB Par Amount	7,653,740.00	
Standard Loan	-	
Borrower Contribution	-	
<b>Total Sources:</b>		<b>7,653,740.00</b>
<b>Uses:</b>		
Project Costs:		
Deposit to Construction Fund	7,398,098.00	
VA SAVES Program Fee	153,074.82	
<b>Total Project Costs:</b>		<b>7,551,172.82</b>
Costs of Issuance:		
VRA Conduit Issuance Costs	9,567.18	
VA SAVES Bond Counsel	35,000.00	
County Bond Counsel	32,000.00	
Financial Advisor	20,000.00	
Bank's Legal Fees	5,000.00	
Escrow Agent, Trustee, & Counsel Fees	1,000.00	
<b>Total Costs of Issuance:</b>		<b>102,567.18</b>
<b>Total Uses</b>		<b>7,653,740.00</b>
* Issuance costs capped at 2.0%	153,074.80	
Issuance costs funded out of pocket	-	



## ADMINISTRATIVE SERVICES AGREEMENT

This **ADMINISTRATIVE SERVICES AGREEMENT**, dated February 28, 2017 (this "Agreement"), is by and between **CLEANSOURCE CAPITAL, LLC**, a North Carolina limited liability company (the "Administrator"), and the **COUNTY OF FLUVANNA, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "County" and together with the Fluvanna County School Board collectively, the "Participants").

### W I T N E S S E T H:

**WHEREAS**, the Commonwealth of Virginia's Department of Mines, Minerals and Energy (the "Sponsor") has established the VirginiaSAVES Green Community Program (the "Program") to further the policy objectives of the Commonwealth relating to energy and conservation by providing subsidized financing to private commercial and industrial, non-profit institutional and local government borrowers through the issuance of Qualified Energy Conservation Bonds ("QECBs") under section 54D(e)(4) of the Internal Revenue Code of 1986, as amended (the "Code"), and the use of the proceeds to make loans to finance for energy efficiency, renewable energy, alternative fueling, and other "qualified conservation purpose" projects (as defined in the Code and related Internal Revenue Service publications) (the "Eligible Projects"), with the intent that the Program be a "green community program" under § 54D(f)(1)(A)(ii) of the Code, as interpreted in IRS Notice 2012-44 issued in June 2012;

**WHEREAS**, as part of a competitive process, the Administrator entered into that certain Agreement with the Sponsor dated June 12, 2015 to design and administer the Program, in which role the Administrator, among other duties, is responsible for marketing the Program, originating and underwriting Eligible Projects, facilitating the financing of the Eligible Projects with third-party funding sources through the use of QECBs issued on a conduit basis (the "Conduit Issuance"), assisting in the documentation and closing of the financing and the on-going servicing and compliance of the QECBs after closing;

**WHEREAS**, to effect the Conduit Issuance under the Program, the Virginia Resources Authority (the "Authority") is serving as the conduit issuer of the QECBs to use in funding Eligible Projects sponsored by qualified local governments (the "Eligible Participants") and has entered into an Administrative Services Agreement with the Administrator dated September 1, 2015 attached hereto as Exhibit A (the "VRA Administrative Services Agreement") for the Administrator to provide certain services to the Authority to assist in the Conduit Issuance on behalf of the Authority and the Eligible Participants and the on-going servicing of the QECBs issued by the Authority under the Program (the "Administrative Services");

**WHEREAS**, the Participants first applied to, and was approved by, the Program for an allocation of QECBs not to exceed \$7,700,000 (the "QECB Allocation"), to be used in funding its energy services performance contract with Trane U.S. Inc. (the "Project");

**WHEREAS**, the Participants then applied to, and was approved by, the Issuer for the Conduit Issuance of the QECB Allocation to be used in funding the Project through the Program;

**WHEREAS**, the County will manage, supervise, and oversee the Project and administer the proceeds of the Bond (as hereinafter defined) on behalf the Participants;

**WHEREAS**, the Issuer is issuing its Taxable Qualified Energy Conservation Bond (VirginiaSAVES Green Community Program – County of Fluvanna, Virginia Project), Series 2017 (Direct Pay), in the aggregate principal amount of \$7,653,740 (the "Bond"), pursuant to the Bond Purchase and Lease Acquisition Agreement, dated February 28, 2017 among the Issuer, the Participants and U.S. Bancorp Government Leasing and Finance, Inc. (the "Bond Purchase Agreement") and the Financing Lease entered pursuant thereto dated the same date (the "Financing Lease") for use in funding the Project, and pursuant to which the Participants entered into the Custody Agreement with the Custodian and Administrator dated February 28, 2017 (the "Custody Agreement") and the Escrow Agreement with the Custodian and Purchaser dated February 28, 2017 (the "Escrow Agreement");

**WHEREAS**, as a condition to the Issuer effecting the Conduit Issuance under the Program on behalf of the Participants pursuant to the Bond Purchase Agreement, the Issuer requires under the VRA Administrative Services Agreement that the Participants enter into this Agreement with the Administrator to provide the services as set forth herein and the Participants is willing to enter into the same.

**NOW, THEREFORE**, in consideration of the mutual promises and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. Definitions. All capitalized terms used but not defined herein shall have the meaning given to them in the Bond Purchase Agreement.

2. Basic Services. During the term of this Agreement, the Administrator shall, either directly or indirectly through one or more of its subsidiaries or affiliates, provide and/or arrange the following basic services and benefits to the County, on behalf of the Participants (the "Basic Services"). The County agrees to provide any information reasonably necessary to the performance of the Basic Services by the Administrator.

(a) IRS Filings. The Administrator shall prepare, or cause to be prepared, any forms required by the Internal Revenue Service (the "IRS") in connection with the Bond, including, but not limited to, the preparation of each IRS Form 8038-CP (collectively, the "8038 Forms"), and once prepared, the Administrator shall deliver, or cause to be delivered, the 8038 Forms to the Issuer for execution, and shall file, or cause to be filed, the 8038 Forms with the IRS at the times required by the provisions of the Code, and the Treasury Regulations promulgated thereunder.

(b) Required Communications. Upon the written request of the County, the Administrator will respond to any communications or correspondence received by the Participants from the IRS or United States Treasury in connection with the Bond, the 8038 Forms or the refundable federal tax credits from the United States Treasury pursuant to Section 6431 of the Code, which will be payable with respect to interest payments on the Bond (collectively, the "Credit Payments"). In order to authorize the Administrator to communicate

with the IRS or United States Treasury on behalf of the Participants in connection with the Credit Payments and the Forms and any and all matters relating thereto, the Participants will execute a Power of Attorney on Form 2848 in the form attached hereto as Exhibit B (the "Power of Attorney").

(c) Quarterly Reporting. Within 30 days after the end of each calendar quarter (the "Servicing Period"), beginning with the Servicing Period ending on April 30, 2017, the Administrator shall provide a report to the County detailing (i) any payments made by the Borrower and the County under the Bond Purchase Agreement and (ii) the amount of Credit Payments received during such Servicing Period.

(d) Annual Reporting. Within 60 days after December 31<sup>st</sup> of each year, the Administrator shall prepare any annual reports required for the reporting of the Credit Payments in the gross income of the County.

(e) Other Services. The Administrator shall perform such other services as may be agreed to in writing by the Participants and the Administrator, including administration of the Paying Agent account required under the Financing Lease with VRA .

(f) Authorized Access to Information. The Participants specifically authorize the Administrator to have access to statements and other information relating to the funding of the Project and the repayment of the Bond and all financial instruments under the Bond Purchase Agreement, the Custody Agreement and the Escrow Agreement for purposes of fulfilling its Basic Services hereunder.

### 3. Payment.

(a) For accessing the Program and the QECB Allocation that has been made available for the funding of the Project through the Bond, the County agrees that the Administrator will be paid a program fee equal to two percent (2.0%) of the face amount of the Bond, which shall be paid out of the proceeds of the funding at closing and treated as a capitalized cost of the Project.

(b) For services rendered during the each six months (the "Six Month Period"), the County agrees to pay to the Administrator, beginning with the Six Month Period ending September 1, 2017, and each September 1 and March 1 thereafter, for so long as the Bond is outstanding, a servicing fee (the "Servicing Fee") in an amount equal to the greater of (i) the product of (x) the outstanding principal amount of the Bond as of the first day of each such Six Month Period so ended, multiplied by (y) the quotient obtained by dividing 0.25% by 2; or (ii) Two Hundred Fifty Dollars (\$250.00).

(c) The County also agrees to pay the reasonable out-of-pocket costs and expenses of the Administrator in connection with the performance of the Basic Services, such as printing, mailing, express delivery services, and travel requested by the County, (the "Administrative Expenses"), which Administrative Expenses shall be billed by the Administrator on a quarterly basis as incurred and shall be paid in conjunction with the Servicing Fee by the Participants. Such Administrative Expenses will include, but not be limited to, (i) any legal or other professional expenses specifically in relation to the Basic Services incurred only in the

event of an audit or other communications by the IRS for which legal counsel is required or upon specific authorization by the Participants; and (ii) any fees charged by the Custodian for handling the receipt and payment of the Credit Payments under the Custody Agreement as well as any costs incurred by the Custodian on behalf of the Participants under the Custody Agreement or the Escrow Agreement for which the Administrator elects to make payments on behalf of the Participants.

(d) The Servicing Fee and Administrative Expenses so due shall be invoiced to the County, and upon approval of such invoice by the County, then the Servicing Fee and Administrative Expenses so owing shall be paid either by (x) the County paying the same to the Paying Agent for remittance to the Administrator or (y) out of the next Direct Payment to be received by the County via written directions made by the Administrator to the Custodian pursuant to the Custody Agreement, with a copy of such written directions to the County.

#### 4. Termination.

(a) The term of this Agreement shall begin as of the date hereof and shall continue until the Bond is paid in full and no longer outstanding, unless it is terminated in accordance with this Section 4.

(b) This Agreement may be terminated in full or on a service-by-service basis by written agreement of the parties.

(c) Notwithstanding any of the foregoing, this Agreement shall automatically terminate after the payment in full of the Bond.

5. Custody Agreement. The County hereby agrees that the Custodian shall receive any Direct Payments and pay the same to the County in accordance with the Custody Agreement, so long as the County is current on its payments under the Financing Lease and Bond Purchase Agreement. Any failure by the County to make any payments under the Financing Lease and Bond Purchase Agreement shall be governed in accordance with the terms thereof.

#### 6. Miscellaneous.

(a) This Agreement shall be governed by the laws of the Commonwealth of Virginia, without regard to its conflict of laws principles.

(b) This Agreement sets forth the entire agreement between the parties hereto with respect to the subject matter hereof and is intended to supersede all prior negotiations, understandings and agreements. No provision of this Agreement may be waived or amended, except by a writing signed by the parties hereto.

(c) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and together which shall constitute one and the same instrument.

(d) If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, such determination shall not affect the validity or enforceability of any remaining provisions of this Agreement. If any provision of this Agreement is invalid under any applicable statute or rule of law, it shall be enforced to the maximum extent possible so as to effect the intent of the parties, and the remainder of this Agreement shall continue in full force and effect.

(e) All notices, requests, demands, waivers and other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally, via overnight courier, by facsimile transmission or mailed, certified or registered mail, postage prepaid, return receipt requested:

If to the Participants:

County of Fluvanna, Virginia  
P.O. Box 540  
Palmyra, Virginia 22963  
Telephone: (434) 591-1910  
Facsimile: (434) 591-1932  
Attention: County Administrator

Fluvanna County School Board  
14455 James Madison Highway  
Palmyra, Virginia 22963  
Telephone: (434) 589-8208  
Facsimile: (434) 589-5393  
Attention: Superintendent

If to the Administrator:

CleanSource Capital, LLC  
222 South Church Street, Suite 401  
Charlotte, North Carolina 28202  
Telephone: 704-271-9890  
Attention: W. Gregory Montgomery

(f) This Agreement shall be binding upon and inure to the benefit of each of the parties hereto and their respective, permitted successors and assigns. Neither the County nor the Administrator may assign any of its rights hereunder without the prior written consent of the other party hereto.

(g) The section headings used herein are for the convenience of the parties only, are not substantive and shall not be used to interpret or construe any of the provisions contained herein.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first above written.

**CLEANSOURCE CAPITAL, LLC**

By: \_\_\_\_\_  
Name: W. Gregory Montgomery  
Title: Managing Member

[Administrator's Signature Page to Administrative Services Agreement]

**COUNTY OF FLUVANNA, VIRGINIA**

By: \_\_\_\_\_  
Name: Steven M. Nichols  
Title: County Administrator

[Fluvanna County's Signature Page to Administrative Services Agreement]

**Exhibit A**

**Administrative Services Agreement dated September 1, 2015 between CleanSource  
Capital, LLC and the Virginia Resources Authority**

(See Attached)



**Exhibit B**

**Form 2848 Power of Attorney**

(See Attached)

**BOND PURCHASE AND LEASE ACQUISITION AGREEMENT**

**by and between**

**VIRGINIA RESOURCES AUTHORITY**

**COUNTY OF FLUVANNA, VIRGINIA**

**FLUVANNA COUNTY SCHOOL BOARD**

**and**

**U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.**

**Dated as of February 28, 2017**

**\$7,653,740**

**Virginia Resources Authority  
Taxable Qualified Energy Conservation Revenue Bond  
(VirginiaSAVES Green Community Program - Fluvanna County Projects),  
Series 2017 (Direct Pay)**

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Exhibits:

- A. Form of Deed of Sale
- B. Form of Escrow Account and Control Agreement
- C. Form of Financing Lease
- D. Form of Paying Agent Agreement
- E. Form of Custody Agreement
- F. Form of VRA Bond
- G. Form of Lender's Letter
- H. Form of Opinion of the County Attorney
- I. Form of Completion Certificate
- J. Form of Certification as to no Default for the County
- K. Form of Certification as to no Default for the School Board

**THIS BOND PURCHASE AND LEASE ACQUISITION AGREEMENT** dated as of February 28, 2017 (this "Agreement"), by and between the **VIRGINIA RESOURCES AUTHORITY**, a public body corporate and a political subdivision of the Commonwealth of Virginia (as more fully defined hereinafter, "VRA"), **U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.**, a national banking corporation, as purchaser of the hereinafter defined Bond (as more fully defined hereinafter, the "Purchaser"), the **COUNTY OF FLUVANNA, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (as more fully defined hereinafter, the "County"), and the **FLUVANNA COUNTY SCHOOL BOARD**, a body corporate of the Commonwealth of Virginia (as more fully defined hereinafter, the "School Board" and, together with the County, the "Participants").

W I T N E S S E T H:

**WHEREAS**, at the request of the Participants, VRA will issue and sell to the Purchaser, and the Purchaser proposes to purchase from VRA, the Virginia Resources Authority Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay), in the principal amount of \$7,653,740 (the "VRA Bond"); and

**WHEREAS**, the proceeds of the sale of the VRA Bond will be deposited into an Escrow Account (as hereinafter defined) established in accordance with the Financing Documents (as hereinafter defined); and

**WHEREAS**, the amount deposited into the Escrow Account will be made available to the Participants to (a) implement the VirginiaSAVES Green Community Program, which is a green community program established as a qualified conservation purpose under Section 54D(f)(1)(A)(ii) of the Internal Revenue Code of 1986, as amended, by financing the acquisition, development, construction, installation and equipping certain energy efficiency improvements to property owned by the Participants, as applicable, and used for governmental or public school purposes (as more fully defined hereinafter, the "Project"); and (b) pay certain fees and expenses incurred in connection with the issuance and sale of the VRA Bond; and

**WHEREAS**, in exchange for the amount deposited in the Escrow Account, the energy efficiency improvements (as more fully defined hereinafter, the "Equipment") to be financed pursuant to the Project will be sold by the Participants to VRA pursuant to the Deed of Sale (as hereinafter defined) and VRA, as lessor, will lease the Equipment back to the Participants, each as a co-lessee and collectively as the lessee, pursuant to the Financing Lease (as hereinafter defined); and

**WHEREAS**, the Rental Payments (as hereinafter defined) under the Financing Lease will be sufficient in timing and amount to pay the principal of and interest on the VRA Bond, and VRA will assign its rights under the Financing Documents and to the Equipment (except for certain unassigned rights as more particularly described herein) to the Purchaser to secure the VRA Bond; and

**WHEREAS**, the parties hereto understand that satisfaction of the Participant's repayment obligations to the Purchaser pursuant to the terms of the Financing Documents will be deemed to

be and constitute repayment of VRA's corresponding obligations to the Purchaser under the VRA Bond; and

**WHEREAS**, VRA, the Participants and the Purchaser desire to set forth the terms and conditions with respect to such financing.

**NOW, THEREFORE**, the parties hereto agree as follows:

## **ARTICLE I DEFINITIONS AND RULES OF CONSTRUCTION**

**Section 1.1. Definitions.** In addition to other terms defined elsewhere in this Agreement, the following terms shall have the following meanings in this Agreement unless the context otherwise requires:

**"Act"** means the Virginia Resources Authority Act, Chapter 21, Title 62.1 of the Code of Virginia of 1950, as amended.

**"Administrator"** means CleanSource Capital LLC, and its successors and assigns pursuant to the Administrative Services Agreement.

**"Administrative Services Agreement"** means the Administrative Services Agreement between the Administrator and VRA dated September 1, 2015, as modified, altered, amended or supplemented in accordance with the terms thereof.

**"Approved Institutional Buyer"** means (a) a "qualified institutional buyer" as defined in Rule 144A promulgated under the Securities Act of 1933, as in effect on the date hereof (the "Securities Act"); (b) an "accredited investor" as defined in Sections 501(a)(1) through (3) of Regulation D promulgated under the Securities Act; (c) an entity that is directly or indirectly wholly owned or controlled by the purchaser/holder representative (being a financial institution described in (a) above); (d) an entity all of the investors in which are described in (a), (b) or (c) above; or (e) a custodian or trustee for a party described in (a), (b) or (c) above.

**"Bankruptcy Code"** means the United States Bankruptcy Code as in effect on the date hereof or as hereafter amended.

**"Bond Counsel"** means McGuireWoods LLP, or any other firm nationally recognized on the subject of municipal bonds acceptable to the Holder.

**"Bond Purchase Agreement"** means this Bond Purchase and Lease Acquisition Agreement dated as of February 28, 2017 between the Participants, VRA and the Purchaser, as modified, altered, amended and supplemented in accordance with its terms and the terms of the Financing Lease.

**"Business Day"** means any day on which banks in the Commonwealth are not by law authorized or required to remain closed.

**"Closing Date"** means the date of delivery of and payment for the VRA Bond, which is February 28, 2017.

**"Code"** means the Internal Revenue Code of 1986, as amended, including applicable regulations and revenue rulings thereunder.

**"Commonwealth"** means the Commonwealth of Virginia.

**"Completion Certificate"** shall have the meaning set forth in Section 5.1.

**"Completion Date"** means, with respect to the Project, the date on which the County Representative and the School Board Representative delivers a completion certificate to VRA and the Holder.

**"Costs of Issuance"** means expenses related to the Financing Lease and issuance costs in connection with the issuance of the VRA Bond and the financing of the Project, as more specifically described under Section 3.2 of the Financing Lease. Costs of Issuance do not include the Program Fee.

**"County"** means the County of Fluvanna, Virginia, a political subdivision of the Commonwealth.

**"County Representative"** means (i) the chair or vice chair of the governing body of the County, as applicable, (ii) County Administrator or Deputy County Administrator of the County and (iii) any other official or employee of the County authorized by resolution of the governing body of the County to perform the act or sign the document in question.

**"Custody Agreement"** means the Custody Agreement dated as of February 28, 2017, between U.S. Bank National Association, as custodian and CleanSource Capital, LLC, as modified, altered, amended or supplemented in accordance with the terms thereof, in substantially the form of Exhibit E attached to this Agreement and pursuant to which the custodial account is established and administered.

**"Deed of Sale"** means collectively, the Deeds of Sale dated as of February 28, 2017 conveying the Participants' right, title and interest in the Equipment, as applicable, now existing or hereafter acquired to VRA, in order for VRA to lease the Equipment back to the Participants pursuant to the Financing Lease, substantially in the forms attached hereto collectively as Exhibit A.

**"Default Rate"** means 300 basis points (3.00%) above the then applicable interest rate on the VRA Bond.

**"Energy Performance Agreement"** means that certain Energy Performance Contract between Trane, Inc. and the Participants dated as of February 15, 2017.

**"Equipment"** means the Equipment as defined in the Financing Lease.

**"Escrow Account"** means the account by that name created and maintained pursuant to the Escrow Agreement.

**"Escrow Agent"** means U.S. Bank National Association and its successors and assigns.

**"Escrow Agreement"** means the Escrow Agreement dated as of February 28, 2017 in form and substance acceptable to the Purchaser and acceptable and executed by VRA, the County and the Escrow Agent, as modified, altered, amended or supplemented in accordance with the terms thereof, in substantially the form attached hereto as Exhibit B and pursuant to which the Escrow Account is established and administered.

**"Extraordinary Event"** shall have occurred if Section 54A, 54D or 6431 of the Code is modified, amended or interpreted in a manner pursuant to which the County's (as an assignee of VRA) direct pay subsidy payment for the VRA Bond from the United States Treasury is reduced or eliminated.

**"Event of Default"** shall have the meaning set forth in Section 7.1.

**"Event of Non-Appropriation"** shall have the meaning assigned to such term in the Financing Lease.

**"Financing Documents"** means, collectively, (i) this Agreement; (ii) the Escrow Agreement; (iii) the Financing Lease; (iv) the Paying Agent Agreement; (v) the Custody Agreement; (vi) the Tax Agreement; and (vii) the VRA Bond.

**"Financing Lease"** means the Financing Lease dated as of February 28, 2017 between VRA, as lessor, and the Participants, each as a co-lessee and collectively as lessee, as modified, altered, amended or supplemented in accordance with the terms thereof, and substantially in the form attached hereto as Exhibit C.

**"GAAP"** means generally accepted accounting principles, as in effect from time to time, consistently applied.

**"Holder"** means the Purchaser or any future registered owner of the VRA Bond as permitted hereunder.

**"Local Authorization"** means, collectively, (i) the resolutions adopted on January 18, 2017 and February 15, 2017, by a majority of the members of the governing body of the County approving, among other things, the transactions contemplated by and authorizing the execution and delivery of the Financing Documents and (ii) the resolution adopted on February 1, 2017, by a majority of the members of the governing body of the School Board approving, among other things, the transactions contemplated by and authorizing the execution and delivery of the Financing Documents.

**"Participants"** means, collectively, the County and the School Board.

**"Paying Agent"** means U.S. Bank National Association and its successors and assigns.



**"Paying Agent Agreement"** means the Paying Agent Agreement dated February 28, 2017 between VRA and the Paying Agent, as modified, altered, amended or supplemented in accordance with the terms thereof and in substantially in the form attached hereto as Exhibit D.

**"Payment of the VRA Bond"** means payment in full of the VRA Bond and the making in full of all other payments due and payable pursuant to this Agreement and the Financing Lease at the time of such payment.

**"Person"** means an individual, partnership, corporation, trust, unincorporated organization, association, joint venture, joint-stock company, or a government or agency or political subdivision thereof.

**"Program"** means the VirginiaSAVES Green Community Program established by the Governor of Virginia's Executive Order 36, sponsored by the Virginia Department of Mines, Mineral and Energy and administered by the Administrator pursuant to the Administrative Services Agreement.

**"Program Fee"** means the fee for the Program in an amount equal to two percent of the principal amount of the VRA Bond.

**"Project"** means the acquisition, development, construction, installation and equipping by the Participants of the Equipment, as more fully described in the Energy Performance Agreement and Exhibit A of the Financing Lease and, as well as the use of the Program for the funding of the same, and expenses related thereto, including but not limited to, the Program Fee, and the payment of the Costs of Issuance.

**"Project Costs"** means the costs of the Equipment to the extent such costs are included in the definition of "cost" set forth in Section 62.1-199 of the Act, and includes the refunding of obligations of VRA or the County used to finance "costs" set forth in Section 62.1-199 of the Act, including, but not limited to, the Program Fee and the Costs of Issuance.

**"Purchaser"** means U.S. Bancorp Government Leasing and Finance, Inc. (or one of its affiliates), or any successor, as the initial Holder of the VRA Bond.

**"Qualified Purchaser"** means a "qualified purchaser" as defined in Section 2(a)(51)(A) of the Investment Company Act of 1940, as amended.

**"Rental Payments"** means the rental payments due to VRA from the County as set forth in Section 6.1 and Schedule 1.1 of the Financing Lease.

**"School Board"** means the Fluvanna County School Board, a body corporate of the Commonwealth.

**"School Board Representative"** means (i) the Superintendent or Interim Superintendent of the School Board, (ii) the chair or vice chair of the School Board, and (iii) any other official or employee of the School Board authorized by resolution of the governing body of the School Board to perform the act or sign the document in question.

**"State Aid Intercept Funds"** means state aid intercept funds obtained pursuant to Section 62.1-216.1 of the Act and under Section 11.1 of the Financing Lease.

**"Tax Agreement"** means the Federal Tax Certificate and Compliance Agreement dated the Closing Date, between the Participants and VRA, as modified, altered, amended and supplemented.

**"UCC"** means the Uniform Commercial Code, as enacted in the Commonwealth. Any UCC Section reference herein shall be deemed to be the analogous provision of the Uniform Commercial Code, as enacted in the Commonwealth.

**"VRA"** means the Virginia Resources Authority, a public body corporate and a political subdivision of the Commonwealth.

**"VRA Authorization"** means the Resolution Authorizing Participation by the Virginia Resources Authority in the Virginia SAVES Green Community Program Established by the Virginia Department of Mines, Minerals and Energy, the Execution and Delivery of an Administrative Services Agreement Related to the Program and the Issuance of up to \$22,500,000 in Qualified Energy Conservation Tax Credit Revenue Bonds during the Fiscal Year ending June 30, 2017, adopted on June 7, 2016 by VRA's Board of Directors.

**"VRA Bond"** means the Taxable Qualified Energy Conservation Revenue Bond (Virginia SAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay), in the principal amount of \$7,653,740, substantially in the form attached hereto as Exhibit E, which is issued pursuant to the VRA Authorization and this Agreement and is allocable to the Financing Lease (as determined by VRA).

**"VRA Representative"** means (i) the Chairman of VRA, (ii) the Executive Director of VRA or (iii) any member of VRA's Board of Directors designated to act on behalf of VRA by written certificate furnished to the Holder and the Participants containing the specimen signatures of such person and signed on behalf of VRA by the Chairman, the Executive Director or a member of its Board of Directors.

## **Section 1.2. Rules of Construction.**

(a) Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders, and words of the neuter gender shall be deemed and construed to include correlative words of the masculine and feminine genders.

(b) The table of contents, captions and headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Agreement.

(c) All references herein to particular Articles or Sections are references to Articles or Sections of this Agreement unless some other reference is established.

(d) All accounting terms not specifically defined herein shall be construed in accordance with GAAP.

(e) All references herein to the Code or any particular provision or section thereof shall be deemed to refer to any successor, or successor provision or section, thereof, as the case may be.

## ARTICLE II REPRESENTATIONS AND WARRANTIES

**Section 2.1. Representations of VRA.** VRA hereby affirms all of the representations made in Section 2.1 of the Financing Lease, which are incorporated herein by this reference and further makes the following representations and warranties as the basis for its undertakings hereunder:

(a) The VRA Bond will be issued under and secured by this Agreement and the Financing Lease, pursuant to which the revenues derived by VRA hereunder and under the Financing Lease and VRA's rights under this Agreement and the Financing Lease (except for certain unassigned rights as more particularly described herein) will be pledged to the Holder as security for payment of the principal of and interest on the VRA Bond.

(b) VRA has not pledged and will not pledge its interest in this Agreement or the Financing Lease for any purpose other than as provided in this Agreement. The VRA Bond constitutes the only obligation of VRA in any manner payable from the revenues to be derived from this Agreement and the Financing Lease, and except for the VRA Bond, no notes or other obligations have been issued by VRA on the basis of this Agreement or the Financing Lease.

(c) VRA has found and determined and hereby finds and determines that all requirements of the Act with respect to the issuance of the VRA Bond and the execution and delivery of this Agreement have been complied with, and that issuing the VRA Bond and entering into this Agreement will be in furtherance of, the purposes of the Act.

(d) No director, member, officer or other official of VRA has any personal financial interest whatsoever in the transactions contemplated by the Financing Documents.

(e) VRA makes no representation or warranty concerning the suitability of the Project for the purposes for which it is being undertaken by the Participants. VRA has not made any independent investigation as to the feasibility of the Project. The Purchaser, any subsequent Holder, any assignee of this Agreement or any other party with any interest in this transaction, shall make its own independent investigation as to the creditworthiness of the Participants and the feasibility of the Project, independent of any representation or warranties of VRA.

(f) To the best of its knowledge, VRA has not defaulted in the payment of the principal of or interest on any of its indebtedness for borrowed money or under any instrument or instruments or agreements under and subject to which any indebtedness for borrowed money has been incurred which does or could affect the validity and enforceability of any of the Financing Documents or the ability of VRA to perform its obligations thereunder, and no event has occurred and is continuing under the provisions of any such instrument or agreement which constitutes, or with the lapse of time or the giving of notice or both would constitute, such a default.

(g) To the best of its knowledge, no litigation, inquiry or investigation of any kind in or by any judicial or administrative court or agency is pending or threatened against VRA with respect to (i) the organization and existence of VRA, (ii) its authority to issue, execute and/or deliver the Financing Documents, or to perform its obligations thereunder, (iii) the validity or enforceability of any of such instruments or the transactions contemplated hereby, (iv) the title of any officer of VRA who executed such instruments, or (v) any authority or proceedings related to the execution and delivery of such instruments on behalf of VRA. No such authority or proceedings of VRA have been repealed, revoked, rescinded or amended and all are in full force and effect.

(h) All of the above representations and warranties shall survive the making of this Agreement and the issuance of the VRA Bond.

**Section 2.2. Representations of the County.** The County hereby reaffirms all of the representations made in Section 2.2 of the Financing Lease, which are incorporated herein by this reference.

**Section 2.3. Representations of the School Board.** The School Board hereby reaffirms all of the representations made in Section 2.3 of the Financing Lease, which are incorporated herein by this reference.

### **ARTICLE III ISSUANCE, SALE AND PURCHASE OF THE VRA BOND; TERMS OF THE VRA BOND**

**Section 3.1. Issuance, Sale and Purchase of the VRA Bond.** VRA shall issue the VRA Bond in substantially the form attached as Exhibit F hereto. In reliance upon the representations, warranties and agreements herein contained, and subject to the conditions herein set forth, at the Closing Date, (a) the Purchaser, VRA and the Participants agree to enter into this Agreement; (b) VRA agrees to issue and to sell the VRA Bond to the Purchaser for a purchase price of \$7,648,740, and the Purchaser agrees to purchase the VRA Bond from VRA; (c) VRA shall cause the proceeds of the VRA Bond to be deposited in the Escrow Account and made available to the Participants to finance the Project pursuant to the terms of the Escrow Agreement and Article IV of the Financing Lease; (d) the Participants shall convey its interest in the Equipment to VRA pursuant to the Deed of Sale; (e) VRA and the Participants agree to enter into the Financing Lease, by which the Participants agree to sell the Equipment to VRA and VRA will lease the Equipment back to the Participants; (f) the Purchaser acknowledges that the Financing Lease, the Rental Payments thereunder, the funds in the Escrow Account, any State Aid Intercept Funds and VRA's interest in the Equipment shall be the security and source of payment for VRA's limited obligations under the VRA Bond and this Agreement and shall accept VRA's assignment of substantially all of VRA's rights under the Financing Lease, including but not limited to, the receipt of the Rental Payments under the Financing Lease; and (g) upon the issuance of the VRA Bond, the Purchaser shall execute a lender's letter, substantially in the form attached hereto as Exhibit G.

Subject to the conditions precedent set forth in Section 3.6 of this Agreement, payment for the VRA Bond shall be made at or before 2:00 p.m., Eastern time, on the Closing Date, at the

offices of Bond Counsel or at such other time, date and place as may be mutually agreed upon by the parties hereto.

**Section 3.2. Terms of the VRA Bond.** The VRA Bond shall be dated the Closing Date, shall bear interest on the outstanding principal amount thereof, payable on February 1 and August 1 of each year, commencing on August 1, 2017, at the rate of 3.880% per annum. The principal amount of the VRA Bond shall be paid in annual installments, subject to prior redemption, on August 1 in the years and in the amounts set forth in Schedule 1 to the VRA Bond.

Interest on the VRA Bond shall be computed on the basis of a 360-day year consisting of twelve 30-day months. The principal of, and premium, if any, and interest on the VRA Bond shall be payable in lawful money of the United States of America.

**Section 3.3. VRA Bond to be Issued in Registered Form; Registration and Transfer.** The VRA Bond shall be issuable in typewritten form as a fully registered bond without coupons and without CUSIP numbers. The VRA Bond shall not be DTC book entry eligible and shall not be rated. The VRA Bond shall be substantially in the form attached hereto as Exhibit F, with such appropriate variations, omissions and insertions as are permitted or required by this Agreement, and may have endorsed thereon such legends or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirements of law with respect thereto.

The Paying Agent is appointed as the registrar for the VRA Bond and as such shall keep books for the registration and for the registration of transfer of the VRA Bond as provided in the Paying Agent Agreement.

**Section 3.4. Purchase for Own Account.**

(a) The Purchaser shall deliver on the Closing Date the Lender's Letter substantially in the form attached hereto as Exhibit G and the parties hereto may rely on the representations, warranties and covenants contained therein. In determining whether to purchase the VRA Bond, the Purchaser acknowledges that VRA has not supplied, nor has it been requested to supply, the Purchaser with any information (including financial information) relating to the Participants or the Project.

(b) The Purchaser reserves the right at all times to control the disposition of its assets, including the VRA Bond, and reserves the right to sell, assign and transfer the VRA Bond (or fractional interests in the VRA Bond in denominations of not less than \$100,000) to an Approved Institutional Buyer and/or a Qualified Purchaser in accordance with this Agreement, including subsection (c) below, and the Lender's Letter as set forth in Exhibit G. The provisions of this Section 3.4 imposing limitations on transfers or assignments of the VRA Bond or any interests therein shall be binding on any subsequent Holder of the VRA Bond and shall not be amended without the prior written consent of VRA.

(c) Except as otherwise provided herein, Purchaser's right, title and interest in and to the VRA Bond, the Financing Documents and the Equipment may be sold, assigned and

reassigned in whole or in part to one or more assignees or subassignees by Purchaser or such subsequent Holder, without the necessity of obtaining the consent of VRA; provided, that any such assignment, transfer or conveyance to a trustee for the benefit of owners of certificates of participation shall be made in a manner that conforms to any applicable Commonwealth law. Nothing in this Section 3.4 shall be construed, however, to prevent Purchaser or a subsequent Holder from executing any such assignment, transfer or conveyance that involves funding through the use of certificates of participation within the meaning of applicable Commonwealth law, including any such assignment, transfer or conveyance as part of a multiple asset pool to a partnership or trust; provided such certificates are sold only on a private placement basis (and not pursuant to any "public offering") to a purchaser(s) who represents that (i) such purchaser has sufficient knowledge and experience in financial and business matters to be able to evaluate the risks and merits of the investment, (ii) such purchaser understands that neither this Agreement, the VRA Bond nor certificates will be registered under the Securities Act of 1933, (iii) such purchaser is an Approved Institutional Buyer or a Qualified Purchaser, and (iv) it is the intention of such purchaser to acquire such certificates (A) for investment for its own account or (B) for resale in a transaction exempt from registration under the Securities Act of 1933; provided further, that in any event, neither VRA nor the Participants shall be required to make payments on the VRA Bond, to send notices or to otherwise deal with respect to matters arising under this Agreement and the VRA Bond with or to more than one individual or entity. Unless to an affiliate controlling, controlled by or under common control with Purchaser, no assignment, transfer or conveyance permitted by this Section 3.4 shall be effective until VRA, the Participants and the Paying Agent shall have received a written notice of sale or assignment that discloses the name and address of each such assignee; provided, that if such assignment is made to a bank or trust company as trustee or paying agent for owners of certificates of participation, trust certificates or partnership interests with respect to the VRA Bond and this Agreement, it shall thereafter be sufficient that VRA, the Participants and the Paying Agent receive notice of the name and address of the bank or trust company as trustee or paying agent.

(d) Notwithstanding anything herein to the contrary, the Purchaser and any subsequent Holder of the VRA Bond may at any time and from time to time (i) enter into participation agreements with one or more banks and other financial institutions with respect to the VRA Bond and the other Financing Documents, and/or (ii) pledge all or any portion of its rights under this the VRA Bond and the other Financing Documents to any Federal Reserve Bank, provided, that no such pledge or the enforcement thereof shall release the Purchaser or any such other Holder from its obligations hereunder.

(e) It is specifically understood and agreed that VRA makes no representations, covenants or agreements as to the financial position or business condition of the Participants and does not represent or warrant as to any statements, materials, representations or certifications furnished by the Participants in connection with the sale of the VRA Bond, or as to the correctness, completeness or accuracy thereof.

### **Section 3.5. Redemption of the VRA Bond.**

(a) The Participants have the option to prepay the Financing Lease in whole, but not in part, and exercise their purchase option by providing funds to prepay the VRA Bond, on any date after March 28, 2018, with not less than twenty-five (25) days advance written notice to the Holder of the VRA Bond, at the prepayment price equal to any past due amounts, the interest accruing to the prepayment date, any applicable taxes, the outstanding principal, as well as by paying a prepayment fee (the "Prepayment Fee") equal to the lesser of: (1) 3.00% of the principal amount prepaid, or (2) an amount calculated according to the following paragraphs (the "Calculation Premium"); provided, however that the Prepayment Fee shall not in any event exceed the maximum Prepayment Fee permitted by applicable law:

The Calculation Premium shall equal to the greater of: (a) zero, or (b) that amount which is derived by subtracting: (a) the outstanding principal from (b) the Net Present Value of the amount to be prepaid on such date.

"Net Present Value" shall mean the amount which is derived by summing the present values of each prospective debt service payment on the VRA Bond which, without such prepayment, could otherwise have been received by Holder over the remaining term of the VRA Bond as if Holder had instead initially invested the VRA Bond proceeds at the Initial Money Market Rate. The individual discount rate used to present value each prospective debt service payment shall be the Money Market Rate at Prepayment for the maturity (or scheduled mandatory redemption) matching that of each specific debt service payment.

"Initial Money Market Rate" shall mean the rate per annum, determined solely by Holder, on the date of issuance of the VRA Bond, as the rate at which Holder would be able to borrow funds in Money Markets for the amount of the VRA Bond and for a like maturity, adjusted for any reserve requirement and any subsequent costs arising from a change in government regulation. Participants acknowledge that Holder is under no obligation to actually purchase and/or match funds for the Initial Money Market Rate of the VRA Bond.

"Money Market Rate At Prepayment" shall mean that zero-coupon rate, calculated on the date of prepayment, and determined solely by Holder, as the rate in which Holder would be able to borrow funds in Money Markets for the prepayment amount matching the maturity of a specific prospective debt service payment. A separate Money Market Rate at Prepayment will be calculated for each prospective debt service payment date.

"Money Markets" shall mean one or more wholesale funding mechanisms available to Holder, including negotiable certificates of deposit, eurodollar deposits, bank notes, fed funds, interest rate swaps, or others.

In calculating the amount of such Prepayment Fee, Holder hereby authorized by the Participants to make such assumptions regarding the source of funding, redeployment of funds and other related matters, as the Holder may reasonably deem appropriate. If Participants fail to pay any Prepayment Fee when due, the amount of such Prepayment Fee shall thereafter bear interest until paid at the Default Rate (computed on the basis of a 360-day year of 30 day months). Any prepayment of principal shall be accompanied by a payment of interest accrued to date thereon; and the prepayment shall be applied to the principal installments in the inverse order of their maturities. Holder's internal records of applicable interest rates shall be determinative in the absence of manifest error.

The Participants hereby acknowledge that Holder shall be required to pay the Prepayment Fee with respect to any portion of the principal balance accelerated or paid before its scheduled due date, whether voluntarily, involuntarily, or otherwise, including without limitation any principal payment made following default, demand for payment, acceleration, collection proceedings, foreclosure, sale or other disposition of collateral, bankruptcy or other insolvency proceedings, eminent domain, condemnation, application of insurance proceeds or otherwise. Such Prepayment Fee shall at all times be an obligation as well as an undertaking by the Participants to the Holder whether arising out of acceleration or a voluntary or mandated prepayment.

(b) In accordance with Section 4.2(c) of the Financing Lease, the Participants shall prepay the VRA Bond with remaining funds in the Escrow Account. The Prepayment Fee set forth subsection (a), above, shall be applicable to such partial prepayment of the VRA Bond on any date that is after March 28, 2018 and on or before February 28, 2020. If on the earlier of the Completion Date or on any date after February 28, 2020, it is determined that the Participants have expended less than 100 percent of the "available project proceeds" (as defined in Section 54A(e)(4) of the Code) of the VRA Bond for one or more "qualified conservation purposes" (as defined in Section 54D(a)(1) of the Code), and any investment earnings thereafter earned on such amounts, VRA shall, at the direction of the County, within 90 days after such determination, redeem the portion of the VRA Bond solely from funds provided by the County in an amount to be determined in the same manner as the amount of nonqualified bonds required to be redeemed under Section 142 of the Code and Section 1.142-2 of the related Treasury Regulations. Regardless, the Participants covenant to prepay the VRA Bond no later than ninety (90) days after February 28, 2020, unless the Internal Revenue Service grants an extension of time for completion of the Project, in which event such prepayment shall be within 90 days of such extension date.

(c) Upon any Extraordinary Event, VRA shall, solely at the written direction of the County within 90 days after such determination, prepay the VRA Bond in whole at a prepayment price equal to the outstanding principal amount of the VRA Bond, plus interest accrued to the prepayment date, together with any other sums due hereunder.

(d) In the event that the Participants elect to exercise their purchase option under Section 6.2(b) of the Financing Lease, the Participants have the option to prepay the VRA Bond, in whole but not in part, on the date provided in Section 6.2(b) of the Financing Lease, on the same terms as a prepayment of the VRA Bonds under subsection (a), above.



(e) To exercise an option granted in subsection (a) or upon mandatory redemption under subsection (b), the County shall give written notice to VRA, the School Board and the Holder which shall specify therein (i) the date of the intended prepayment of the VRA Bond, which shall not be less than 30 nor more than 90 days from the date the notice is mailed and (ii) the principal amounts of the VRA Bond to be prepaid. To exercise an option granted in subsection (c), the County shall give written notice to VRA, the School Board and the Holder, which shall specify therein (i) the date of the intended prepayment of the VRA Bond, which shall not be less than 10 days from the date the notice is mailed and (ii) the principal amounts of the VRA Bond to be prepaid. When given, such notice shall be irrevocable by the County.

**Section 3.6. Conditions Precedent to Delivery of the VRA Bond.** VRA shall issue and sell the VRA Bond, and the Purchaser shall accept delivery of the VRA Bond, only upon delivery to VRA and the Purchaser, with documents, certificates and opinions in form and substance reasonably satisfactory to VRA and Purchaser, of the following:

- (a) Original executed counterparts of the Financing Documents;
- (b) Certified copies of the Local Authorization and all other ordinances and resolutions of the Participants relating to the Financing Documents, if any;
- (c) Evidence of the due authorization, execution and delivery of the Financing Documents by the parties thereto and certificates covering any litigation and compliance with all applicable federal, state and local laws, restrictions and requirements, and prior agreements;
- (d) A certificate or certificates of the appropriate officials of the Participants dated the Closing Date as to the matters set forth in Sections 2.2 and 2.3 of the Financing Lease, respectively, including appropriate certifications regarding the Financing Documents and such other matters as VRA and the Purchaser may reasonably require;
- (e) A certificate or certificates of the School Board Representative and the County Representative to the effect that the Lease Proceeds Amount (as defined in the Financing Lease) and funds available from the other sources specified in the budget for the Project will be sufficient to pay the estimated total Project Costs, and specifying the date the Participants are expected to complete the acquisition and installation of the Equipment;
- (f) Evidence that the County and/or the School Board is in compliance with the insurance and surety bond provisions set forth in Sections 8.1 and 8.2 of the Financing Lease as of the Closing Date;
- (g) Evidence that the Participants have performed and satisfied all of the terms and conditions contained in this Agreement and the Financing Lease to be performed and satisfied by them as of the Closing Date;
- (h) An opinion of counsel to the County in substantially the form attached as Exhibit H;
- (i) An opinion of special counsel to the County;

- (j) An opinion of counsel to the School Board;
- (k) An opinion of bond counsel to VRA, which shall include an opinion on the availability of collection of the State Aid Intercept Funds in the Event of Non-Appropriation;
- (l) Insurance certificates as required in Section 8.1 of the Financing Lease;
- (m) The Surety Bonds, including co-obligee riders, required by Section 8.2 of the Financing Lease;
- (n) The Purchaser shall have paid in full and VRA shall have accepted the purchase price for the VRA Bond on the Closing Date;
- (o) Evidence satisfactory to the Purchaser that arrangements have been made to pay or reimburse the Purchaser for all out-of-pocket expenses incurred by the Purchaser in connection with this Agreement and the transactions contemplated hereby, including without limitation the reasonable fees and expenses of counsel to the Purchaser (such fees not to exceed \$5,000); and
- (p) Such other documentation, certificates and opinions as may be reasonably required by the Purchaser, VRA or Bond Counsel, including, but not limited to, all documents, certificates and opinions required under the Financing Documents.

### **Section 3.7. Election under Section 6431 of the Code; Required Filings.**

(a) VRA hereby irrevocably elects to apply Section 6431(f) of the Code to the VRA Bond and this Agreement. In accordance with the Custody Agreement, U.S. Bank National Association, as custodian, on behalf of the County, will receive the credit payable with respect to the VRA Bond under Section 6431(f) of the Code and immediately pay it over to the County, so long as the County is current on its payments under the Financing Lease. VRA makes no representations or warranties regarding the amount of any credit payable with respect to the VRA Bond under Section 6431(f) of the Code, which among other things, is dependent on the Participants' compliance with the Tax Agreement and subject to federal budget "sequestration."

(b) Pursuant to the Administrative Services Agreement, the Administrator shall make, or cause to be made, any filings required by the Internal Revenue Service in connection with the VRA Bond or the Project, including, but not limited to, the preparation of Form 8038-CP for execution by VRA.

## **ARTICLE IV**

### **AMOUNTS PAYABLE; LIMITED OBLIGATION OF COUNTY; ASSIGNMENTS**

**Section 4.1. Amounts Payable.** VRA shall make or cause to be made all payments required under the VRA Bond as and when the same become due and shall promptly pay or cause to be paid to the Holder all other amounts necessary to pay principal of and interest on the VRA Bond, including any other payments required by the VRA Bond, as and when the same become due, on the dates and in the amounts set forth in the VRA Bond. Pursuant to the Financing Lease and the Paying Agent Agreement, the Rental Payments set forth in Schedule 1.1

of the Financing Lease are to be made by the County to the Paying Agent twenty-five (25) days before the corresponding debt service payment on the VRA Bond so that the debt service payments on the VRA Bond shall be made on the date due. Upon the expiration of the twenty-five (25) day period, or sooner in the event any of the County's Rental Payments were not timely made, the Paying Agent shall transfer all payments received for the VRA Bond to the Holder on VRA's behalf. All such payments required to be made by VRA under the VRA Bond shall be made solely from the Rental Payments received from the County pursuant to the Financing Lease. VRA hereby assigns receipt of the Rental Payments from the County to the Holder, expect for those amounts due under Sections 6.1(c), 6.1(d), 6.1(e) and 11.8 of the Financing Lease (with respect to Section 6.1(d), only the late payment penalty attributed to VRA and with respect to Section 6.1(e), only to those costs and expenses of VRA and not to those costs and expenses of the Purchaser or the Holder), which are payable directly to VRA. As a result, the Rental Payments shall be made directly to the Paying Agent as a credit to the amounts due under the VRA Bond.

**Section 4.2. Limited Obligation of the County.** The obligation of the County to make payments as provided in Section 6.1 of the Financing Lease is not a general obligation but a limited obligation subject to annual appropriation of Rental Payments by the County pursuant to the terms of the Financing Lease.

**Section 4.3. Assignment by VRA to the Purchaser.**

(a) In order to provide security for the payment of principal of and interest on the VRA Bond, VRA hereby pledges, assigns, transfers and sets over to Purchaser and its successors and assigns and any subsequent Holder of the VRA Bond, and hereby grants to the Purchaser and its successors and assigns and any subsequent Holder of the VRA Bonds, a security interest in all of VRA's right, title and interest (including beneficial interest) in and to this Agreement, the Financing Lease, the Escrow Agreement, funds in the Escrow Account, any State Aid Intercept Funds, the VRA Bond and VRA's interest in the Equipment, including, but not limited to, all Rental Payments due and to become due from or on behalf of the County to the Paying Agent pursuant to the Financing Lease and the Paying Agent Agreement, thirty days before any corresponding debt service payments on the VRA Bond, whether made at their respective due dates or as prepayments permitted or required by this Agreement, together with full power and authority, in its own name or in the name of VRA or otherwise, to demand, receive, enforce, collect or receipt for any or all of the foregoing, to endorse or execute any checks or other instruments or orders, to file any claims and to take any action which the Holder may deem necessary or advisable in connection therewith, and VRA hereby irrevocably appoints the Holder as attorney-in-fact of VRA for such purposes, which appointment is coupled with an interest and is irrevocable; provided, however, that VRA shall continue to have all the rights, together with the Holder, contained in the following sections of this Agreement or the Financing Lease:

(i) Section 3.5 of this Agreement (pertaining to VRA's right to notice of prepayments);

(ii) Section 7.2 of the Financing Lease (pertaining to VRA's right of access to the Project and to certain records);

(iii) Article VIII of this Agreement (pertaining to VRA's right to release and limitations on the liability of VRA and its members, officers, employees, etc.);

(iv) Section 9.3 of this Agreement (pertaining to certifications of no default); and

(v) Section 9.4 of this Agreement (pertaining to VRA's right to receive notices).

(b) The Holder shall notify VRA of any nonpayment by the County under the Financing Lease in order for VRA to perform its obligations hereunder and to enforce the rights under Section 62.1-216.1 of the Act. The Participants reaffirm Section 11.1 of the Financing Lease as if set forth herein, and acknowledge and consent to the Purchaser and VRA, as applicable, taking any actions under Section 62.1-216.1 of the Act in the event of a nonpayment under the Financing Lease. The Participants agree that the provisions of Section 11.1 of the Financing Lease, as incorporated herein, survive termination of the Financing Lease, including due to an Event of Non-Appropriation, so long as the VRA Bond, and other amounts due under this Agreement or the Financing Lease, remain outstanding and unpaid. So long as an Event of Default is continuing, VRA covenants to the Holder to take such action available under law to enforce collection of the State Aid Intercept Funds. The Participants covenant, to the extent permitted by law and so long as an Event of Default or Event of Non-Appropriation is continuing, not to contest collection by VRA, the Holder or their attorneys or agents of the State Aid Intercept Funds.

(c) The Purchaser or any subsequent Holder may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder. Nothing herein contained and no act done or omitted by the Holder pursuant to the powers and rights granted it herein shall be deemed to be a waiver by the Holder of its rights and remedies under the VRA Bond, this Agreement or the Financing Lease. The right of the Holder to collect such indebtedness and to enforce any other security therefor held by it may be exercised by the Holder either prior to, simultaneously with, or subsequent to any action taken by it hereunder.

(d) Neither the assignment of VRA's right hereunder nor any action or inaction on the part of the Purchaser or any subsequent Holder shall, without its written consent, constitute an assumption on its part of any obligation of any other person under this Agreement or the Financing Lease, nor shall the Purchaser or any subsequent Holder have any obligation to present or file any claim, or to take any other action to collect or enforce the payment of any amounts which have been assigned to the Purchaser or any subsequent Holder or to which it may be entitled under this assignment at any time or times. No action or inaction on the part of VRA shall adversely affect or limit in any way the rights of the Purchaser or any subsequent Holder under this assignment or under this Agreement.

Except as set forth above, VRA agrees that it will not during the term of this Agreement sell, assign, transfer or convey any of its interest in this Agreement or the Financing Lease.

**Section 4.4. Payments Assigned.** If no Event of Default has occurred, the Participants and VRA agree that all funds assigned hereunder shall be paid and applied as follows:

(a) each payment to be made pursuant to the VRA Bond shall be paid by VRA solely from the Rental Payments under the Financing Lease and any such Rental Payments shall be paid by the County on or before the due date of such payment under the Financing Lease (which shall be twenty-five (25) days prior to the payments due under the VRA Bond) directly, for the benefit of the Holder, to the Paying Agent, who shall transfer any such amounts received to the Holder in accordance with the terms of the Paying Agent Agreement;

(b) all amounts prepaid by or on behalf of the County pursuant to Section 3.5 of this Agreement shall be paid directly to the Paying Agent, for the benefit of the Holder, and applied by the Paying Agent, pursuant to the Paying Agent Agreement, to the redemption of the VRA Bond as provided in Section 3.5 of this Agreement, by payment to the Holder; and

(c) all other funds assigned hereunder shall be applied as provided in this Agreement and the Financing Lease.

If any Event of Default shall have occurred, all Rental Payments and other funds payable by the Participants under the Financing Lease and this Agreement shall be paid directly to the Holder, including, but not limited to, interest at the Default Rate and late payment fees; provided that amounts due to VRA under Sections 6.1(c), 6.1(d), 6.1(e) and 11.8 of the Financing Lease (with respect to Section 6.1(d), only the late payment penalty attributed to VRA and with respect to Section 6.1(e), only to those costs and expenses of VRA and not the costs and expenses of the Purchaser or the Holder), which will be paid directly to VRA.

Amounts received from exercising remedies under Article VII of this Agreement or the Financing Lease with respect to the security interest in VRA's interest in the Equipment shall be payable to the Holder and shall be applied in the manner specified in Section 7.3 of this Agreement.

## **ARTICLE V PROJECT COMPLETION**

**Section 5.1. Establishment of Completion Date and Certificate as to Completion.** The Completion Date shall be the date on which the County Representative signs and delivers to VRA, the County and the Holder a certificate substantially in the form of Exhibit I attached hereto (the "Completion Certificate"). The final requisition from the Escrow Account by the County shall be accompanied by the executed Completion Certificate.

Notwithstanding the foregoing, such certificate may state that it is given without prejudice to any rights against third parties which exist at the date of such certificate or which may subsequently come into being.

**Section 5.2. No Warranty of Condition or Suitability.** VRA makes no representation or warranty, either express or implied, and offers no assurance that the proceeds of the VRA Bond will be sufficient to pay in full the costs of the Project or that the Project is or will be suitable for its intended purpose. In the event of such a shortfall, pursuant to Section 4.5 of

the Financing Lease, the County shall be obligated to pay from legally available funds such additional costs to complete the Project. VRA MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, WORKMANSHIP, OR THE ACTUAL OR DESIGNED CAPACITY OF ANY PART OF THE PROJECT OR ITS SUITABILITY FOR THE PARTICIPANTS' PURPOSES, OR FOR THE PURPOSES SPECIFIED IN THIS AGREEMENT, OR THE EXTENT TO WHICH PROCEEDS DERIVED FROM THE SALE OF THE VRA BOND WILL PAY THE COSTS TO BE INCURRED IN CONNECTION THEREWITH.

## **ARTICLE VI PARTICIPANTS'S COVENANTS**

**Section 6.1. Covenants under Financing Documents.** All of the representations, warranties and covenants of the Participants contained in the Financing Documents applicable to the Participants, including without limitation those contained in the Financing Lease, are hereby reaffirmed and incorporated herein by this reference.

**Section 6.2. Insurance.** The Participants shall provide the insurance as required in Article VIII of the Financing Lease.

**Section 6.3. Description of Project.** The Participants agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements and amendments hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Project and for carrying out the intention or facilitating the performance of this Agreement and the Financing Lease.

## **ARTICLE VII EVENTS OF DEFAULT**

**Section 7.1. Events of Default.** The term "Event of Default" shall mean any one or more of the following events:

- (a) The failure of VRA to pay when due any payment of principal of or interest on or other amount payable under the VRA Bond;
- (b) The failure of the Purchaser to notify VRA of any nonpayment under the Financing Lease in regards to the enforcements of its rights under Section 62.1-216.1 of the Act;
- (c) The occurrence of an "Event of Default," "Default" or "event of default" under any of the Financing Documents;
- (d) Any representation or warranty of the County contained in Section 2.2 hereof, in the Financing Documents or in any other document, instrument or certificate delivered pursuant hereto or in connection with the issuance and sale of the VRA Bond shall have been false, misleading or incomplete in any material respect on the date as of which it is made;
- (e) Any representation or warranty of the School Board contained in Section 2.3 hereof, in the Financing Documents or in any other document, instrument or certificate delivered

pursuant hereto or in connection with the issuance and sale of the VRA Bond shall have been false, misleading or incomplete in any material respect on the date as of which it is made;

(f) Failure by the Participants, or either of them, to observe and perform any covenant, condition or agreement on the part of the Participants, or either of them, under this Agreement, other than as referred to in the preceding paragraphs of this Section or an Event of Non-Appropriation, for a period of forty-five (45) days after written notice, specifying such failure and requesting that it be remedied, is given to the Participants, as the case may be, by the Holder; provided that if after such written notice such failure cannot with diligence be cured within such forty-five (45) day period, the Holder will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Participants within the applicable period and diligently pursued until the default is corrected;

(g) Either of the Participants shall (i) apply for or consent to the appointment of, or the taking of possession by, a receiver, custodian, assignee, sequestrator, trustee, liquidator or similar official of it or of all or a substantial part of its property, (ii) admit in writing its inability, or be generally unable, to pay its debts as such debts become due, (iii) make a general assignment for the benefit of its creditors, (iv) commence a voluntary case under the Bankruptcy Code, (v) file a petition seeking to take advantage of any other federal or state law relating to bankruptcy, insolvency, reorganization, arrangement, winding-up or composition or adjustment of debts, (vi) fail to controvert in a timely or appropriate manner, or acquiesce in writing to, any petition filed against it in an involuntary case under the Bankruptcy Code, or (vii) take any corporate action for the purpose of effecting any of the foregoing; and

(h) A proceeding or case shall be commenced, without the application or consent of the Participants, or either of them, in any court of competent jurisdiction, seeking (i) the liquidation, reorganization, arrangement, dissolution, winding-up or composition or adjustment of debts of the Participants, as the case may be, (ii) the appointment of a trustee, receiver, custodian, assignee, sequestrator, liquidator or similar official of the Participants, or either of them, or of all or any substantial part of its assets, or (iii) similar relief in respect to the Participants under any law relating to bankruptcy, insolvency, reorganization, arrangement, winding-up or composition or adjustment of debts and such proceeding or case shall continue undismissed, or an order, judgment or decree approving or ordering any of the foregoing shall be entered and continue unstayed and in effect, for a period of 90 days from the commencement of such proceeding or case or the date of such order, judgment or decree, or an order for relief against the Participants, or either of them, shall be entered in an involuntary case under the Bankruptcy Code.

**Section 7.2. Remedies of Holder.** If Payment of the VRA Bond is not made in full, or whenever there is an occurrence of any Event of Default referred to in Section 7.1 that shall not have been waived or cured within any applicable cure or grace period, the Holder may take any one or more of the following remedial steps:

(a) By written notice declare all principal repayable pursuant to the VRA Bond for the remainder of the term thereof to be immediately due and payable, whereupon the same, together with accrued interest thereon as provided for in the VRA Bond, shall become

immediately due and payable without presentment, demand, protest or any other notice whatsoever, all of which are hereby expressly waived by the Participants and VRA; provided, however, that upon the occurrence of any event described in Section 7.1(g) or (h) the VRA Bond shall become immediately due without demand or acceleration. The parties acknowledge that the Financing Lease is subject to termination under Section 5.1 of the Financing Lease, defined as an Event of Non-Appropriation therein. Pursuant to Section 5.2 of the Financing Lease, in the Event of Non-Appropriation, the Rental Payments will no longer be available, the Holder will only have the rights under the Financing Lease in the Equipment, amounts in the Escrow Fund, any State Aid Intercept Funds and any past due sums and may exclude the Participants from possession of the Equipment and may sell its interest in, or lease or sublease the Equipment in the manner provided for by Section 10.2(b) of the Financing Lease.

(b) Take whatever other action at law or in equity may appear necessary or desirable to collect the amounts payable pursuant to the VRA Bond and the Financing Documents then due and thereafter to become due, or to enforce the performance and observance of any obligation, agreement or covenant of the Participants under this Agreement or under any of the Financing Documents, including exercising all rights and remedies provided in the Financing Documents.

(c) Take whatever other action at law or in equity may appear necessary or desirable to collect any State Aid Intercept Funds, including, but not limited to, seeking mandamus action against VRA to pursue such collection under Section 4.4(b) of this Agreement.

(d) So long as an Event of Default has occurred and is continuing, the Default Rate shall be applicable on the VRA Bond. VRA and the Holder can also collect a late payment penalty in accordance with Section 6.1(d) of the Financing Lease.

In the enforcement of the remedies provided in this Section, the Holder and VRA may treat all reasonable expenses of enforcement, including, without limitation, legal, accounting and advertising fees and expenses, as additional amounts payable by the County or the School Board then due and owing, and the Participants agree to pay such additional amounts upon demand, the amount of such legal fees to be without regard to any statutory presumption.

**Section 7.3. Payments After Default; No Waiver.** Any amounts collected pursuant to action taken under Section 7.2 hereof shall be paid to the Holder and applied to the payment of, first, any costs, expenses and fees incurred by VRA as a result of taking such action; second, any costs, expenses and fees incurred by the Holder as a result of taking such action; third, any interest which shall have accrued on any overdue interest and overdue principal of the VRA Bond at the rate set forth in the VRA Bond, including interest at the Default Rate; fourth, any overdue interest on the VRA Bond; fifth, any overdue principal of the VRA Bond, including any late payment penalties; sixth, the outstanding principal balance of the VRA Bond; and seventh, if Payment of the VRA Bond has been made in full, all remaining moneys shall be paid to the County.

**Section 7.4. No Remedy Exclusive.** No remedy herein conferred upon or reserved to the Holder is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given



under this Agreement, the Financing Lease or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

## **ARTICLE VIII LIMITATION OF LIABILITY; INDEMNIFICATION**

**Section 8.1. Limitation of VRA's Liability.** Anything contained in this Agreement to the contrary notwithstanding, any obligation VRA may incur in connection with this Agreement for the payment of money shall not be deemed to constitute a general obligation or indebtedness of VRA, the Commonwealth or any political subdivision thereof, within the meaning of any state constitutional provision or statutory limitation, and shall never constitute a pecuniary liability of the Commonwealth, but shall be a limited obligation of VRA payable solely from the revenues and receipts received by it under this Agreement and the Financing Lease. No provision in this Agreement or any obligation herein imposed upon VRA, or the breach thereof, shall constitute or give rise to or impose upon VRA, the Commonwealth or any political subdivision thereof a pecuniary liability or a charge upon its general credit or taxing powers. VRA has no taxing power. No officer, director, employee, member or agent of VRA shall be personally liable under this Agreement or the VRA Bond.

To the extent permitted by law, no recourse shall be had for the enforcement of any obligation, promise or agreement of VRA contained herein or for any claim based hereon or otherwise in respect hereof against any member, commissioner, director, officer, agent, attorney or employee, as such, in his/her individual capacity, past, present or future, of VRA, or of any successor entity, either directly or through VRA or any successor entity, whether by virtue of any constitutional provision, statute or rule of law, or by the enforcement of any assessment or penalty or otherwise. No personal liability whatsoever shall attach to, or be incurred by, any member, commissioner, director, officer, agent, attorney or employee, as such, in his/her individual capacity, past, present or future, of VRA or of any successor entity, either directly or through VRA or any successor entity, under or by reason of any of the obligations, promises or agreements entered into among VRA, the Participants (or either of them) and the Holder, whether herein contained or to be implied herefrom as being supplemental hereto; and all personal liability of that character against every such member, commissioner, director, officer, agent, attorney or employee is, by the execution of this Agreement and as a condition of, and as part of the consideration for, the execution of this Agreement, expressly waived and released; provided, however, that no covenant, agreement or obligation contained herein shall be deemed to be a covenant, agreement or obligation of any past, present or future director member, officer, employee or agent of VRA in his individual capacity, and no such director, member, officer, employee or agent shall be subject to any liability under this Agreement or with respect to any other action taken by him unless he acts in a grossly negligent or intentionally wrongful manner.

Notwithstanding any other provision of this Agreement, VRA shall not be liable to the Participants, the Holder or any other person for any failure of VRA to take action under this Agreement unless VRA (a) is requested in writing by an appropriate person to take such action, (b) is in its sole discretion either (i) fully indemnified to its satisfaction or (ii) assured of payment

of, or reimbursement for, any reasonable expenses in such action, and (c) is afforded, under the existing circumstances, a reasonable period as determined by VRA to take such action. In acting under this Agreement, or in refraining from acting under this Agreement, VRA may conclusively rely on the advice of its counsel as to whether to take such action.

## **ARTICLE IX MISCELLANEOUS**

**Section 9.1. Assignment by Participants or VRA.** Except as otherwise provided for in the Financing Documents, or with the prior written consent of the Holder, the rights of the Participants and VRA under this Agreement shall not be sold, assigned or encumbered, and the Project may not be leased, assigned, encumbered or sold as a whole or in part.

**Section 9.2. Benefit of Agreement.** The Participants intend that the representations, warranties and covenants made by them in this Agreement shall be for the equal benefit of VRA, the Purchaser and any Holder.

**Section 9.3. Certification as to No Default.** The Participants shall each deliver to VRA, within 180 days after the close of each Fiscal Year, a certification substantially in the respective forms attached as Exhibit J and Exhibit K signed by a County Representative and a School Board Representative, respectively.

**Section 9.4. Notices.** All demands, notices, approvals, consents, requests and other communications hereunder shall be in writing and shall be deemed to have been given when delivered in person or by overnight courier or mailed by first class registered or certified mail, postage prepaid, addressed:

(a) if to VRA, to Virginia Resources Authority, 1111 East Main Street, Suite 1920, Richmond, Virginia 23219, Attention: Executive Director;

(b) if to the Purchaser, to U.S. Bancorp Government Leasing and Finance, Inc., 13010 SW 68th Parkway, Suite 100, Portland, Oregon 97223, Attention: Legal;

(c) if to the County, to the County of Fluvanna, 132 Main Street, Palmyra, Virginia 22963, Attention: County Administrator;

(d) if to the School Board, to the Fluvanna County School Board, 14455 James Madison Highway, Palmyra, Virginia 22963, Attention: Superintendent.

A duplicate copy of each notice, approval, consent, request or other communication given under this Agreement by VRA, the School Board or the County to the other shall also be given to the Purchaser or the then Holder. VRA, the County, the School Board and the Purchaser, including any Holder, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, approvals, consents, requests, or other communications shall be sent or persons to whose attention the same shall be directed.

**Section 9.5. Amendments.** The Financing Documents may not be terminated, modified or amended, and the Participants will not take or omit to take any action, the taking or omission of which might result in any alteration or impairment of the Financing Documents, without the prior written consent of the Holder. Any consent provided for in the Financing Documents which may be given by VRA with respect to rights assigned to Purchaser shall not be valid unless approved in writing by the Holder and no offer made by the County or the School Board under this Agreement or the Financing Lease with respect to such rights shall be deemed accepted or rejected by VRA without such approval.

**Section 9.6. UCC Financing Statements.** The Holder may file any financing statements and any continuation statements and amendments to financing statements that are or may be necessary with respect to this Agreement, the Financing Documents and the assignment of VRA's rights hereunder under the Uniform Commercial Code as in effect in the Commonwealth, including fixture filings. Each of the Participants hereby (a) irrevocably appoints the Holder as its true and lawful attorney for such purpose, with full power of substitution, and (b) ratifies and confirms all that such attorney or any substitute shall lawfully do by virtue hereof. If so requested by the Holder, the Participants shall ratify and confirm all proper continuation statements and amendments to financing statements as may be designated in any such request.

**Section 9.7. No Third Party Beneficiary.** It is specifically agreed between the parties to this Agreement that it is not intended by any of the provisions of any part of this Agreement to make the public or any member thereof, other than as may be expressly provided herein, a third party beneficiary hereunder.

**Section 9.8. No Implied Waiver.** In the event any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach thereunder or hereunder. Neither any failure nor any delay on the part of the Purchaser or any subsequent Holder to exercise any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any such right, power or privilege preclude any other or further exercise thereof, or the exercise of any other right, power or privilege.

**Section 9.9. VRA Representative.** Whenever under the provisions of this Agreement the approval of VRA is required or VRA is required to take some action at the written request of the County or the School Board, such approval, subject to the right of VRA to be indemnified, shall be made or such action shall be taken by VRA Representative; and the County, the School Board, the Purchaser and any subsequent Holder shall be authorized to rely on any such approval or action.

**Section 9.10. County Representative.** Whenever under the provisions of this Agreement the approval of the County is required or the County is required to take some action at the request of VRA or the School Board, such approval shall be made or such action shall be taken by the County Representative; and VRA, the School Board, the Purchaser and any subsequent Holder shall be authorized to act on any such approval or action.

**Section 9.11. School Board Representative.** Whenever under the provisions of this Agreement the approval of the School Board is required or the School Board is required to take some action at the request of VRA or the County, such approval shall be made or such action shall be taken by the School Board Representative; and VRA, the County, the Purchaser and any subsequent Holder shall be authorized to act on any such approval or action.

**Section 9.12. Conflicts.** To the extent any provision of this Agreement is directly inconsistent with the VRA Bond and such provision of this Agreement cannot reasonably be reconciled with the VRA Bond, the terms of this Agreement shall be controlling. In the event of a conflict in the terms and provisions of this Agreement and the Financing Lease insofar as the rights, remedies and obligations of the County and the School Board as between each other only are concerned, the terms and provisions of the Financing Lease insofar as they relate to the County and the School Board shall control.

**Section 9.13. Miscellaneous.**

(a) This Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and the subsequent Holders of the VRA Bond and their respective successors and assigns. The representations, covenants and agreements contained herein shall continue notwithstanding the delivery of the VRA Bond to the Purchaser.

(b) If any provision of this Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof.

(c) This Agreement and the VRA Bond are contracts made under the laws of the Commonwealth and shall be governed by and construed in accordance with the Constitution and laws applicable to contracts made and performed in the Commonwealth.

(d) This Agreement may be executed in several counterparts, each of which shall be an original, and all of which together shall constitute but one and the same instrument.

(e) The Purchaser shall furnish to VRA (a)(i) prior to August 1st of each year, a statement of the amount of principal of the VRA Bond outstanding and unpaid as of June 30 of such year and (ii) such information as may be necessary to complete the annual audit of VRA as required by the Act or any other law, now or hereafter in effect, and (b) notice of any nonpayment under the Financing Lease in regards to the enforcement of its rights under Section 11.1 of the Financing Lease, Section 7.2 of this Agreement and Section 62.1-216.1 of the Act to collect any State Aid Intercept Funds. Failure to provide such information or notice to VRA shall not, however, be an Event of Default.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective names, all as of the date first above written.

**VIRGINIA RESOURCES AUTHORITY**

By: \_\_\_\_\_  
Stephanie L. Hamlett  
Executive Director

**U.S. BANCORP GOVERNMENT LEASING  
AND FINANCE, INC.**

By: \_\_\_\_\_  
Chris Jones  
Senior Vice President

**COUNTY OF FLUVANNA, VIRGINIA**

By:

---

Steven M. Nichols  
County Administrator

**FLUVANNA COUNTY SCHOOL BOARD**

By: \_\_\_\_\_

Charles A. Winkler, Jr.  
Interim Superintendent



**EXHIBIT A-1****FORM OF DEED OF SALE FOR COUNTY****DEED OF SALE**

**THIS DEED OF SALE** (this "Deed of Sale") is entered into effective as of February 28 2017, by the **COUNTY OF FLUVANNA, VIRGINIA**, a body politic of the Commonwealth of Virginia, as seller (the "County") in favor of the **VIRGINIA RESOURCES AUTHORITY**, a public body corporate and a political subdivision of the Commonwealth of Virginia, as purchaser ("VRA").

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the County does hereby transfer, convey, set over and deliver to VRA, all of the County's right, title and interest in and to the following property (the "Equipment"):

[TO BE INSERTED]

Such right, title and interest in the Equipment now existing or hereafter acquired shall include the rights of the County to acquire the Equipment pursuant to the Energy Performance Contract between Trane, Inc., the County and the Fluvanna County School Board dated as of February 15, 2017, but shall not include any obligations of the School Board.

The County hereby represents and warrants that such Equipment is free and clear of any liens, security interests and encumbrances created by the County.

This Deed of Sale and the rights of the parties under it will be governed by and construed in all respects in accordance with the laws of the Commonwealth of Virginia, without regard to the conflicts of laws principles of such state.

IN WITNESS WHEREOF, the County has caused this Deed of Sale to be executed effective as of the date first written above.

**SELLER:**

**COUNTY OF FLUVANNA, VIRGINIA**

By: \_\_\_\_\_  
Steven M. Nichols  
County Administrator

**EXHIBIT A-2****FORM OF DEED OF SALE FOR SCHOOL BOARD****DEED OF SALE**

**THIS DEED OF SALE** (this "Deed of Sale") is entered into effective as of February 28 2017, by the **FLUVANNA COUNTY SCHOOL BOARD**, a body politic of the Commonwealth of Virginia, as seller (the "School Board") in favor of the **VIRGINIA RESOURCES AUTHORITY**, a public body corporate and a political subdivision of the Commonwealth of Virginia, as purchaser ("VRA").

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the School Board does hereby transfer, convey, set over and deliver to VRA, all of School Board's right, title and interest in and to the following property (the "Equipment"):

[TO BE INSERTED]

Such right, title and interest in the Equipment now existing or hereafter acquired shall include the rights of the School Board to acquire the Equipment pursuant to the Energy Performance Contract between Trane, Inc., the County of Fluvanna, Virginia and the School Board dated as of February 15, 2017, but shall not include any obligations of the School Board.

The School Board hereby represents and warrants that such Equipment is free and clear of any liens, security interests and encumbrances created by the School Board.

This Deed of Sale and the rights of the parties under it will be governed by and construed in all respects in accordance with the laws of the Commonwealth of Virginia, without regard to the conflicts of laws principles of such state.

IN WITNESS WHEREOF, the School Board has caused this Deed of Sale to be executed effective as of the date first written above.

**SELLER:**

**FLUVANNA COUNTY SCHOOL BOARD**

By: \_\_\_\_\_  
Charles A. Winkler, Jr.  
Interim Superintendent

**EXHIBIT B**

**FORM OF ESCROW AGREEMENT**

(See Attached)

**EXHIBIT C**

**FORM OF FINANCING LEASE**

(See Attached)

**EXHIBIT D**

**FORM OF PAYING AGENT AGREEMENT**

(See Attached)

**EXHIBIT E**

**FORM OF CUSTODY AGREEMENT**

(See Attached)

**EXHIBIT F****FORM OF VRA BOND**

**THIS BOND MAY ONLY BE REGISTERED IN THE NAME OF, OR TRANSFERRED TO, AN "APPROVED INSTITUTIONAL BUYER" OR "QUALIFIED PURCHASER" WITHIN THE MEANING OF THE BELOW-DEFINED BOND PURCHASE AGREEMENT AND PURSUANT TO THE TERMS THEREOF, INCLUDING SECTION 3.4 THERETO.**

**VIRGINIA RESOURCES AUTHORITY MAKES NO REPRESENTATIONS AND WARRANTIES AND IS PROVIDING NO LEGAL OPINION REGARDING THE STATUS OF INTEREST ON THIS BOND FOR FEDERAL INCOME TAX PURPOSES. INTEREST ON THIS BOND IS EXPECTED TO BE INCLUDED IN GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES.**

**REGISTERED**

**\$7,653,740**

**UNITED STATES OF AMERICA  
COMMONWEALTH OF VIRGINIA**

**VIRGINIA RESOURCES AUTHORITY  
TAXABLE QUALIFIED ENERGY CONSERVATION REVENUE BOND  
(VIRGINIASAVES GREEN COMMUNITY PROGRAM –  
FLUVANNA COUNTY PROJECTS),  
SERIES 2017 (Direct Pay)**

**VIRGINIA RESOURCES AUTHORITY ("VRA")**, a public body corporate and a political subdivision of the Commonwealth of Virginia (the "Commonwealth"), for value received acknowledges itself indebted and promises to pay, solely from the revenues and other sources pledged for such purpose as described below, to U.S. Bancorp Government Leasing and Finance, Inc., or its registered assigns or legal representatives (the "Holder"), the principal amount of **SEVEN MILLION SIX HUNDRED FIFTY THREE THOUSAND SEVEN HUNDRED FORTY AND 00/100 DOLLARS (\$7,653,740.00)** on the dates set forth herein, together with interest thereon from February 28, 2017 until this Bond is paid in full.

Principal of this Bond is payable in annual installments on the dates and in the amounts set forth in Schedule 1 hereto with a final maturity date of August 1, 2032 (the "Maturity Date"), at which time the entire outstanding and unpaid principal amount this Bond and accrued interest will be due, subject to prepayment as provided in the Bond Purchase Agreement. This Bond shall bear interest at the annual rate of 3.880%. Interest on this Bond is calculated on the basis of a 360-day year comprised of 12 months of 30 days each.

Interest on this Bond is payable in semi-annual installments each August 1 and February 1 (each an "Interest Payment Date"), commencing August 1, 2017, at the annual rate stated above until this Bond is paid in full.

Principal of and interest on this Bond are payable in lawful money of the United States of America. Principal of and interest on this Bond will be payable by check or draft or by wire transfer to the Holder, as registered owner.

Twenty-five (25) days prior to each Interest Payment Date, pursuant to the Financing Lease dated as of February 28, 2017 (the "Financing Lease") between VRA, the County of Fluvanna, Virginia (the "County") and the Fluvanna County School Board (the "School Board"), the County is obligated to make Rental Payments under the Financing Lease to the Paying Agent. Payments of principal and interest on this Bond are payable to the Holder by U.S. Bank, National Association (the "Paying Agent") pursuant to the Paying Agent Agreement dated as of February 28, 2017, between VRA, the County, the School Board and the Paying Agent, from funds received by the Paying Agent from the County, the School Board or VRA, as provided by the Paying Agent Agreement. Presentment of the Bond to the Paying Agent shall not be required for payment of the principal and interest on the Bond.

In case the date fixed for the payment of principal of and interest on or the prepayment of this Bond is a date on which banking institutions are authorized or obligated by law to close, then payment of the principal and interest need not be made on such date, but may be made on the next succeeding date which is not such a date, and if made on such next succeeding date, no additional interest shall accrue for the period after such date of maturity, payment or prepayment.

Reference is hereby made to the Bond Purchase and Lease Acquisition Agreement dated as of February 28, 2017 (the "Bond Purchase Agreement") among VRA, the County, the School Board and U.S. Bancorp Government Leasing and Finance, Inc. and to all amendments thereto, for a description of the provisions, among others, with respect to the optional and extraordinary prepayment and redemption of this Bond, as well as certain rights with respect to State Aid Intercept Funds, as described in the Bond Purchase Agreement. The terms of the Bond Purchase Agreement are incorporated herein by reference. To the extent a conflict between the terms of this Bond and the Bond Purchase Agreement exists, the terms of the Bond Purchase Agreement shall control.

This Bond and the interest on it are limited obligations of VRA and payable solely from the revenues and other property pledged and assigned to the Holder under the terms of the Bond Purchase Agreement to secure payment of this Bond.

THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON THIS BOND SHALL NOT BE DEEMED TO CONSTITUTE A DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OR ANY OF ITS POLITICAL SUBDIVISIONS OTHER THAN VRA. NEITHER THE COMMONWEALTH NOR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING VRA, SHALL BE OBLIGATED TO PAY THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST ON THIS BOND OR OTHER COSTS INCIDENT TO IT EXCEPT FROM THE REVENUES, MONEY OR PROPERTY OF VRA PLEDGED FOR SUCH PURPOSE, AND NEITHER THE FAITH AND CREDIT NOR THE



TAXING POWER OF THE COMMONWEALTH OR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING VRA, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST ON THIS BOND.

This Bond is duly authorized and issued by VRA pursuant to (i) the Virginia Resources Authority Act, Chapter 21, Title 62.1, Code of Virginia of 1950, as amended; (ii) the VRA Resolution Authorizing Participation by VRA in the Virginia SAVES Green Community Program established by the Virginia Department of Mines, Minerals and Energy, the Execution and Delivery of an Administrative Services Agreement Related to the Program and the Issuance of up to \$22,500,000 in Qualified Energy Conservation Tax Credit Revenue Bonds during the Fiscal Year ending June 30, 2017, adopted on June 7, 2016; and (iii) the Bond Purchase Agreement.

The School Board has sold to VRA certain energy efficiency improvements and pursuant to the Financing Lease, VRA, as lessor, has leased such improvements to the County and the School Board, each as a co-lessee and collectively as the lessee (the "Leased Project"). Under the terms of the Financing Lease, the County has agreed to make rental payments to VRA for the lease of the Leased Project. The obligation of the County to make payments under the Financing Lease constitutes a current expense of the County, subject to annual appropriation by the County. The Holder has certain rights under the Bond Purchase Agreement and the Financing Lease if funds are not appropriated by the County and the School Board to make payments thereunder, as more particularly described in the Bond Purchase Agreement and the Financing Lease. The obligation of the County to make payments under the Financing Lease does not constitute a debt of the County or the School Board within the meaning of any constitutional or statutory limitation nor a liability of or a lien or charge upon funds or property of the County or the School Board beyond any fiscal year for which the County has appropriated moneys to make such payments. VRA has no obligation or liability to the registered owner here with respect to payments to be made by the County under the Financing Lease or with respect to the performance by the County of any other covenant contained therein.

Upon the occurrence of certain events or upon certain conditions, in the manner and with the effects set forth in the Financing Lease and Bond Purchase Agreement, the principal of this Bond then outstanding, together with any accrued interest on it, may become or may be declared due and payable before its stated maturity.

The transfer of this Bond may be registered by the registered owner in person or by his or her duly authorized attorney or legal representative at the office of the Paying Agent as Registrar. Upon any such registration of transfer, VRA will execute and deliver in exchange for this Bond a new Bond registered in the name of the transferee.

All acts, conditions and things required by the Constitution and statutes of the Commonwealth to happen, exist or be performed precedent to and in the issuance of this Bond have happened, exist and have been performed, and the issue of this Bond, together with all other indebtedness of VRA, is within every debt and other limit prescribed by the Constitution and statutes of the Commonwealth.

[Signature Page Follows]

**IN WITNESS WHEREOF**, the Virginia Resources Authority has caused this Bond to be signed by the original signature of its Chairman, its original seal to be printed on it and attested by the original signature of its Executive Director, and this Bond to be dated the date and year above first written.

**VIRGINIA RESOURCES AUTHORITY**

[SEAL]

By: \_\_\_\_\_  
Thomas L. Hasty, III  
Vice Chairman

ATTEST:

\_\_\_\_\_  
Stephanie L. Hamlett  
Executive Director

\* \* \* \* \*

### **CERTIFICATE OF AUTHENTICATION**

This Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program – Fluvanna County Projects), Series 2017 (Direct Pay) is the Bond described in the above-mentioned Paying Agent Agreement.

Authentication Date: February 28, 2017

**U.S. BANK NATIONAL ASSOCIATION,**  
as Paying Agent

By: \_\_\_\_\_  
Patricia A. Welling  
Vice President and Account Manager

## ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto  
PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF  
TRANSFeree

---



---

(PLEASE PRINT OR TYPEWRITE NAME AND ADDRESS, INCLUDING ZIP CODE OF  
TRANSFeree)

---



---

this Bond and all rights under it, and irrevocably constitutes and appoints \_\_\_\_\_,  
attorney, to transfer this Bond on the books kept for its registration, with full power of  
substitution.

Dated: \_\_\_\_\_

Tax I.D. No. \_\_\_\_\_

Signature Guaranteed:

---

(NOTE: The signature of the registered owner or owners must be guaranteed by an Eligible Guarantor Institution such as a Commercial Bank, Trust Company, Securities Broker/Dealer, Credit Union or Savings Association which is a member of a medallion program approved by The Securities Transfer Association, Inc.)

---

Registered Owner  
(NOTE: The signature above must correspond exactly with must correspond exactly with the name of the registered owner as it appears on the front of this Bond.)

**SCHEDULE 1****Principal Payments**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>
08/01/2017	\$236,000.00	3.880%
08/01/2018	472,812.00	3.880%
08/01/2019	478,320.00	3.880%
08/01/2020	483,893.00	3.880%
08/01/2021	489,530.00	3.880%
08/01/2022	495,233.00	3.880%
08/01/2023	501,002.00	3.880%
08/01/2024	506,839.00	3.880%
08/01/2025	512,744.00	3.880%
08/01/2026	518,717.00	3.880%
08/01/2027	524,760.00	3.880%
08/01/2028	530,873.00	3.880%
08/01/2029	537,058.00	3.880%
08/01/2030	543,315.00	3.880%
08/01/2031	549,644.00	3.880%
08/01/2032	273,000.00	3.880%
<b>Total</b>	<b>\$7,653,740.00</b>	<b>-</b>

**EXHIBIT G**

**FORM OF LENDER'S LETTER**

February 28, 2017

Virginia Resources Authority, as VRA  
Richmond, Virginia

Board of Supervisors  
County of Fluvanna, Virginia

Re: Virginia Resources Authority  
Taxable Qualified Energy Conservation Revenue Bond  
(VirginiaSAVES Green Community Program – Fluvanna County Projects),  
Series 2017 (Direct Pay)

Ladies and Gentlemen:

U.S. Bancorp Government Leasing and Finance, Inc. (the "Purchaser") has agreed to make a loan by purchasing the above-referenced debt obligation (the "Debt Obligation") in the amount of \$7,653,740 which was issued in the original principal amount of \$7,653,740 by Virginia Resources Authority (the "VRA") pursuant to the Bond Purchase and Lease Acquisition Agreement, dated as of February 28, 2017 (the "Bond Purchase Agreement"), among VRA, the County of Fluvanna, Virginia (the "County"), the Fluvanna County School Board (the "School Board") and the Purchaser (the "Agreement"). All capitalized terms used herein, but not defined herein, shall have the respective meanings set forth in the Bond Purchase Agreement. The undersigned, an authorized representative of the Purchaser, hereby represents to you that:

1. The Purchaser has sufficient knowledge and experience in financial and business matters, including lending and leasing to municipalities and other government entities and the purchase and ownership of municipal and other governmental obligations, to be able to evaluate the risks and merits represented by making the loan by purchasing the Debt Obligation.

2. The Purchaser has authority to make the loan by purchasing the Debt Obligation and to execute this letter and any other instruments and documents required to be executed by the Purchaser in connection with the making of the loan by purchasing the Debt Obligation, including the Bond Purchase Agreement.

3. The Purchaser is a "qualified institutional buyer" as defined in Rule 144A promulgated under the Securities Act of 1933, as in effect on the date hereof, and is able to bear the economic risks of purchasing the Debt Obligation and entering into the Bond Purchase Agreement.

4. The Purchaser understands that an official statement, prospectus, offering circular, or other comprehensive offering statement has not been provided with respect to the Debt Obligation. The Purchaser has made its own inquiry and analysis with respect to VRA, the County, the School Board, the Project, the Debt Obligation and the security therefor, and other material factors affecting the security for and payment of the Debt Obligation.

5. The Purchaser acknowledges that it has reviewed information, including financial statements and other financial information, regarding VRA, the County and the School Board, and has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning VRA, the County, the School Board, the Project, the Debt Obligation and the security therefor, so that it has been able to make an informed decision to make the loan by purchasing the Debt Obligation; provided, however, that this letter shall not constitute a waiver of any rights or remedies the Purchaser may have with respect to any untrue information it may have received or any material information which was withheld from its review.

6. The Purchaser understands that the Debt Obligation: (i) is not registered under the 1933 Act and is not registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (ii) is not listed on any stock or other securities exchange, and (iii) has not been rated by any credit rating agency.

7. The Debt Obligation is being acquired by the Purchaser for its own account and not with a present view toward resale or distribution; provided, however, that the Purchaser reserves the right to sell, transfer or redistribute the Debt Obligation, pursuant to the terms of Section 3.4 of the Bond Purchase Agreement, but agrees that any such sale, transfer or distribution by the Purchaser shall be to: (i) an affiliate of the Purchaser, (ii) a trust or other custodial arrangement established by the Purchaser or one of its affiliates, the owners of any beneficial interest in which are limited to Approved Institutional Buyers and/or Qualified Purchasers that execute a letter substantially in the form of this letter, (iii) an Approved Institutional Buyer that executes a letter substantially in the form of this letter, or (iv) as otherwise permitted under the terms of Section 3.4 of the Bond Purchase Agreement.

**U.S. BANCORP GOVERNMENT  
LEASING AND FINANCE, INC.**

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

**EXHIBIT H**

**FORM OF OPINION OF THE COUNTY ATTORNEY**

[Print on the Letterhead of Counsel for the County]

February 28, 2017

Board of Supervisors  
County of Fluvanna, Virginia

Virginia Resources Authority  
Richmond, Virginia

U.S. Bancorp Government Leasing and Finance, Inc.  
Portland, Oregon

**\$7,653,740**

**Virginia Resources Authority  
Taxable Qualified Energy Conservation Revenue Bond  
(VirginiaSAVES Green Community Program - Fluvanna County Projects),  
Series 2017 (Direct Pay)**

Ladies and Gentlemen:

I have acted as counsel to the County of Fluvanna, Virginia (the "County"), in connection with the execution and delivery of a Financing Lease (the "Financing Lease") dated as of February 28, 2017, by and between the County, the Fluvanna County School Board and the Virginia Resources Authority ("VRA"), the net proceeds of which will be applied to finance the Project and in such capacity, I have examined, among other things, the following documents:

- (a) a certified copy of the County Authorization, authorizing the execution and delivery of the Financing Lease to finance the Project;
- (b) a copy of the Bond Purchase Agreement;
- (c) a copy of the Financing Lease; and
- (c) a copy of the Tax Agreement.

The documents referred to in clauses (b) through (e) above are referred to collectively as the "Local Lease Documents." Unless otherwise defined, each capitalized term used in this opinion has the same meaning given to such term in the Financing Lease.

I have also examined such other records and proceedings of the County and conducted such investigations as I deemed appropriate and necessary for purposes of this opinion.



As to questions of fact material to the opinions and statements set forth herein, I have relied upon representations of the County set forth in the Local Lease Documents and other certificates and representations by persons including representatives of the County. Whenever an opinion or statement set forth herein with respect to the existence or absence of facts is qualified by the phrase "to the best of my knowledge" or a phrase of similar import, it is intended to indicate that during the course of my representation of the County in connection with the Local Lease Documents no information has come to my attention that should give me current actual knowledge of the existence or absence of such facts. Except to the extent expressly set forth herein, I have not undertaken any independent investigation of the existence or absence of such facts, and no inference as to my knowledge or the existence or absence of such facts should be drawn from the fact of my representation or any other matter.

Based upon such examination and assuming the authorization, execution, delivery and enforceability of all documents by parties other than the County, I am of the opinion that:

1. The County is a duly created and validly existing political subdivision of the Commonwealth of Virginia and is vested with the rights and powers conferred upon it by Virginia law.

2. The County has full right, power and authority to (i) adopt the County Authorization and execute and deliver the Local Lease Documents and all related documents, (ii) undertake the Project, and (iii) carry out and consummate all of the transactions contemplated by the County Authorization and the Local Lease Documents.

3. The Local Lease Documents were duly authorized by the County Authorization.

4. All governmental permits, licenses, registrations, certificates, authorizations and approvals required to have been obtained as of the date hereof have been obtained for (i) the County's adoption of the County Authorization, (ii) the execution and delivery of the Local Lease Documents, (iii) the County's performance of its obligations under the Local Lease Documents, and (iv) to the best of my knowledge, the operation and use of the Equipment. I know of no reason why any such required governmental permits, licenses, registrations, certificates, authorizations or approvals cannot be obtained as required in the future.

5. The Local Lease Documents have been executed and delivered by duly authorized officials of the County and constitute legal, valid and binding obligations of the County enforceable against the County in accordance with their respective terms, subject to appropriation by the County. The obligations of the County under the Local Lease Documents, and the enforceability of such obligations, may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, (c) the exercise of sovereign police powers of the Commonwealth of

Virginia, and (d) rules of law which may limit the enforceability on public policy grounds of any obligations of indemnification undertaken by the County.

6. The execution and delivery of the Local Lease Documents and the performance by the County of its obligations thereunder are within the powers of the County and will not conflict with, or constitute a breach or result in a violation of (i) any federal or Virginia constitutional or statutory provision, (ii) to the best of my knowledge, any agreement or other instrument to which the County is a party or by which it is bound or (iii) any order, rule, regulation, decree or ordinance of any court, government or governmental authority having jurisdiction over the County or its property.

7. The County, to the best of my knowledge, is not in default in the payment of the principal of or interest on any of its indebtedness for borrowed money and is not in default under any instrument under and subject to which any indebtedness for borrowed money has been incurred. To the best of my knowledge, no event or condition has happened or existed, or is happening or existing, under the provisions of any such instrument, including but not limited to the Financing Lease, which constitutes, or which, with notice or lapse of time, or both, would constitute an event of default thereunder.

8. The County (i) to the best of my knowledge, is not in violation of any existing law, rule or regulation applicable to it in any way which would have a material adverse effect on its financial condition or its ability to perform its obligations under the Local Lease Documents and (ii) is not in default under any indenture, mortgage, deed of trust, lien, lease, contract, note, order, judgment, decree or other agreement, instrument or restriction of any kind to which the County is a party or by which it is bound or to which any of its assets is subject, which would have a material adverse effect on its financial condition or its ability to perform its obligations under the Local Lease Documents. The execution and delivery by the County of the Local Lease Documents and the compliance with the terms and conditions thereof will not conflict with, result in a breach of or constitute a default under any of the foregoing.

9. Except as set forth in the Financing Lease, there are not pending nor, to the best of my knowledge, threatened against the County, any actions, suits, proceedings or investigations of a legal, equitable, regulatory, administrative or legislative nature (i) affecting the creation, organization or existence of the County or the title of its officers to their respective offices, (ii) seeking to prohibit, restrain or enjoin the approval, execution, delivery or performance of the County Authorization or the Local Lease Documents, (iii) in any way contesting or affecting the validity or enforceability of the County Authorization, the Local Lease Documents or any agreement or instrument relating to any of the foregoing, (iv) in which a judgment, order or resolution may have a material adverse effect on the County or its business, assets, condition (financial or otherwise), operations or prospects or on its ability to perform its obligations under the County Authorization, or the Local Lease Documents, or (v) affecting the undertaking of the Project.

Very truly yours,

**EXHIBIT I**

**FORM OF COMPLETION CERTIFICATE**

Virginia Resources Authority  
1111 East Main Street, Suite 1920  
Richmond, Virginia 23219  
Attention: Executive Director

U.S. Bancorp Government Leasing and Finance, Inc.  
13010 SW 68th Parkway, Suite 100  
Portland, Oregon 97223  
Attention: Legal

Attn: Contract Administration  
Virginia Resources Authority  
Taxable Qualified Energy Conservation Revenue Bond  
(VirginiaSAVES Green Community Program – Fluvanna County Projects),  
Series 2017 (Direct Pay)

This certificate is being provided pursuant to Section 5.1 of the Bond Purchase and Lease Acquisition Agreement, dated as of February 28, 2017 (the "Agreement"), among the Virginia Resources Authority ("VRA"), the County of Fluvanna, Virginia (the "County"), the Fluvanna County School Board (the "School Board") and U.S. Bancorp Government Leasing and Finance, Inc., and the Financing Lease, dated February 28, 2017 between VRA, the County and the School Board.

On behalf of the County and the School Board, as applicable, I hereby certify the following:

(a) the Equipment set forth in the Financing Lease has been delivered, installed and accepted and the Project has been completed to the satisfaction of the School Board on the date hereof.

(b) The County and the School Board has conducted such inspection and/or testing of the Equipment as it deems necessary and appropriate and hereby acknowledges that it accepts the Equipment for all purposes.

(c) All labor, services, materials and supplies used in the construction and equipping of the Project to be paid from the proceeds of the VRA Bond have been paid for.

(d) This Completion Certificate is delivered within the Acquisition Period set forth in the Financing Lease.

(e) After payment of all remaining Project Costs, the amount of the next payment due from the County shall be remaining in the Escrow Account. Such amount shall be applied to prepayment of the principal component of Rental Payments set forth on Schedule 1.1 of the Financing Lease in accordance with Section 4.2(c) of the Financing Lease and Section 3.5(b) of the Agreement, with corresponding redemption of the VRA Bond by the same amount and at the price determined by Section 3.5(b) of the Agreement.

(f) The County and the School Board are currently maintaining the insurance required by the Financing Lease.

(g) The County and the School Board hereby reaffirm that the representations, warranties and covenants contained in the Financing Lease and the Agreement are true and correct as of the date hereof.

(h) (i) No event or condition that constitutes, or with notice or lapse of time, or both, would constitute, an Event of Default exists at the date hereof under the Financing Lease; and (ii) no Event of Non-Appropriation under the Financing Lease has been threatened or occurred.

All capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Agreement and the Financing Lease, as applicable.

**COUNTY OF FLUVANNA, VIRGINIA**

By: \_\_\_\_\_  
County Representative

**FLUVANNA COUNTY SCHOOL BOARD**

By: \_\_\_\_\_  
School Board Representative

**EXHIBIT J**

**FORM OF CERTIFICATION AS TO NO DEFAULT  
FOR THE COUNTY**

[DATE]

[Insert Name]

Compliance & Financial Analyst  
Virginia Resources Authority  
1111 East Main Street, Suite 1920  
Richmond, VA 23219

U.S. Bancorp Government Leasing and Finance, Inc.  
13010 SW 68th Parkway, Suite 100  
Portland, Oregon 97223  
Attention: Legal

Dear Ladies and Gentlemen:

In accordance with Section 9.3 of the Bond Purchase and Lease Acquisition Agreement dated as of February 28, 2017 between VRA, the County, the School Board and the Purchaser (the "Bond Purchase Agreement"), I hereby certify that, during the fiscal year that ended June 30, \_\_\_\_\_, and through the date of this letter:

1. [No event or condition has happened or existed, or is happening or existing, which constitutes, or which, with notice or lapse of time, or both, would constitute, an Event of Default as defined in Section 7.1 of the Bond Purchase Agreement and Section 10.1 of the Financing Lease dated February 28, 2017 between VRA, the County and the School Board.] [If an Event of Default has occurred, please specify the nature and period of such Event of Default and what action the County has taken, is taking or proposes to take to rectify it].
2. Unless otherwise defined herein, each capitalized term used herein has the meaning set forth in the Bond Purchase Agreement.

Sincerely,

[Insert Name]

County Representative

**EXHIBIT K****FORM OF CERTIFICATION AS TO NO DEFAULT  
FOR [COUNTY] SCHOOL BOARD REPRESENTATIVE**

[DATE]

[Insert Name]

Compliance & Financial Analyst  
Virginia Resources Authority  
1111 East Main Street, Suite 1920  
Richmond, VA 23219

U.S. Bancorp Government Leasing and Finance, Inc.  
13010 SW 68th Parkway, Suite 100  
Portland, Oregon 97223  
Attention: Legal

Dear Ladies and Gentlemen:

In accordance with Section 9.3 of the Bond Purchase and Lease Acquisition Agreement dated as of February 28, 2017 between VRA, the County, the School Board and the Purchaser (the "Bond Purchase Agreement"), I hereby certify that, during the fiscal year that ended June 30, \_\_\_\_\_, and through the date of this letter:

1. [No event or condition has happened or existed, or is happening or existing, which constitutes, or which, with notice or lapse of time, or both, would constitute, an Event of Default as defined in Section 7.1 of the Bond Purchase Agreement and Section 10.1 of the Financing Lease dated February 28, 2017 between VRA, the County and the School Board.] [If an Event of Default has occurred, please specify the nature and period of such Event of Default and what action the County has taken, is taking or proposes to take to rectify it].
2. [The ownership and status of all or a portion of the Equipment has not changed since the Closing Date.] [If untrue, please describe.]
3. Unless otherwise defined herein, each capitalized term used herein has the meaning set forth in the Bond Purchase Agreement.

Sincerely,

[Insert Name]

School Board Representative

[Insert Name]

County Representative

**FINANCING LEASE**

**between**

**VIRGINIA RESOURCES AUTHORITY  
as Lessor,**

**COUNTY OF FLUVANNA, VIRGINIA  
as Co-Lessee**

**and**

**FLUVANNA COUNTY SCHOOL BOARD  
as Co-Lessee**

**Dated as of February 28, 2017**

**\$7,653,740**

**Virginia Resources Authority  
Taxable Qualified Energy Conservation Revenue Bond  
(VirginiaSAVES Green Community Program - Fluvanna County Projects),  
Series 2017 (Direct Pay)**

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## FINANCING LEASE

**THIS FINANCING LEASE** (this "Financing Lease") is made as of February 28, 2017, between the **VIRGINIA RESOURCES AUTHORITY**, a public body corporate and a political subdivision of the Commonwealth of Virginia ("VRA"), as Lessor, the **COUNTY OF FLUVANNA, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "County"), as Co-Lessee and the **FLUVANNA COUNTY SCHOOL BOARD**, a body politic of the Commonwealth of Virginia (the "School Board"), as Co-Lessee and collectively with the County, as Lessee.

**A.** VRA intends to issue its Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay) (the "VRA Bond"), and to use a portion of the proceeds thereof to acquire certain energy efficiency improvements (as more fully defined hereinafter, the "Equipment") and assist the County and the School Board in financing the Project (as hereinafter defined).

**B.** VRA, the County and the School Board wish to set forth herein certain terms, conditions and provisions related to the purchase of this Financing Lease, the application of the proceeds hereof, the payment of the sums owed under this Financing Lease, and the lease, use and maintenance of the Equipment by VRA to the County and the School Board.

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants and agreements hereinafter contained, VRA, the County and the School Board hereby covenant and agree as follows:

## ARTICLE I

### DEFINITIONS

**Section 1.1 Definitions.** The capitalized terms contained in this Financing Lease shall have the meanings set forth below unless the context otherwise requires:

**"Acquisition Period"** means the Closing Date to February 28, 2020, during which the Lease Proceeds Amount may be expended on Project Costs pursuant to the Escrow Agreement. The Acquisition Period may be extended by written agreement of the Holder and the School Board, and filed with the County and Escrow Agent, and such consent shall not be unreasonably withheld.

**"Act"** means the Virginia Resources Authority Act, Chapter 21, Title 62.1 of the Code of Virginia of 1950, as amended.

**"Bond Purchase Agreement"** means the Bond Purchase and Lease Acquisition Agreement dated as of February 28, 2017 between the Participants, VRA and the Purchaser, as modified, altered, amended and supplemented in accordance with its terms and the terms of this Financing Lease.

**"Closing Date"** means the date of delivery of and payment for the VRA Bond, which is February 28, 2017.

**"Commonwealth"** means the Commonwealth of Virginia.

**"Costs of Issuance"** means expenses related to this Financing Lease and issuance costs in connection with the issuance of the VRA Bond and the financing of the Project, as more specifically described under Section 3.2 of this Financing Lease.

**"County"** means the County of Fluvanna, Virginia, a political subdivision of the Commonwealth.

**"County Authorization"** means collectively, the resolutions adopted on January 18, 2017 and February 15, 2017, respectively, by a majority of the members of the governing body of the County approving (i) the transactions contemplated by and authorizing the execution and delivery of the Financing Documents and (ii) the sale of this Financing Lease.

**"County Equipment"** means the property described in Exhibit A-1 attached hereto, and any and all replacement parts, additions, repairs, modifications, improvements, attachments and accessories thereto, and all substitutions, replacements or exchanges therefor. It is contemplated that the Equipment will be used for energy efficiency improvements in property located within the territory of the County.

**"County Representative"** means (i) the chair or vice chair of the governing body of the County, as applicable, (ii) the County Administrator or Deputy County Administrator of the County and (iii) any other official or employee of the County authorized by resolution of the governing body of the County to perform the act or sign the document in question.

**"Custody Agreement"** means the Custody Agreement dated as of February 28, 2017, between U.S. Bank National Association, as custodian, and CleanSource Capital, LLC, as modified, altered, amended or supplemented in accordance with the terms thereof, in substantially the form of Exhibit E attached to the Bond Purchase Agreement and pursuant to which the custodial account is established and administered.

**"Default Rate"** means 300 basis points (3.00%) above the then applicable interest rate on the VRA Bond.

**"Deed of Sale"** means collectively, the Deeds of Sale dated as of February 28, 2017 conveying the Participants' right, title and interest in the Equipment now existing or hereafter acquired to VRA, in order for VRA to lease the Equipment back to the Participants pursuant to the Financing Lease, substantially in the forms attached hereto as Exhibit A to the Bond Purchase Agreement.

**"Effective Date"** means the Closing Date.

**"Energy Performance Agreement"** means that certain Energy Performance Contract between Trane, Inc. and the Participants dated as of February 15, 2017.

**"Equipment"** means collectively, the County Equipment and the School Equipment.

**"Escrow Account"** means the fund established and held by the Escrow Agent pursuant to the Escrow Agreement.

**"Escrow Agent"** means U.S. Bank National Association and its successors and assigns.

**"Escrow Agreement"** means the Escrow Agreement dated as of February 28, 2017 in form and substance acceptable to the Purchaser and acceptable and executed by VRA, the County and the Escrow Agent, as modified, altered, amended or supplemented in accordance with the terms thereof, in substantially the form of Exhibit A attached to the Bond Purchase Agreement and pursuant to which the Escrow Account is established and administered.

**"Event of Default"** shall have the meaning set forth in Section 10.1.

**"Event of Non-Appropriation"** shall have the meaning set forth in Section 5.1.

**"Financing Documents"** means, collectively, (i) the Bond Purchase Agreement; (ii) the Escrow Agreement; (iii) this Financing Lease; (iv) the Paying Agent Agreement; (v) the Custody Agreement; (vi) the Tax Agreement; and (vii) the VRA Bond.

**"Financing Lease"** means this Financing Lease dated as of February 28, 2017 between VRA, as lessor, and the Participants, each as a co-lessee and collectively as lessee, as modified, altered, amended or supplemented in accordance with the terms thereof.

**"Fiscal Year"** means the twelve-month period beginning July 1 of one year and ending on June 30 of the following year, or if the County has established another twelve-month period as its annual accounting period such other twelve-month period.

**"Government Obligations"** means direct obligations of, or obligations the payment of the principal of and interest on which is unconditionally guaranteed by, the United States of America.

**"Holder"** means initially the Purchaser or any future registered owner of the VRA Bond as permitted hereunder.

**"Lease Proceeds Amount"** means \$7,653,740, the amount from VRA deposited into the Escrow Account and received by the Participants for the acquisition of the Equipment from the Vendor in order to sell and lease the Equipment under this Financing Lease, as well as the payment of the Project Costs and the Costs of Issuance.

**"Local Authorization"** means collectively, the County Authorization and the School Board Authorization.

**"Material Adverse Change"** means a downgrade in the County's external debt rating to A2 by Moody's Investors Service, Inc. and A by Standard & Poor's Rating Group.

**"Participants"** means, collectively, the County and the School Board.

**"Paying Agent"** means U.S. Bank National Association and its successors and assigns.

**"Paying Agent Agreement"** means the Paying Agent Agreement dated February 28, 2017 between VRA and the Paying Agent, as modified, altered, amended or supplemented in accordance with the terms thereof and in substantially the form of Exhibit C to the Bond Purchase Agreement.

**"Program"** means the VirginiaSAVES Green Community Program established by the Governor of Virginia's Executive Order 36 and sponsored by the Virginia Department of Mines, Mineral and Energy and administered by CleanSource Capital LLC and its successors and assigns pursuant to the Administrative Services Agreement between CleanSource Capital LLC and VRA dated September 1, 2015, as modified, altered, amended or supplemented in accordance with the terms thereof.

**"Program Fee"** means the fee for the Program in an amount equal to two percent of the principal amount of the VRA Bond.

**"Project"** means the acquisition, development, construction, installation and equipping by the Participants of the Equipment, as more fully described in Exhibit A of this Financing Lease and the Energy Performance Agreement, as well as the use of the Program for the funding of the same, and expenses related thereto, including but not limited to, the Program Fee, and the payment of the Costs of Issuance.

**"Project Budget"** means the budget for the Project as set forth in the Energy Performance Agreement.

**"Project Costs"** means the costs of the Equipment to the extent such costs are included in the definition of "cost" set forth in Section 62.1-199 of the Act, and includes the refunding of obligations of VRA or the County used to finance "costs" set forth in Section 62.1-199 of the Act, including, but not limited to, the Program Fee and the Costs of Issuance.

**"Purchaser"** means U.S. Bancorp Government Leasing and Finance, Inc., or one of its affiliates or any successor, as the initial Holder of the VRA Bond.

**"Rental Payments"** means the rental payments due to VRA from the County as set forth in Section 6.1 and Schedule 1.1 of this Financing Lease.

**"School Board"** means the Fluvanna County School Board, a body corporate of the Commonwealth.

**"School Board Authorization"** means the resolution adopted on February 1, 2017 by a majority of the members of the governing body of the School Board approving, among other things, the transactions contemplated by and authorizing the execution and delivery of the Financing Documents.

**"School Board Representative"** means (i) the Superintendent of the School Board, (ii) the chair or vice chair of the School Board, and (iii) any other official or employee of the School

Board authorized by resolution of the governing body of the School Board to perform the act or sign the document in question.

**"School Equipment"** means the property described in Exhibit A-2 attached hereto, and any and all replacement parts, additions, repairs, modifications, improvements, attachments and accessories thereto, and all substitutions, replacements or exchanges therefor. It is contemplated that the Equipment will be used for energy efficiency improvements in Fluvanna County Schools located within the territory of the County.

**"Tax Agreement"** means the Federal Tax Certificate and Compliance Agreement dated the Closing Date, between the County, the School Board and VRA, as modified, altered, amended and supplemented.

**"Vendor"** means each manufacturer or supplier of the Equipment, and its successors or assigns, including, but not limited to, Trane, Inc.

**"VRA"** means the Virginia Resources Authority, a public body corporate and a political subdivision of the Commonwealth.

**"VRA Authorization"** means the Resolution Authorizing Participation by the Virginia Resources Authority in the Virginia SAVES Green Community Program Established by the Virginia Department of Mines, Minerals and Energy, the Execution and Delivery of an Administrative Services Agreement Related to the Program and the Issuance of up to \$22,500,000 in Qualified Energy Conservation Tax Credit Revenue Bonds during the Fiscal Year ending June 30, 2017, adopted on June 30, 2016 by VRA's Board of Directors.

**"VRA Bond"** means the Taxable Qualified Energy Conservation Revenue Bond (Virginia SAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay), in the principal amount of \$7,653,740, in the form of Exhibit E of the Bond Purchase Agreement, which is issued pursuant to the VRA Authorization and the Bond Purchase Agreement and is allocable to this Financing Lease (as determined by VRA).

**"VRA Representative"** means (i) the Chairman of VRA, (ii) the Executive Director of VRA or (iii) any member of the Board of Directors of VRA designated to act on behalf of VRA by written certificate furnished to the Holder and the Participants containing the specimen signatures of such person and signed on behalf of VRA by the Chairman, the Executive Director or a member of its Board of Directors.

**Section 1.2 Rules of Construction.** The following rules shall apply to the construction of this Financing Lease unless the context requires otherwise:

(a) Singular words shall connote the plural number as well as the singular and vice versa.

(b) Words importing the redemption or calling for redemption of this Financing Lease shall not be deemed to refer to or connote the payment of this Financing Lease at its stated maturity.

(c) All references in this Financing Lease to particular Articles, Sections or Exhibits are references to Articles, Sections or Exhibits of this Financing Lease unless otherwise indicated.

(d) The headings and table of contents as used in this Financing Lease are solely for convenience of reference and shall not constitute a part of this Financing Lease nor shall they affect its meaning, construction or effect.

## **ARTICLE II**

### **REPRESENTATIONS**

**Section 2.1 Representations by VRA.** VRA represents to the Participants as follows:

(a) VRA is a duly created and validly existing public body corporate and a political subdivision of the Commonwealth vested with the rights and powers conferred upon it under the Act.

(b) VRA has full right, power and authority to (i) issue, sell and deliver the VRA Bond, (ii) direct the Escrow Agent to use a portion of the proceeds of the VRA Bond to enter into this Financing Lease as contemplated under the Escrow Agreement and this Financing Lease, (iii) execute, enforce and deliver the Financing Documents, and (iv) carry out and consummate all other transactions contemplated by Financing Documents.

(c) VRA has duly authorized, executed and delivered the Financing Documents, and when executed the Financing Documents will constitute legal, valid and binding obligations of VRA enforceable against VRA in accordance with their respective terms.

**Section 2.2 Representations by the County.** The County represents to VRA as follows:

(a) The County is a duly created and validly existing Virginia "local government" (as defined in Section 62.1-199 of the Act) and is vested with the rights and powers conferred upon it by Virginia law.

(b) The County has full right, power and authority to (i) adopt the County Authorization and execute and deliver the Financing Documents and all related documents, (ii) execute, sell and deliver this Financing Lease to VRA, (iii) undertake the Project, (iv) sell the County Equipment to VRA pursuant to the Deed of Sale and this Financing Lease; (v) lease the County Equipment from VRA pursuant to this Financing Lease and (v) carry out and consummate all of the transactions contemplated by the County Authorization and the Financing Documents (including leasing the Equipment from VRA pursuant to this Financing Lease).

(c) The County Authorization authorized the execution and delivery of this Financing Lease, and this Financing Lease is in substantially the same form as presented to the County's governing body.



(d) All governmental permits, licenses, registrations, certificates, authorizations and approvals required to have been obtained as of the Effective Date for the County's (i) adoption of the County Authorization, (ii) execution and delivery of the Financing Documents, (iii) performance of its obligations under the Financing Documents and (iv) the undertaking of the Project. The County knows of no reason why any such required governmental permits, licenses, registrations, certificates, authorizations or approvals not required to be obtained by the Effective Date cannot be obtained as required in the future.

(e) When executed and delivered in accordance with the County Authorization, the Financing Documents will have been executed and delivered by duly authorized officials of the County and will constitute legal, valid and binding obligations of the County enforceable against the County in accordance with their respective terms.

(f) The execution and delivery of the Financing Documents and the performance by the County of its obligations thereunder are within the powers of the County and will not conflict with, or constitute a breach or result in a violation of, to the best of the County's knowledge, (i) any federal, or Virginia constitutional or statutory provision, including the County's charter or articles of incorporation, if any, (ii) any agreement or other instrument to which the County is a party or by which it is bound or (iii) any order, rule, regulation, decree or ordinance of any court, government or governmental authority having jurisdiction over the County or its property.

(g) The County is not in default in the payment of the principal of or interest on any of its indebtedness for borrowed money and is not in default under any instrument under and subject to which any indebtedness for borrowed money has been incurred. No event or condition has happened or existed, or is happening or existing, under the provisions of any such instrument, including but not limited to this Financing Lease, which constitutes, or which, with notice or lapse of time, or both, would constitute an event of default thereunder.

(h) The County to the best of the County's knowledge (i) is not in violation of any existing law, rule or regulation applicable to it in any way that would have a material adverse effect on its financial condition or its ability to perform its obligations under the Financing Documents and (ii) is not in default under any indenture, mortgage, deed of trust, lien, lease, contract, note, order, judgment, decree or other agreement, instrument or restriction of any kind to which the County is a party or by which it is bound or to which any of its assets is subject that would have a material adverse effect on its financial condition or its ability to perform its obligations under the Financing Documents. The County's execution and delivery of the Financing Documents and its compliance with the terms and conditions thereof will not conflict with or result in a breach of or constitute a default under any of the foregoing.

(i) Except as set forth in Exhibit B, there are not pending nor, to the best of the County's knowledge, threatened against the County, any actions, suits, proceedings or investigations of a legal, equitable, regulatory, administrative or legislative nature, (i) affecting the creation, organization or existence of the County or the title of its officers to their respective offices, (ii) seeking to prohibit, restrain or enjoin the approval, execution, delivery or performance of the County Authorization or the Financing Documents, (iii) in any way contesting or affecting the validity or enforceability of the County Authorization, the Financing

Documents or any agreement or instrument relating to any of the foregoing, (iv) in which a judgment, order or resolution may have a material adverse effect on the Equipment, the County or its business, assets, condition (financial or otherwise), operations or prospects or on its ability to perform its obligations under the County Authorization or the Financing Documents, (v) affecting the Project or (v) related to the operation and use of the Equipment.

(j) The financial statements, applications and other information that the County furnished to VRA in connection with this Financing Lease fairly and accurately portray the County's financial condition, as of their dates, and there has been no Material Adverse Change in the financial condition of the County since the date of the financial statements provided to VRA in connection with this Financing Lease.

(k) Nothing that would constitute an Event of Default hereunder has occurred and is continuing, and no event or condition exists that with the passage of time or the giving of notice, or both, would constitute an Event of Default hereunder.

(l) To the best of the County's knowledge, no lease, rental agreement, lease-purchase agreement, payment agreement or contract for purchase to which the County has been a party at any time has been terminated by the County as a result of insufficient funds being appropriated by the County in any fiscal year. To the best of the County's knowledge, no event has occurred which would constitute an event of default under any debt, revenue bond or debt, capital lease or installment purchase obligation which the County has issued during the past ten (10) years.

**Section 2.3 Representations by the School Board.** The School Board makes the following representations as the basis for its undertakings under this Financing Lease:

(a) The School Board has full right, power and authority to (i) adopt the School Board Authorization and execute and deliver the Financing Documents and all related documents, as applicable, (ii) execute, sell and deliver this Financing Lease to VRA, (iii) undertake the Project, (iv) sell the School Equipment to VRA pursuant to the Deed of Sale and this Financing Lease; (v) lease the School Equipment from VRA pursuant to this Financing Lease and (vi) carry out and consummate all of the transactions contemplated by the School Board Authorization and the Financing Documents (including selling the Equipment to VRA and then leasing the Equipment from VRA pursuant to this Financing Lease and the Deed of Sale).

(b) This Financing Lease was duly authorized for execution by the School Board Authorization.

(c) All governmental permits, licenses, registrations, certificates, authorizations and approvals required to have been obtained as of the Effective Date for the School Board's (i) adoption of the School Board Authorization, (ii) execution and delivery of the Financing Documents, (iii) performance of its obligations under the Financing Documents, (iv) the undertaking of the Project and (v) the acquisition, installation and use of the Equipment. The School Board knows of no reason why any such required governmental permits, licenses, registrations, certificates, authorizations or approvals not necessary to be obtained by such date cannot be obtained as required in the future.

(d) When executed and delivered in accordance with the School Board Authorization, the Financing Documents to which the School Board is a party, will have been executed and delivered by duly authorized officials of the School Board and will constitute legal, valid and binding obligations of the School Board enforceable against the School Board in accordance with their respective terms.

(e) The execution and delivery of the Financing Documents and the performance by the School Board of its obligations thereunder are within the powers of the School Board and will not conflict with, or constitute a breach or result in a violation of, (i) to the best of the School Board's knowledge, any federal or Commonwealth constitutional or statutory provision, (ii) any agreement or other instrument to which the School Board is a party or by which it is bound or (iii) any order, rule, regulation, decree or ordinance of any court, government or governmental authority having jurisdiction over the School Board or its property.

(f) Except as may otherwise be approved by VRA or permitted by the terms of Financing Documents and subject to any interest that the County may have in the Equipment, the Equipment at all times is and will be owned by the School Board and will not be operated or controlled by any other entity or person.

(g) Except as set forth in Exhibit B, there are not pending nor, to the best of the School Board's knowledge, threatened against the School Board, any actions, suits, proceedings or investigations of a legal, equitable, regulatory, administrative or legislative nature, (i) affecting the creation, organization or existence of the School Board or the title of its officers to their respective offices, (ii) seeking to prohibit, restrain or enjoin the approval, execution, delivery and/or performance of the School Board Authorization and/or the Financing Documents, (iii) in any way contesting or affecting the validity or enforceability of the School Board Authorization, the Financing Documents or any agreement or instrument relating to any of the foregoing or (iv) related to the Project or the undertaking thereof by the School Board.

(h) Nothing that would constitute an Event of Default hereunder has occurred and is continuing, and no event or condition exists that with the passage of time or the giving of notice, or both, would constitute an Event of Default hereunder.

(i) To the best of the School Board's knowledge, no lease, rental agreement, lease-purchase agreement, payment agreement or contract for purchase to which the School Board has been a party at any time has been terminated by the School Board as a result of insufficient funds being appropriated in any fiscal year. To the best of the School Board's knowledge, no event has occurred which would constitute an event of default under any debt, revenue bond or debt, capital lease or installment purchase obligation which School Board has issued during the past ten (10) years.

**Section 2.4 Equipment Representation.** Notwithstanding any provision in the Financing Documents to the contrary, all representations, warranties and covenants, as well as other obligations in the Financing Documents, made: (1) with respect to the County Equipment, are made solely by the County and (2) with respect to the School Equipment, are made solely by the School Board.

## ARTICLE III

### ACQUISITION AND LEASE OF EQUIPMENT

**Section 3.1 Acquisition of this Financing Lease.** Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth or incorporated herein, VRA shall transfer the Lease Proceeds Amount to the County solely from the proceeds of the VRA Bond, the Lease Proceeds Amount shall be deposited into the Escrow Account for the acquisition of the Equipment and the payment of the Project Costs, and the Participants shall deliver to VRA this Financing Lease in return.

**Section 3.2 Issuance Expenses.** VRA shall pay, or cause to be paid, from the proceeds of the VRA Bond all expenses incident to the performance of VRA's obligations under and the fulfillment of the conditions imposed by this Financing Lease in connection with the issuance, sale and delivery of the VRA Bond and the purchase of this Financing Lease on the Closing Date, including, but not limited to: (i) the cost, if any, of preparing and delivering the VRA Bond, (ii) the fees and expenses of the financial advisor(s) and bond counsel to VRA, (iii) the fees and expenses of legal counsel to the Purchaser in the amount of \$5,000, and (iv) all other costs and expenses reasonably incurred by VRA that are customary for a financing of this type. The Participants shall pay all expenses of the Participants incident to the issuance, sale and delivery of the VRA Bond and delivery of this Financing Lease, including, but not limited to the fees and disbursements of the financial advisor, counsel and bond counsel to the Participants from the Lease Proceeds Amount or other funds of the Participants.

**Section 3.3 Sale and Lease to the Participants.** (a) In order to effectuate the purposes of this Financing Lease, the Participants each shall make, execute, acknowledge and deliver, or cause to be made, executed, acknowledged and delivered, all contracts, deeds and other agreements in the name of the County or the School Board, as applicable, and, in general, to do or cause to be done all such other things as may be requisite or proper for the undertaking and completion of the Project, the acquisition and installation of the Equipment, the sale of the Equipment to VRA pursuant to the Deed of Sale and this Financing Lease, the lease of the Equipment from VRA under this Financing Lease and the fulfillment of any other obligations of the Participants under this Financing Lease.

(b) In exchange for the Lease Proceeds Amount, as of and on the Closing Date, the Participants each hereby agree to sell the Equipment and the right to acquire the Equipment to VRA and to execute the Deed of Sale. VRA hereby agrees to lease the Equipment to the Participants and the Participants hereby agree to rent the Equipment from VRA in exchange for the County's Agreement to pay the Rental Payments set forth in Section 6.1, all on the terms and conditions set forth in this Financing Lease. As of and on the Closing Date, the School Board or the County, as the case may be, shall be entitled to possession of the Equipment and the School Board or the County may retain possession of the Equipment as long as an Event of Default or an Event of Non-Appropriation has not occurred.

(c) As provided in Section 3.10, hereof, during the term of this Financing Lease, title to the Equipment shall be deemed to be vested in the School Board or the County, as

the case may be, subject to the rights of VRA under this Financing Lease. Upon execution and delivery of this Financing Lease, any rights and interest to acquire the Equipment pursuant to the Energy Performance Agreement that VRA possesses shall be assigned to the School Board or the County, as the case may be, subject to the terms of this Financing Lease.

(d) As additional security for the payment and performance of all of the Participants' obligations under this Financing Lease and the Bond Purchase Agreement, upon the execution of this Financing Lease, the Participants, as applicable, grant to VRA a first priority security interest constituting a first lien on (a) the Equipment, (b) moneys and investments held from time to time in any related Escrow Account, (c) the rights of the Participants to acquire the Equipment under the Energy Performance Agreement and (d) any and all proceeds of any of the foregoing, including insurance proceeds. The Participants authorize VRA to file (and the Participants agree to execute, if applicable) such notices of assignment, chattel mortgages, financing statements and other documents, in form satisfactory to VRA, which VRA deems necessary or appropriate to establish and maintain VRA's security interest in the Equipment, the Escrow Account, the rights of the Participants to acquire the Equipment under the Energy Performance Agreement and the proceeds thereof, including, without limitation, such financing statements with respect to personal property and fixtures under Article 9 of the Uniform Commercial Code in effect in the Commonwealth and treating such Article 9 as applicable to entities such as the Participants. The Participants agree that with respect to such property VRA shall have all the rights and remedies of a secured party under the Virginia Uniform Commercial Code.

(e) The Participants agree to deliver all documents, instruments and financing statements including, but not limited to fixture filings necessary or appropriate to perfect or maintain the security interest granted hereby.

**Section 3.4 Lease Term.** The term of this Financing Lease shall commence on the Closing Date and shall continue until the earlier of (i) August 1, 2032 (provided that all of the Rental Payments specified Section 6.1 and any costs incurred by VRA due to an Event of Default have been paid in full) or (ii) the date on which redemption, prepayment or refunding of the County's obligations hereunder is made pursuant to Section 6.2, including all amounts due under Section 6.1.

**Section 3.5 Transfer Upon Termination.** After all payments have been made pursuant to Section 6.1 or a purchase option has been made pursuant to Section 6.2, the County shall be deemed to have acquired all of VRA's right, title and interest in the Equipment. In such event, and upon request, VRA will execute and deliver to the County an appropriate instrument assigning, transferring and conveying to the County all of VRA's right, title and interest in the Equipment free from any lien, encumbrance or security interest created by VRA or its assigns, except such as may be created or permitted by the County or the Vendor, AS IS, and without other warranties, and shall enter into an appropriate instrument terminating this Financing Lease.

**Section 3.6 Disclaimer of Warranty.** (a) The Equipment is being acquired by VRA at the Participants' request. VRA MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE VALUE, DESIGN,

MERCHANTABILITY, CONDITION OR FITNESS FOR PARTICULAR PURPOSE OR FITNESS FOR USE OF THE PROJECT OR ANY OF THE EQUIPMENT FOR THE PARTICIPANTS' PURPOSES AND, AS TO VRA, PARTICIPANTS' ACQUISITION OF THE EQUIPMENT SHALL BE ON AN "AS IS" BASIS. IN NO EVENT SHALL VRA BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGE IN CONNECTION WITH OR ARISING OUT OF THIS FINANCING LEASE, ANY EQUIPMENT OR THE EXISTENCE, FURNISHING, FUNCTIONING OR THE PARTICIPANTS' USE OF ANY ITEM, PRODUCT OR SERVICE PROVIDED FOR IN THIS FINANCING LEASE.

(b) VRA hereby appoints the County its agent and attorney-in-fact during the term of this Financing Lease, so long as the County shall not be in default hereunder, to assert from time to time whatever claims and rights (including without limitation warranties) relating to the Equipment that VRA may have against the Vendor. The County's sole remedy for the breach of such warranty, indemnification or representation shall be against the Vendor of the Equipment, and not against VRA. Any such matter shall not have any effect whatsoever on the rights and obligations of VRA with respect to this Financing Lease, including the right to receive full and timely payments hereunder. The County expressly acknowledges that VRA makes, and has made, no representations or warranties whatsoever as to the existence or the availability of such warranties relating to the Equipment.

**Section 3.7 Obligations of the County Unconditional.** Except as provided in Sections 3.8 and 5.1 of this Financing Lease, the County's obligation to make all payments pursuant to this Financing Lease and the Participants' obligations to observe and perform all other covenants, conditions and agreements under the Financing Documents is absolute and unconditional, irrespective of any rights of setoff, recoupment or counterclaim the Participants otherwise might have against VRA, and the Participants shall not suspend or discontinue any such payments or fail to observe and perform any of its other covenants, conditions and agreements under the Financing Documents.

**Section 3.8 Appropriation of Rental Payments by the County.** The County reasonably believes that sufficient funds can be obtained to make all payments required under the term of this Financing Lease. While recognizing that it is not empowered to make any binding commitment beyond the current Fiscal Year, the County hereby states that it is its current intention to make sufficient annual appropriations during the term of this Financing Lease to make such payments. Notwithstanding anything in this Financing Lease to the contrary, the County's obligations to pay the cost of performing its obligations under this Financing Lease, including, without limitation, its obligations to make Rental Payments, pay costs incurred by VRA due to prepayment by the County as set forth under Section 6.2 or an Event of Default and make all other payments required under this Financing Lease, shall be subject to and dependent upon annual appropriations being made from time to time by the governing body of the County and, subsequently, by the County for such purpose. The County hereby directs the County Representative or other officer charged with the responsibility for preparing the County's budget to include in the budget for each Fiscal Year during which this Financing Lease is in effect a request that the County appropriate in the Fiscal Year the amount of the Rental Payments and all amounts required to be paid under this Financing Lease during such Fiscal Year.

**Section 3.9 No Assignment.** Except as permitted herein or contemplated by the Financing Documents, the Participants shall not assign this Financing Lease or any interest herein, or in the Equipment, without the prior written consent of VRA.

**Section 3.10 Title to Equipment.** This Financing Lease is intended for security. All right, title and interest in the Equipment will be deemed to be vested in the Participants, as applicable, immediately upon its acceptance of each item of Equipment, subject to VRA's rights and remedies in this Financing Lease upon the occurrence of an Event of Default or an Event of Non-Appropriation. The Participants shall at all times protect and defend, at their own cost and expense, their interest in and to the Equipment from and against all claims, liens and legal processes of its creditors, and keep all Equipment free and clear of all such claims, liens and processes.

**Section 3.11 Net Lease.** This Financing Lease is intended to be a net lease to VRA. The Participants, as applicable, shall comply with and pay or cause to be paid from legally available funds the cost of all repairs, replacements and renewals, the cost of insurance, all utility and other charges and all taxes (local, state and federal) which may now or hereafter be imposed upon the ownership, leasing, rental, sale, purchase, possession or use of the Equipment. If the Participants fail to pay or cause to be paid such costs, charges or taxes when due, VRA, after giving the Participants, notice and a reasonable opportunity to cure, shall have the right, but shall not be obligated, to pay the same. If VRA pays any such costs, charges or taxes for which the Participants, or either of them, is responsible or liable under this Financing Lease, VRA shall be entitled to be reimbursed promptly therefor by the County in accordance with the provisions of Section 11.8 hereof, but subject, in all events, to the provisions of Section 3.8 and Section 5.1 of this Financing Lease.

**Section 3.12 Personal Property.** The Equipment is, and shall at all times be and remain, personal property notwithstanding that the Equipment or any part thereof may now be, or hereafter become, in any manner affixed or attached to, or imbedded in, or permanently resting upon, real property or any building thereon or any fixtures, or attached in any manner to what is permanent by any means of cement, plaster, nails, bolts, screws or otherwise. The Participants shall not create, incur, assume or permit to exist any mortgage, pledge, lien, security interest, charge or other encumbrance of any nature whatsoever on any specific portion of the real estate where the Equipment is or will be located or enter into any agreement to sell or assign or enter into any sale/leaseback arrangement of such real estate without the prior written consent of VRA; *provided*, that if VRA is furnished with a waiver of interest in the Equipment acceptable to VRA in its discretion from any party taking an interest in any such real estate prior to such interest taking effect, such consent shall not be unreasonably withheld.

## ARTICLE IV

### USE OF LEASE PROCEEDS

**Section 4.1 Deposit of Lease Proceeds Amount; Investment of Amounts in Escrow Account.** (a) On the Closing Date, VRA shall cause the Escrow Agent to deposit the Lease Proceeds Amount into the Escrow Account. The Lease Proceeds Amount and the earnings thereon shall be applied by the parties to the Project as set forth in the Escrow Agreement, this Financing Lease and the Tax Agreement.

(b) The County acknowledges and consents to the investment of the Lease Proceeds Amount and the earnings thereon allocable to pay the County's related Costs of Issuance and the Program Fee, if any, pursuant to the Escrow Agreement.

**Section 4.2 Agreement to Accomplish Project.** (a) The Participants agree to cause the Equipment to be acquired, installed and financed in accordance with the Project Budget, this Financing Lease, the Escrow Agreement and the Tax Agreement, and the Participants shall use their best efforts to complete the acquisition and installation of the Equipment by the end of the Acquisition Period. All plans, specifications and designs shall be approved by all applicable regulatory agencies. The County agrees to maintain complete and accurate books and records of the Project Costs and permit VRA through their duly authorized representatives to inspect such books and records at any reasonable time.

(b) When the acquisition and installation of the Equipment has been completed, the County and the School Board shall promptly deliver to VRA and the Escrow Agent the completion certificate, in form as set forth in Exhibit I to the Bond Purchase Agreement. Such certificate shall be accompanied by a copy of the final requisition with respect to such Equipment submitted to the Escrow Agent pursuant to Section 4.3, including Schedule 1 to the Escrow Agreement.

(c) Upon the completion of the acquisition and installation of the Equipment and after the payment of Project Costs, the remaining balance in the Escrow Account will be applied to the prepayment of the principal component of the Rental Payments set forth in Schedule 1.1, in inverse order of maturity, thereof, and to the prepayment of the VRA Bond as provided in Section 3.5 of the Bond Purchase Agreement.

**Section 4.3 Disbursement of Lease Proceeds Amount and Earnings.** The County agrees that amounts in the Escrow Account will be applied solely and exclusively to the payment to the Vendor for unpaid Vendor invoices, or, with evidence of payment to a Vendor's invoice, reimbursement of the County for the Project Costs, as well as to the appropriate entities for the Program Fee and the Costs of Issuance. The Participants further agree to provide to the Escrow Agent and VRA copies of receipts, vouchers, statements, bills of sale or other evidence of payment of the Project Costs. Disbursements shall be made by the Escrow Agent to the Participants, or either of them, in the case of reimbursement, or applicable Vendor or payee, in the event of unpaid Vendor invoices and Costs of Issuance invoices, not more frequently than



once each calendar month (unless otherwise agreed by VRA, the Escrow Agent and the County) upon receipt by the Escrow Agent and VRA of the following:

- (a) Evidence of insurance required under Section 8.1, if not already on file with VRA;
- (b) Evidence of the Surety Bond satisfying the conditions set forth in Section 8.2, if not already on file with VRA;
- (c) A Disbursement Request (as defined in the Escrow Agreement) in the form attached as Exhibit A to the Escrow Agreement; and
- (d) If any requisition includes an item for payment for labor or to contractors, builders or materialmen, a certificate signed by the County Representative in the form attached as Exhibit B to the Escrow Agreement, which states that:

- (1) such work was actually performed or such materials, supplies or equipment were actually furnished or installed in connection with the acquisition and installation of the Equipment; and

- (2) no notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the money payable under the requisition to any of the persons, firms or corporations named in it has been received, or if any notice of any such lien, attachment or claim has been received, such lien, attachment or claim has been released or discharged or will be released or discharged upon payment of the requisition.

Following VRA's review and approval of each such disbursement request and accompanying invoice(s) and certificate or certificates, which approval will not unreasonably be withheld, the Escrow Agent shall make payment in accordance with such disbursement request from the Escrow Account. The parties agree and understand that upon the purchase of the VRA Bond, the Holder shall provide approvals for disbursements as the assignee of VRA. The County shall provide VRA with copies of all disbursement requests submitted to the Holder.

**The County agrees that any amounts disbursed to it or for its account from the Escrow Account will be (i) immediately applied to reimburse the County for Project Costs it has already incurred and paid or (ii) paid directly to the Vendor to the extent that the Vendor has not been previously paid.**

**Section 4.4 Permits.** The County shall at its sole cost and expense apply for and obtain or cause to be applied for and obtained all permits, consents and approvals required by local, state or federal laws, ordinances, rules, regulations or requirements in connection with the acquisition, installation, operation or use of the Equipment. The County shall, upon request, promptly furnish to VRA and the Escrow Agent copies of all such permits, consents and approvals.

**Section 4.5 County Required to Pay Project Costs.** If the Lease Proceeds Amount and the earnings thereon are not sufficient to pay in full the Project Costs, the County will pay

the remainder of such Project Costs at its own expense from lawfully available and appropriated funds and shall not be entitled to any reimbursement therefor from VRA or any abatement, diminution or postponement of its payments under this Financing Lease.

**Section 4.6 Payments and Rights Assigned.** The Participants consent to VRA's assignment to the Purchaser of VRA's rights under this Financing Lease pursuant to the Bond Purchase Agreement. The Participants also acknowledge and consent to the reservation by VRA of the right and license to enjoy and enforce VRA's retained rights under this Financing Lease so long as no Event of Default with respect to the VRA Bond shall have occurred and be continuing. Subject in all events to the provisions of Section 3.8 and Section 5.1 of this Financing Lease, the County agrees to pay to the Holder all amounts payable by the Participants under this Financing Lease, except for those amounts due under Sections 6.1(c), 6.1(d), 6.1(e) and 11.8 (with respect to Section 6.1(d), only the late payment penalty attributed to VRA and with respect to Section 6.1(e), only to those costs and expenses of VRA and not to those costs and expenses of the Purchaser or the Holder), which are payable directly to VRA. The Rental Payments set forth in Schedule 1.1 shall be deposited with the Paying Agent at least twenty-five (25) days prior to the payment date set forth in Schedule 1.1 with disbursement to the Holder in accordance with the terms of the Paying Agent Agreement.

## ARTICLE V

### NON-APPROPRIATION

**Section 5.1 Non-Appropriation; Termination of Financing Lease.** The County is obligated only to pay such Rental Payments as may lawfully be made during the County's then current fiscal year from funds budgeted and appropriated for that purpose. Should the County's governing body fail to budget, appropriate or otherwise make available funds to pay the Rental Payments and the payments due under this Financing Lease following the then current fiscal year, this Financing Lease shall be deemed terminated at the end of the then current fiscal year thereunder (an "Event of Non-Appropriation") unless funds are otherwise made available by the Participants for such payments or from state aid intercept pursuant to Section 11.1. The County agrees to deliver notice to VRA and any Holder of such termination promptly after any decision to non-appropriate is made, but failure to give such notice shall not extend the term beyond such current fiscal year. If this Financing Lease is terminated in accordance with this Section 5.1, the Participants agree to cease use of the Equipment and peaceably remove and deliver to VRA, at the County's sole expense (from legally available funds), the Equipment at the location(s) to be specified by VRA within the Commonwealth; *provided*, that subject to Section 3.8 of this Financing Lease, the County shall pay month-to-month rent equal to the then current Rental Payments set forth in Schedule 1.1 computed at the Default Rate for each month or part thereof that the Participants fails to return the Equipment pursuant to this Section 5.1.

**Section 5.2 Further Remedies of VRA.** If, as a result of an Event of Non-Appropriation, the County is unable to pay when due the Rental Payments and other payments to be paid under this Financing Lease, VRA, with or without terminating this Financing Lease, may exclude the Participants from possession of the Equipment and may sell the Equipment or lease or sublease the Equipment in the manner provided for by Section 10.2(b) hereof. Each of

the Participants agree to assist VRA in every reasonable way in reletting or selling the Equipment pursuant to this Article V.

**Section 5.3 Reinstatement.** Notwithstanding any termination of this Financing Lease in accordance with the provisions of Section 6.2, unless (i) VRA shall have sold its interest in all or a portion of the Equipment, or (ii) VRA shall have entered into a firm bilateral agreement providing for the lease of the Equipment for a period of at least one year, if all nonappropriated or overdue Rental Payments and all other sums payable under this Financing Lease shall have been paid, this Financing Lease shall be fully reinstated, and the Participants shall be restored to the use and possession of the Equipment; provided that the County shall be responsible, subject in all events to the provisions of Sections 3.8 and 5.1 of this Financing Lease, for all reasonable costs and expenses, including reasonable legal expenses incurred by VRA or any Holder prior to such reinstatement.

## ARTICLE VI

### PAYMENT AND REDEMPTION

**Section 6.1 Payment of Rental Payments and Related Amounts.** Until all amounts payable pursuant to this Financing Lease have been paid in full, the County shall pay VRA or the Paying Agent, subject in all events to the provisions of Section 3.8 and Article V of this Financing Lease, the following amounts as provided below:

(a) to the Paying Agent for the benefit of the Holder, all Rental Payments specified in Schedule 1.1, which shall be deposited with the Paying Agent at least twenty-five (25) days prior to the due date of any payments due by VRA under the VRA Bond;

(b) to the Paying Agent for the benefit of the Holder, upon receipt of written demand for payment, any shortfall between the principal and interest payment due on the VRA Bond, including but not limited to, any incremental interest due as a result of the VRA Bond accruing interest at the Default Rate;

(c) to VRA on its written demand, any amounts payable under the Tax Agreement, including without limitation, the costs of any rebate calculation agent;

(d) to VRA with respect to Section 6.1(c) and (e), or the Holder with respect to Section 6.1(a), (b) and (e) on its respective written demand, a late payment penalty in an amount equal to 5.0% of any payment under Section 6.1(a) not paid at least twenty-five (25) days prior to the due date of any payments due by VRA under the VRA Bond, with such penalty commencing the twenty-fourth (24) day prior to the due date of any payments due by VRA under the VRA Bond; provided with respect to Section 6.1(e), the payment shall go to VRA or Holder depending on the entity incurring the cost or expense; and

(e) to VRA, the reasonable costs and expenses, including reasonable attorneys' fees, if any, incurred by VRA in connection with (i) an Event of Default, Event of Non-Appropriation or default by the Participants under this Financing Lease, (ii) any amendment to or discretionary action that VRA undertakes at the request of the Participants under this

Financing Lease or any other document related to the VRA Bond or (iii) to the extent permitted by law, any claim, lawsuit or other challenge to this Financing Lease or the VRA Bonds that arises, at least in part, out of the Participants' authorization of the transaction contemplated by this Financing Lease, and the County shall pay such amounts no later than twenty-five (25) days after VRA or the Holder sends to the County a written bill for them.

**Section 6.2 Prepayment.** The Participants shall have the option to prepay the Rental Payments at the following time and upon the following terms:

(a) Pursuant to the terms provided for prepayment of the VRA Bond under Section 3.5 of the Bond Purchase Agreement; or

(b) In the event of substantial damage to or destruction or condemnation of substantially all of the Equipment, on the day specified in the Participants' notice to VRA of its exercise of the purchase option (which shall be the earlier of the next Rental Payment date or 60 days after the casualty event) upon payment in full to VRA of the Rental Payment then due (or, in the event such purchase occurs on a date other than a Rental Payment date, all amounts then owing hereunder to redeem the VRA Bond in full) and in accordance with Section 3.4(c) of the Bond Purchase Agreement, including payment of any Prepayment Fee (as defined in the Bond Purchase Agreement); or

(c) Upon the expiration of the term of this Financing Lease, upon payment in full of all Rental Payments then due and all other amounts then owing hereunder, and the payment of \$1.00 to VRA.

After payment of the applicable Rental Payments and all other amounts owing hereunder to redeem the VRA Bond in full, including, but not limited to, costs VRA incurred as a result of prepayment or an Event of Default, VRA's security interests in and to such Equipment will be terminated and the Participants will own the Equipment, as applicable, free and clear of VRA's security interest in the Equipment.

## **ARTICLE VII**

### **OPERATION AND USE OF EQUIPMENT**

#### **Section 7.1 Use and Maintenance.**

(a) The Participants shall not install, use, operate or maintain the Equipment (or cause the Equipment to be installed, used, operated or maintained) improperly, carelessly, in violation of any applicable law or in a manner contrary to that contemplated hereby. The Participants shall provide all permits and licenses, if any, necessary for the installation and operation of the Equipment. In addition, the Participants agree to comply in all respects with all applicable laws, regulations and rulings of any legislative, executive, administrative, or judicial body, including, without limitation, all anti-money laundering laws and regulations, whether foreseen or unforeseen or whether involving any change in governmental policy or requiring structural, operational or other changes to the Equipment, irrespective of the cost of making the same; *provided* that the Participants may contest in good faith the validity or application of any

such law, regulation or ruling in any reasonable manner that does not, in the opinion of VRA, adversely affect the interest (including the reversionary interest) of VRA in and to the Equipment or its interest or rights hereunder.

(b) At their own expense, the Participants from time to time may make any renewals, replacements, additions, modifications or improvements to the Equipment which they deem desirable, and which do not materially reduce the value of the Equipment or the structural or operational integrity of any part of the Equipment, provided that all such renewals, replacements, additions, modifications or improvements comply with all applicable federal, state and local laws, rules, regulations, orders, permits, authorizations and requirements. All such renewals, replacements, additions, modifications and improvements shall become part of the Equipment.

(c) The Participants agree that they will maintain, preserve, and keep the Equipment in good repair and working order, in a condition comparable to that recommended by the manufacturer. VRA shall have no responsibility to maintain, repair or make improvements or additions to the Equipment. In all cases, the Participants agree to pay any costs necessary for the manufacturer to re-certify the Equipment as eligible for manufacturer's maintenance upon the return of the Equipment to VRA as provided for herein.

(d) The Participants shall not alter any item of Equipment or install any accessory, equipment or device on an item of Equipment if that would impair any applicable warranty, the originally intended function or the value of that Equipment. All repairs, parts, accessories, equipment and devices furnished, affixed to or installed on any Equipment, excluding temporary replacements, shall thereupon become subject to the security interest of VRA.

**Section 7.2 Inspection of Equipment and the County's Books and Records.** The VRA Representative and the Holder shall have the right, at all reasonable times upon the furnishing of reasonable notice to the Participants under the circumstances, to enter upon the Project and to examine and inspect the Project. The Participants hereby covenants to execute, acknowledge and deliver all such further documents, and do all such other acts and things as may be reasonably necessary to grant to VRA Representative, the County Representative and the Holder such right of entry. The VRA Representative and the Holder shall also be permitted, at all reasonable times, and upon the furnishing of reasonable notice to the Participants to examine the books and records of the Participants with respect to the obligations of the Participants hereunder.

**Section 7.3 Ownership or Control of Equipment.** The Participants shall not locate the portion of the Equipment on real property other than those which the Participants, or either of them, owns, or unless otherwise consented to in writing by VRA.

**Section 7.4 Sale or Encumbrance.** No part of the Equipment shall be sold, exchanged, leased, subleased, mortgaged, encumbered or otherwise disposed of except (i) with the written consent of VRA or (ii) as provided in any one of the following subsections:

(a) Either of the Participants may sell or otherwise dispose of the County Equipment or the School Equipment, as the case may be, if it uses the proceeds of such disposition and any other necessary funds to replace such property with property serving the same or a similar function.

(b) Either of the Participants may sell or otherwise dispose of the County Equipment or the School Equipment, as the case may be, with a "book value" (as determined in accordance with generally accepted accounting principles) that, when combined with the aggregate "book value" of all of the other such property sold or otherwise disposed of under this subsection during the Fiscal Year in question, will not cause the aggregate "book value" of all of such property sold or otherwise disposed of under this subsection in such Fiscal Year to exceed \$50,000. The proceeds to be received from any such sale or disposition shall be applied first to cure any Event of Default and then to the payment of the principal of or interest on this Financing Lease, or otherwise in accordance with Section 6.2 of this Financing Lease and Section 3.5 of the Bond Purchase Agreement in the event the proceeds received are sufficient to constitute a prepayment or redemption of the VRA Bond.

**Section 7.5 Lawful Charges.** The Participants shall pay or cause to be paid when due all taxes, fees, assessments, levies and other governmental charges of any kind whatsoever (collectively, the "Governmental Charges") which are (i) assessed, levied or imposed against the Equipment or the Participants' interest in it, or (ii) incurred in the ownership, operation, maintenance and use of the Equipment. The Participants shall pay or cause to be discharged, or shall make adequate provision to pay or discharge, all lawful claims and demands for labor, materials, supplies or other objects which, if unpaid, might by law become a lien upon all or any part of the Equipment (collectively, the "Mechanics' Charges"). Either of the Participants, however, after giving VRA 10 days' notice of its intention to do so, at its own expense and in its own name, may contest in good faith any Governmental Charges or Mechanics' Charges. If such a contest occurs, the Participants, or either of them, may permit the same to remain unpaid during the period of the contest and any subsequent appeal unless, in VRA's reasonable opinion, such action may impair the lien granted by this Financing Lease, in which event, such Governmental Charges or Mechanics' Charges promptly shall be satisfied or secured by posting with the Escrow Agent or an appropriate court a bond in form and amount satisfactory to VRA. Upon request, the Participants, or either of them, shall furnish to VRA proof of payment of all Governmental Charges and Mechanics' Charges the Participants are required to pay under this Financing Lease.

**Section 7.6 Risk of Loss.** Whether or not covered by insurance or self-insurance, the Participants hereby assume, to the extent permitted by law, all risk of loss of, or damage to and liability related to injury or damage to any persons or property arising from the Equipment from any cause whatsoever, and no such loss of or damage to or liability arising from the Equipment shall relieve the Participants of the obligation to make the Rental Payments or to perform any other obligation under this Financing Lease. Subject to Section 9.6, whether or not covered by insurance or self-insurance, the Participants hereby agree to reimburse VRA, to the fullest extent permitted by applicable law, for any and all liabilities, obligations, losses, costs, claims, taxes or damages suffered or incurred by VRA, regardless of the cause thereof, and all reasonable expenses incurred in connection therewith (including, without limitation, counsel fees and expenses, and penalties connected therewith imposed on interest received) arising out

of or as a result of (a) entering into of this Financing Lease or any of the transactions contemplated hereby, (b) the ordering, acquisition, ownership use, operation, condition, purchase, delivery, acceptance, rejection, storage or return of any item of the Equipment, (c) any accident in connection with the operation, use, condition, possession, storage or return of any item of the Equipment resulting in damage to property or injury to or death to any person, and/or (d) the breach of any covenant of the Participants under or in connection with this Financing Lease or any material misrepresentation provided by the Participants under or in connection with this Financing Lease. The provisions of this paragraph shall be subject in all events to the provisions of Section 3.8 and Section 5.1 of this Financing Lease, and shall continue in full force and effect notwithstanding the full payment of all obligations under this Financing Lease or the termination of the term of this Financing Lease for any reason.

## **ARTICLE VIII**

### **INSURANCE, DAMAGE AND DESTRUCTION**

**Section 8.1 Insurance.** (a) The Participants shall, during the term of this Financing Lease, maintain or cause to be maintained (i) casualty insurance naming VRA and its assigns as loss payee and insuring the Equipment against loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the Commonwealth, and any other risks reasonably required by VRA, in an amount at least equal to the greater of (a) the then applicable amount to exercise the purchase option under Section 6.2(a) of this Financing Lease or (b) the replacement cost of the Equipment; (ii) liability insurance naming VRA and its assigns as additional insured that protects VRA from liability with limits of at least \$1,000,000 per occurrence/\$3,000,000 in the aggregate for bodily injury and property damage coverage, and excess liability umbrella coverage of at least \$5,000,000, and in all events in form and amount satisfactory to VRA, in all events under clauses (i) and (ii) issued in form and amount satisfactory to VRA and by an insurance company that is authorized to do business in the Commonwealth and having a financial strength rating by A.M. Best Company of "A-" or better; and (iii) worker's compensation coverage as required by the laws of the Commonwealth. Notwithstanding the foregoing, the Participants may self-insure against the risks described in clauses (i) and/or (ii) through a government pooling arrangement, self-funded loss reserves, risk retention program or other self-insurance program, in each case with VRA's prior written consent (which VRA may grant, withhold or deny in its sole discretion) and provided that the Participants have delivered to VRA such information as VRA may request with respect to the adequacy of such self-insurance to cover the risks proposed to be self-insured and otherwise in form and substance acceptable to VRA. In the event the Participants, or either of them, is permitted, at VRA's sole discretion, to self-insure as provided in this Section 8.1, the Participants shall provide to VRA a self-insurance letter in substantially the form attached hereto as Exhibit C. The Participants, or either of them, shall furnish to VRA evidence of such insurance or self-insurance coverage throughout the term of this Financing Lease, and shall not cancel or modify such insurance or self-insurance coverage in any way that would affect the interests of VRA without first giving written notice thereof to VRA at least thirty (30) days in advance of such cancellation or modification.

(b) VRA shall have no responsibility or obligation with respect to (i) the procurement or maintenance of insurance or the amounts or the provisions with respect to policies of insurance or (ii) the application of the proceeds of insurance.

(c) If the Participants, or either of them as applicable, does not maintain such insurance with an insurer licensed to do business in Virginia or placed under the requirements of the Virginia Surplus Lines Insurance Law, Chapter 48, Title 38.2, Code of Virginia of 1950, as amended, or any successor statute, the Participants, or either of them as applicable, shall provide evidence reasonably satisfactory to VRA that such insurance is enforceable under Virginia law.

(d) The Participants shall provide annually to VRA a certificate or certificates of the respective insurers evidencing the fact that the insurance required by this Section is in force and effect.

**Section 8.2 Surety Bond; Participants to Pursue Remedies Against Contractors and Sub-Contractors and their Sureties.**

(a) The Participants shall secure from each Vendor directly employed in connection with the acquisition, construction, installation, improvement or equipping of the Equipment, a payment and performance bond ("Surety Bond") executed by a surety company authorized to do business in the Commonwealth, having a financial strength rating by A.M. Best Company of "A-" or better, and otherwise satisfactory to VRA and naming VRA as a co-obligee in a sum equal to the entire amount to become payable under each Vendor Agreement, including the Energy Performance Agreement. Each bond shall be conditioned on the completion of the work in accordance with the plans and specifications for the Equipment and upon payment of all claims of subcontractors and suppliers. The Participants shall cause the surety company to add VRA as a co-obligee on each Surety Bond, and shall deliver a certified copy of each Surety Bond to VRA promptly upon receipt thereof by the Participants. Any proceeds from a Surety Bond shall be applied as follows:

(1) if the amount is sufficient to complete the acquisition of the Equipment, including any additional amounts deposited with an escrow agent by the County to the extent the amounts are not sufficient, and the County elects to proceed with completion of the acquisition of the Equipment, then upon filing the completion contract with the new vendor with VRA and delivery of surety bonds for the new contract, said amounts shall be deposited with an escrow agent and using similar procedures and terms as with the original Escrow Agreement, be disbursed for the completion of the acquisition of the Equipment, with any excess funds upon completion being applied as provided in Section 4.2(c) of this Financing Lease; or

(2) if the County does not elect to complete acquisition of the Equipment, the proceeds from Surety Bond shall be paid to VRA as prepayment of the principal components of the Rental Payments as provided in Section 4.2(c) of this Financing Lease.

(b) In the event of a material default of any Vendor under any Vendor Agreement in connection with the acquisition, construction, maintenance and/or servicing of the Equipment or in the event of a material breach of warranty with respect to any material workmanship or performance guaranty with respect to the Equipment, the Participants, or either



of them, will promptly proceed to exhaust its remedies against the Vendor in default. The Participants, or either of them, shall advise VRA of the steps it intends to take in connection with any such default. Any amounts received by the VRA in respect of damages, refunds and adjustments or otherwise in connection with the foregoing shall be paid to VRA and applied as net proceed of a casualty loss under Section 8.4 of this Financing Lease.

**Section 8.3 Notice of Damage, Destruction or Condemnation** In case of (i) any damage to or destruction of any material part of the Equipment, (ii) a taking of all or any part of the Equipment or any right in it under the exercise of the power of eminent domain, (iii) any loss of the Equipment because of failure of title or (iv) the commencement of any proceedings or negotiations which might result in such a taking or loss, the County and/or the School Board shall notify VRA in writing within ten Business Days of the occurrence describing generally the nature and extent of such damage, destruction, taking, loss, proceedings or negotiations.

**Section 8.4 Damage, Destruction Condemnation and Loss of Title** If all or any part of the Equipment is destroyed or damaged by fire or other casualty, or if title to or the temporary use of all or any part of the Equipment shall be taken under the exercise of the power of eminent domain or lost because of failure of title, and the County shall not have exercised its option, if such option is available, to purchase all of the Equipment under this Financing Lease pursuant to Section 6.2, the Participants shall restore promptly the property damaged, destroyed, condemned or loss due to title to substantially the same condition as before such event, with such alterations and additions as the Participants may determine and which will not impair the capacity or character of the Equipment for the purposes for which it then is being used or is intended to be used and will be of at least equal value to the replaced Equipment. The Participants may apply so much as may be necessary of the net proceeds of insurance or condemnation received on account of any such damage or destruction to payment of the cost of such restoration, either on completion or as the work progresses. If such net proceeds are not sufficient to pay in full the cost of such restoration, the County shall pay so much of the cost as may be in excess of such net proceeds. The Participants shall grant to VRA a first priority security interest in any such replacement Equipment. The Participants shall represent, warrant and covenant to VRA that each item of replacement Equipment is free and clear of all claims, liens, security interests and encumbrances, excepting only those liens created by or through VRA, and shall provide to VRA any and all documents as VRA may reasonably request in connection with the replacement, including, but not limited to, documentation in form and substance satisfactory to VRA evidencing VRA's security interest in the replacement Equipment. VRA and the Participants hereby acknowledge and agree that any replacement Equipment acquired pursuant to this paragraph shall constitute "Equipment" for purposes of this Financing Lease. The Participants shall complete the documentation of replacement Equipment on or before the next Rental Payment date set forth in Schedule 1.1 after the occurrence of a casualty event, or be required to exercise its option to purchase the Equipment in accordance with Section 6.2(b) of this Financing Lease. For purposes of this Section, the term "net proceeds" shall mean the amount remaining from the gross proceeds of any insurance claim or condemnation award or sale under threat of condemnation after deducting all expenses, including attorneys' fees, incurred in the collection thereof.

## ARTICLE IX

### SPECIAL COVENANTS

**Section 9.1 Maintenance of Existence.** The Participants shall maintain their existence as a political subdivision and a body politic, respectively, of the Commonwealth under Virginia law, and shall not dissolve or otherwise dispose of all or substantially all of their assets or consolidate or merge with or into another entity without VRA's prior written consent, which consent will not be unreasonably withheld.

**Section 9.2 Financial Records and Statements.** The County shall maintain proper books of record and account in which proper entries shall be made in accordance with generally accepted government accounting standards, consistently applied, of all its business and affairs. The County shall have an annual audit of the financial condition of the County made by an independent certified public accountant, within 180 days after the end of each Fiscal Year. The County shall furnish to VRA, in an electronic format, a copy of such report immediately after it is accepted by the County. Such report shall include statements in reasonable detail, certified by such accountant, reflecting the County's financial position as of the end of such Fiscal Year and the results of the County's operations and changes in the financial position thereof for the Fiscal Year. The County shall also provide VRA, upon VRA's request, the County's annual budget for any prior or current fiscal year or the following fiscal. The financial statements described in this Section 9.2 shall be accompanied by an unqualified opinion of the County's auditor. Credit information relating to the County may be disseminated among VRA, Purchaser and any of its affiliates, and any of their respective successors and assigns.

**Section 9.3 Further Assurances.** The Participants shall to the fullest extent permitted by law pass, make, do, execute, acknowledge and deliver such further resolutions, acts, deeds, conveyances, assignments, transfers and assurances as may be necessary or desirable for the better assuring, conveying, granting, assigning and confirming the rights and collateral, if any, assigned or pledged by this Financing Lease, or as may be required to carry out the purposes of this Financing Lease. The Participants shall at all times, to the fullest extent permitted by law, defend, preserve and protect VRA's security interest in the Equipment and all rights of VRA under this Financing Lease against all claims and demands of all persons, including without limitation the payment of certain costs of VRA as described in Section 6.1(e).

**Section 9.4 Assignment by the Participants.** Neither of the Participants may assign their rights and obligations under this Financing Lease without the prior written consent of VRA.

**Section 9.5 Indebtedness.** The County shall pay when due all amounts required by any indebtedness of the County and perform all of its obligations in connection with all indebtedness of the County, subject to the terms and conditions applicable to such indebtedness.

**Section 9.6 Liability.** (a) Subject to subsection (b) below, VRA shall not be liable for any loss, damage, death or injury of any kind or character to persons or property, arising from any use of the Equipment, or any part thereof, or caused by any defect in any building,

structure or other property upon which the Equipment is located, or caused by or arising from any act or omission of the Participants, or any of their agents, employees, sublessees, licensees or invitees.

(b) Notwithstanding anything herein to the contrary, VRA shall be liable for its own negligence, willful misconduct or for any breach of any covenant, representation or warranty of VRA herein or in any other document or instrument executed and delivered in connection with this Financing Lease. Assignees of VRA's interest in this Financing Lease shall have no liability for VRA's negligence, willful misconduct or for any breach of any covenant, representation or warranty of VRA pursuant to this subsection (b).

**Section 9.7 Litigation; Material Change.** The County shall promptly notify VRA of (i) the existence and status of any litigation that the County Attorney determines is not reasonably certain to have a favorable outcome and which individually or in the aggregate could have a material adverse effect on the financial condition or operations of the County or its ability to perform its payment and other obligations under this Financing Lease or (ii) any change in any material fact or circumstance represented or warranted in this Financing Lease.

## **ARTICLE X**

### **DEFAULTS AND REMEDIES**

**Section 10.1 Events of Default.** Each of the following events is an "Event of Default":

(a) The failure to pay any principal component of a Rental Payment in full when due (whether at maturity, redemption date, acceleration or otherwise).

(b) The failure to pay any interest component of a Rental Payment when due.

(c) The failure to maintain insurance as required herein.

(d) The failure to make any other payment or deposit required by this Financing Lease, other than items (a) and (b) above, within 15 days after its due date.

(e) The Participants' failure to perform or observe any of the other covenants, agreements or conditions of this Financing Lease, and the continuation of such failure for a period of forty-five (45) days after written notice specifying such failure and requesting that it be cured is given to the Participants by VRA, or, in the case of any such failure which cannot with diligence be cured within such 45-day period, unless VRA shall agree in writing to an extension of such time prior to its expiration; *provided* that, if the failure stated in the notice cannot be corrected within the applicable period, VRA will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Participants within the applicable period and diligently pursued until the default is corrected.

(f) Any warranty, representation or other statement by or on behalf of the Participants contained in this Financing Lease or in any instrument furnished in compliance with

or in reference to this Financing Lease or in connection with the issuance and sale of this Financing Lease is false and misleading in any material respect.

(g) Any bankruptcy, insolvency or other similar proceeding shall be instituted by or against the Participants, or either of them, under any federal or state bankruptcy or insolvency law now or hereinafter in effect and, if instituted against the Participants, or either of them, is not dismissed within 60 days after filing.

(h) An order or decree shall be entered, with the Participants' consent or acquiescence, appointing a receiver or receivers of the Equipment or any part of it, or if such order or decree, having been entered without the Participants' consent or acquiescence, shall not be vacated or discharged or stayed on appeal within 60 days after its entry.

(i) The occurrence of a default by the Participants under the Bond Purchase Agreement, but only after the expiration of any cure period, as applicable.

(j) Subject to any applicable cure or contest period for disputes, any default occurs under any other agreement for borrowing money, lease financing of property or otherwise receiving credit under which the Participants, or either of them, is an obligor, if such default (i) arises under any other agreement for borrowing money, lease financing of property or provision of credit provided by Holder or any affiliate of Holder, or (ii) arises under any obligation under which there is outstanding, owing or committed an aggregated amount in excess of \$100,000.00.

Notwithstanding anything to the contrary contained herein, the County's failure to make any payment hereunder due to an Event of Non-Appropriation is not an Event of Default.

**Section 10.2 Acceleration.** (a) Upon the occurrence and continuation of an Event of Default, with prior notice to VRA, the Holder, may, by notice in writing delivered to the County, declare the entire unpaid Rental Payments due and payable. Upon any such declaration, the County shall, subject to Section 3.8 and Section 5.1 of this Financing Lease and legally available funds, immediately pay to the Escrow Agent the entire unpaid Rental Payments, costs incurred by VRA, the late payment penalty under Section 6.1 of this Financing Lease, any incremental interest due to the VRA Bond accruing interest at the Default Rate and other sums owed hereunder, if any (the "Acceleration Amount"). The Holder may in its discretion waive an Event of Default and its consequences and rescind any acceleration of the unpaid Rental Payments.

(b) Upon the occurrence and continuation of an Event of Default, the Holder may take possession of the Equipment, with or without terminating this Financing Lease, require the Participants at their expense to promptly return any or all of such Equipment to the possession of the Holder at such place within the Commonwealth of Virginia as the Holder shall specify, exclude the Participants from possession, sell the Equipment, lease or sublease all or any portion of the Equipment for the account of the County, or exercise remedies under the Article 9 of the Uniform Commercial Code as enacted in the Commonwealth, including the sale of the Equipment, holding the County liable for all Rental Payments and all other payments due up to the effective date of such selling, leasing or subleasing and for the difference between (i) the unexpended Lease Proceeds Amount available in the Escrow Account, purchase price, rent or

other amounts paid by the purchaser, lessee or sublessee pursuant to such sale, lease or sublease of the Equipment (after deducting all reasonable expenses of Holder in exercising its remedies hereunder, including without limitation all reasonable expenses of taking possession, storing, reconditioning and selling or leasing such Equipment and all reasonable brokerage, auctioneer's and attorney's fees) subtracted from (ii) the Acceleration Amount.

(c) Holder may terminate the Escrow Agreement and apply any proceeds remaining in the Escrow Account to the amounts due hereunder.

(d) Take whatever action at law or in equity may appear necessary or desirable to collect the Rental Payments then due and thereafter to become due or to enforce performance and observance of any obligation, agreement or covenant of the Participants under this Financing Lease.

**Section 10.3 Other Remedies.** Upon the occurrence and continuation of an Event of Default, VRA may proceed to protect and enforce its rights by mandamus or other action, suit or proceeding at law or in equity for specific performance of any agreement contained in this Financing Lease. No remedy conferred by this Financing Lease is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and shall be in addition to any other remedy given to VRA under this Financing Lease or now or hereafter existing at law or in equity or by statute.

**Section 10.4 Delay and Waiver.** No delay or omission to exercise any right or power accruing upon any default or Event of Default shall impair any such right or power or shall be construed to be a waiver of any such default or Event of Default or acquiescence in it, and every such right and power may be exercised from time to time and as often as may be deemed expedient. No waiver of any default or Event of Default under this Financing Lease shall extend to or shall affect any subsequent default or Event of Default or shall impair any rights or remedies consequent to it.

## **ARTICLE XI**

### **MISCELLANEOUS**

**Section 11.1 State Aid Intercept.** The Participants acknowledge that VRA is treating this Financing Lease as a "local obligation" within the meaning of Section 62.1-199 of the Act, including amendments thereto taking effect as of July 1, 2011, which in the event of a nonpayment thereunder, whether due to an Event of Non-Appropriation or Event of Default, authorizes VRA to file an affidavit with the Governor that such nonpayment has occurred pursuant to Section 62.1-216.1 of the Act. In purchasing this Financing Lease, VRA is further relying on Section 62.1-216.1 of the Act, providing that if the Governor is satisfied that such nonpayment has occurred, the Governor will immediately make an order directing the Comptroller to withhold all further payment to the County of all funds, or of any part of them, appropriated and payable by the Commonwealth of Virginia to the County for any and all purposes, and the Governor will, while the nonpayment continues, direct in writing the payment of all sums withheld by the Comptroller, or as much of them as is necessary, to VRA, so as to

cure, or cure insofar as possible, such nonpayment. The Participants consent to such designation of this Financing Lease as a "local obligation" within the meaning of Section 62.1-199 of the Act and covenant, to the extent permitted by law, that the Participants shall take no action contesting such designation and shall cooperate with VRA in submission of claims with respect to such nonpayment. The Participants agree and understand that the provisions of this Section 11.1 survive termination of this Financing Lease so long as the VRA Bond and any other amounts due hereunder and under the Bond Purchase Agreement remain outstanding and unpaid.

**Section 11.2 Successors and Assigns.** This Financing Lease shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successors and assigns. Upon assignment of this Financing Lease pursuant to the Bond Purchase Agreement to the Purchaser, unless reserved in the Bond Purchase Agreement by VRA, any right and remedy provided to VRA herein shall be the right and remedy of the Holder, including rights to amendment and consent hereunder.

**Section 11.3 Amendments.** VRA and the Participants shall have the right to amend from time to time any of this Financing Lease's terms and conditions, provided that all amendments shall be in writing and shall be signed by or on behalf of VRA and the Participants.

**Section 11.4 Limitation of the Participants' Liability.** In the absence of fraud or intentional misconduct, no present or future director, official, officer, employee or agent of the Participants shall be liable personally to VRA in respect of this Financing Lease or for any other action taken by such individual pursuant to or in connection with the financing provided for in this Financing Lease.

**Section 11.5 Applicable Law.** This Financing Lease shall be governed by Virginia law, without regard to its conflicts of laws principals.

**Section 11.6 Severability.** If any clause, provision or section of this Financing Lease shall be held illegal or invalid by any court, the illegality or invalidity of such clause, provision or section shall not affect the remainder of this Financing Lease which shall be construed and enforced as if such illegal or invalid clause, provision or section had not been contained in this Financing Lease. If any agreement or obligation contained in this Financing Lease is held to be in violation of law, then such agreement or obligation shall be deemed to be the agreement or obligation of VRA and the Participants, as the case may be, only to the extent permitted by law.

**Section 11.7 Notices.** Unless otherwise provided for herein, all demands, notices, approvals, consents, requests, opinions and other communications under this Financing Lease shall be in writing and shall be deemed to have been given when delivered in person or mailed by first class registered or certified mail, postage prepaid, addressed (a) if to the County, at the address specified for notices on the signature page; (b) if to the School Board, at the address specified for notices on the signature page; (c) if to VRA, at 1111 East Main Street, Suite 1920, Richmond, Virginia 23219, Attention: Executive Director; or (d) if to the Escrow Agent, at Global Corporate Trust Services, 1021 East Cary Street, Suite 1850, Richmond, Virginia 23219, Attention: Patricia A. Welling. A duplicate copy of each demand, notice, approval, consent, request, opinion or other communication given by any party named in this Section shall also be

given to each of the other parties named. VRA, the Participants and the Escrow Agent may designate, by notice given hereunder, any further or different addresses to which subsequent demands, notices, approvals, consents, requests, opinions or other communications shall be sent or persons to whose attention the same shall be directed.

**Section 11.8 Right to Cure Default.** If the County fails to make any payment or the County or the School Board to perform any act required by it under this Financing Lease, for a period of twenty-five (25) days from the occurrence of said Event of Default, VRA, without prior notice to or demand upon the County and without waiving or releasing any obligation or default, may (but shall be under no obligation to) make such payment or perform such act. All amounts so paid by VRA and all costs, fees and expenses so incurred shall be payable by the County as an additional obligation under this Financing Lease, together with interest thereon at the rate of 15% per year until paid. The County's obligation under this Section shall be subject in all events to the provisions of Section 3.8 and Section 5.1 of this Financing Lease, and survive the payment of this Financing Lease.

**Section 11.9 Term of Financing Lease.** This Financing Lease is effective as of the Effective Date. Except as otherwise specified, the Participants' obligations under this Financing Lease and this Financing Lease shall expire upon payment in full of this Financing Lease and all other amounts payable by the County under this Financing Lease.

**Section 11.10 Counterparts.** This Financing Lease may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

[Signature Pages Follow]

IN WITNESS WHEREOF, the County, the School Board and VRA are signing this Financing Lease as of the day and year first above written.

**VIRGINIA RESOURCES AUTHORITY**

[SEAL]

By: \_\_\_\_\_  
Stephanie L. Hamlett, Executive Director



Address for Notices:  
County of Fluvanna  
132 Main Street  
Palmyra, Virginia 22963  
ATTN: County Administrator

**COUNTY OF FLUVANNA, VIRGINIA**

By: \_\_\_\_\_  
Steven M. Nichols, County Administrator

Address for Notices:  
Fluvanna County School Board  
14455 James Madison Highway  
Palmyra, Virginia 22963  
Attention: Superintendent

**FLUVANNA COUNTY SCHOOL BOARD**

By: \_\_\_\_\_  
Charles A. Winker, Jr.  
Interim Superintendent

**EXHIBIT A-1**

**DESCRIPTION OF COUNTY EQUIPMENT**

[TO BE PROVIDED]

**EXHIBIT A-2**  
**DESCRIPTION OF SCHOOL EQUIPMENT**  
[TO BE PROVIDED]

**EXHIBIT B**

**PENDING OR THREATENED ACTIONS, SUITS, PROCEEDINGS OR  
INVESTIGATIONS**

None.

**EXHIBIT C-1****FORM OF SELF-INSURANCE LETTER FOR COUNTY**

U.S. Bancorp Government Leasing and Finance, Inc.  
 13010 SW 68th Parkway, Suite 100  
 Portland, Oregon 97223

Re: Financing Lease, dated as of February 28, 2017, (the "Agreement")  
 between Virginia Resources Authority, as Lessor, and the County of  
 Fluvanna, Virginia (the "County"), as Co-Lessee and the Fluvanna County  
 School Board, as Co-Lessee and collectively with the County, as Lessee

In connection with the above-referenced Financing Lease, the County warrants and represents to U.S. Bancorp Leasing and Finance, Inc. the following information. The terms capitalized herein but not defined herein shall have the meanings assigned to them in the Agreement.

1. The County is self-insured for damage or destruction to the Equipment. The dollar amount limit for property damage to the Equipment under such self-insurance program is \$\_\_\_\_\_. [The County maintains an umbrella insurance policy for claims in excess of the County's self-insurance limits for property damage to the Equipment which policy has a dollar limit for property damage to the Equipment under such policy of \$\_\_\_\_\_.]

2. The County is self-insured for liability for injury or death of any person or damage or loss of property arising out of or relating to the condition or operation of the Equipment. The dollar limit for such liability claims under the County's self-insurance program is \$\_\_\_\_\_. [The County maintains an umbrella insurance policy for claims in excess of the County's self-insurance limits for liability which policy has a dollar limit for liabilities for injury and death to persons as well as damage or loss of property arising out of or relating to the condition or operation of the Equipment in the amount of \$\_\_\_\_\_.]

[3] The County maintains a self-insurance fund. Monies in the self-insurance fund [are/are not] subject to annual appropriation. The total amount maintained in the self-insurance fund to cover the County's self-insurance liabilities is \$\_\_\_\_\_. [Amounts paid from the County's self-insurance fund are subject to a dollar per claim of \$\_\_\_\_\_.]

[3] The County does not maintain a self-insurance fund. The County obtains funds to pay claims for which it has self-insured from the following sources: \_\_\_\_\_. Amounts payable for claims from such sources are limited as follows: \_\_\_\_\_

4. Attached hereto are copies of certificates of insurance with respect to policies maintained by the County.

**COUNTY OF FLUVANNA, VIRGINIA**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT C-2****FORM OF SELF-INSURANCE LETTER FOR SCHOOL BOARD**

U.S. Bancorp Government Leasing and Finance, Inc.  
 13010 SW 68th Parkway, Suite 100  
 Portland, Oregon 97223

Re: Financing Lease, dated as of February 28, 2017, (the "Agreement")  
 between Virginia Resources Authority, as Lessor, and the County of  
 Fluvanna, Virginia, as Co-Lessee and the Fluvanna County School Board  
 (the "School Board"), as Co-Lessee and collectively with the County, as  
 Lessee

In connection with the above-referenced Financing Lease, the School Board warrants and represents to U.S. Bancorp Leasing and Finance, Inc. the following information. The terms capitalized herein but not defined herein shall have the meanings assigned to them in the Agreement.

1. The School Board is self-insured for damage or destruction to the Equipment. The dollar amount limit for property damage to the Equipment under such self-insurance program is \$\_\_\_\_\_. [The School Board maintains an umbrella insurance policy for claims in excess of the School Board's self-insurance limits for property damage to the Equipment which policy has a dollar limit for property damage to the Equipment under such policy of \$\_\_\_\_\_.]

2. The School Board is self-insured for liability for injury or death of any person or damage or loss of property arising out of or relating to the condition or operation of the Equipment. The dollar limit for such liability claims under the School Board's self-insurance program is \$\_\_\_\_\_. [The School Board maintains an umbrella insurance policy for claims in excess of the School Board's self-insurance limits for liability which policy has a dollar limit for liabilities for injury and death to persons as well as damage or loss of property arising out of or relating to the condition or operation of the Equipment in the amount of \$\_\_\_\_\_.]

[3] The School Board maintains a self-insurance fund. Monies in the self-insurance fund [are/are not] subject to annual appropriation. The total amount maintained in the self-insurance fund to cover the School Board's self-insurance liabilities is \$\_\_\_\_\_. [Amounts paid from the School Board's self-insurance fund are subject to a dollar per claim of \$\_\_\_\_\_.]

[3] The School Board does not maintain a self-insurance fund. The School Board obtains funds to pay claims for which it has self-insured from the following sources: \_\_\_\_\_ . Amounts payable for claims from such sources are limited as follows: \_\_\_\_\_



4. Attached hereto are copies of certificates of insurance with respect to policies maintained by the School Board.

**FLUVANNA COUNTY SCHOOL BOARD**

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

**SCHEDULE 1.1**  
**RENTAL PAYMENT SCHEDULE<sup>1</sup>**

<b>Date</b>	<b>Principal</b>	<b>Taxable Coupon</b>	<b>Interest</b>
08/01/2017	\$ 236,000.00	3.880%	\$ 126,210.17
08/01/2018	472,812.00	3.880%	287,808.32
08/01/2019	478,320.00	3.880%	269,463.20
08/01/2020	483,893.00	3.880%	250,904.40
08/01/2021	489,530.00	3.880%	232,129.34
08/01/2022	495,233.00	3.880%	213,135.58
08/01/2023	501,002.00	3.880%	193,920.54
08/01/2024	506,839.00	3.880%	174,481.66
08/01/2025	512,744.00	3.880%	154,816.30
08/01/2026	518,717.00	3.880%	134,921.84
08/01/2027	524,760.00	3.880%	114,795.62
08/01/2028	530,873.00	3.880%	94,434.94
08/01/2029	537,058.00	3.880%	73,837.06
08/01/2030	543,315.00	3.880%	52,999.20
08/01/2031	549,644.00	3.880%	31,918.58
08/01/2032	273,000.00	3.880%	10,592.40
<b>Total</b>	<b>\$7,653,740.00</b>	<b>-</b>	<b>\$2,416,369.15</b>

<sup>1</sup> Pursuant to the terms of the Paying Agent Agreement, the Rental Payments are to be paid by the County to the Paying Agent at least 25 days prior to the respective bond payment date reflected in the table above.

## Escrow Agreement

This Escrow Agreement (this "Agreement"), dated as of February 28, 2017, by and among the **VIRGINIA RESOURCES AUTHORITY**, a public body corporate and a political subdivision of the Commonwealth of Virginia (hereinafter referred to as "Lessor"), the **COUNTY OF FLUVANNA, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "County" and collectively with the Fluvanna County School Board, the "Lessee"), **U.S. BANK NATIONAL ASSOCIATION**, a national banking association organized under the laws of the United States of America (the "Escrow Agent"), and acknowledged by **CLEANSOURCE CAPITAL, LLC**, a North Carolina limited liability company (the "Administrator") and by **U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.** a national banking corporation (the "Assignee").

Reference is made to that certain Financing Lease dated as of February 28, 2017 between Lessor and Lessee (the "Financing Lease"), covering the acquisition and lease of certain equipment as more particularly described in Exhibit A of the Financing Lease (the "Equipment"). It is a requirement of the Financing Lease that the Lease Proceeds Amount (\$7,398,098.00) be deposited into a segregated escrow account under terms satisfactory to Lessor, for the purpose of fully funding the Financing Lease, and providing a mechanism for the application of such amounts to the purchase of and payment for the Project Costs and the Equipment.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

### 1. Creation of Escrow Account and Assignment.

(a) There is hereby created an escrow fund to be known as the "Fluvanna Escrow Account" (the "Escrow Account") to be held by the Escrow Agent for the purposes stated herein, for the benefit of Lessor and Lessee, to be held, disbursed and returned in accordance with the terms hereof. Notwithstanding any other provision herein it is understood and agreed that upon the execution of this Agreement the rights, responsibilities and all interests whatsoever of Lessor shall immediately be, and hereby are, without any action beyond the execution of this Agreement, assigned by Lessor to U.S. Bancorp Government Leasing and Finance, Inc., as Assignee, provided that Lessor is given notice of each requisition from the Escrow Account by the Escrow Agent as more particularly set forth under Section 2 of this Agreement. Such assignment is hereby confirmed and acknowledged by Lessor and accepted by Assignee. Unless otherwise noted herein, the parties hereto agree that all references hereinafter to "Lessor" shall be deemed to be references to Assignee.

(b) Lessee may, from time to time, provide written instructions for the Escrow Agent to use any available cash in the Escrow Account to purchase any money market fund or liquid deposit investment vehicle that the Escrow Agent from time to time makes available to the parties hereto. Such written instructions shall be provided via delivery to the Escrow Agent of a signed and completed Escrow Account Investment Selection Form (such form available from the Escrow Agent upon request). All funds invested by the Escrow Agent at the direction of Lessee in such short-term investments shall be deemed to be part of the Escrow Account and subject to

all the terms and conditions of this Agreement. If any cash is received for the Escrow Account after the cut-off time for the designated short-term investment vehicle, the Escrow Agent shall hold such cash uninvested until the next Business Day. In the absence of written instructions designating a short-term investment for cash, cash in the Escrow Account shall remain uninvested. The Escrow Agent shall have no obligation to pay interest on cash in respect of any period during which it remains uninvested. Lessee shall be solely responsible for ascertaining that all proposed investments and reinvestments are Qualified Investments (as hereinafter defined) and that they comply with federal, state and local laws, regulations and ordinances governing investment of such funds and for providing appropriate notice to the Escrow Agent for the reinvestment of any maturing investment. Accordingly, neither the Escrow Agent nor Lessor shall be responsible for any liability, cost, expense, loss or claim of any kind, directly or indirectly arising out of or related to the investment or reinvestment of all or any portion of the moneys on deposit in the Escrow Account, and, to the extent permitted by law, Lessee agrees to and does hereby release the Escrow Agent and Lessor from any such liability, cost, expenses, loss or claim. Interest on the Escrow Account shall become part of the Escrow Account, and gains and losses on the investment of the moneys on deposit in the Escrow Account shall be borne by the Escrow Account. The Escrow Agent shall have no discretion whatsoever with respect to the management, disposition or investment of the Escrow Account. The Escrow Agent shall not be responsible for any market decline in the value of the Escrow Account and has no obligation to notify Lessor and Lessee of any such decline or take any action with respect to the Escrow Account, except upon specific written instructions stated herein. For purposes of this Agreement, "Qualified Investments" means any investments which meet the requirements of Section 58.1-339.4 of the Code of Virginia of 1950, as amended.

(c) The Escrow Agent shall invest and reinvest moneys on deposit in the Escrow Account, in the Virginia State Non-Arbitrage Program, as directed by the Lessee, and, which is a Qualified Investment. Lessee shall be solely responsible for ascertaining that all proposed investments and reinvestments are Qualified Investments and that they comply with federal, state and local laws, regulations and ordinances governing investment of such funds and for providing appropriate written notice to the Escrow Agent for the reinvestment of any maturing investment.

(d) Unless the Escrow Account is earlier terminated in accordance with the provisions of paragraph (e) below, amounts in the Escrow Account shall be disbursed by the Escrow Agent in payment of amounts described in Section 2 hereof upon receipt of written instruction(s) from Lessor, as is more fully described in Section 2 hereof. If the amounts in the Escrow Account are insufficient to pay such amounts, Lessee shall, subject to the appropriation of funds for such purpose, deposit into the Escrow Account any funds needed to complete the acquisition of the Equipment. Any moneys remaining in the Escrow Account on or after the later of (i) the expiration of the Acquisition Period and any extension thereto, or (ii) the date on which each of the Lessee and the Fluvanna County School Board (the "School Board") executes a Completion Certificate in the form attached as Exhibit I to the Bond Purchase Agreement (the "Completion Certificate"), shall be applied by Escrow Agent, but only upon written direction of Lessor, as provided in Section 4 hereof.

(e) The Escrow Account shall be terminated at the earliest of (i) the final distribution of amounts in the Escrow Account after receipt of the Completion Certificate or (ii)

written notice given by Lessor of the occurrence of a default or termination of the Financing Lease due to non-appropriation.

(f) The Escrow Agent may act in reliance upon any writing or instrument or signature which it, in good faith, believes to be genuine and may assume the validity and accuracy of any statement or assertion contained in such a writing or instrument. The Escrow Agent shall not be liable in any manner for the sufficiency or correctness as to form, manner of execution, or validity of any instrument nor as to the identity, authority, or right of any person executing the same; and its duties hereunder shall be limited to the receipt of such moneys, instruments or other documents received by it as the Escrow Agent, and for the disposition of the same in accordance herewith. Notwithstanding and without limiting the generality of the foregoing, concurrent with the execution of this Agreement, Lessee and Lessor, respectively, shall deliver to the Escrow Agent an authorized signers form in the form of Exhibit B (Lessee), Exhibit C (Lessor) and Exhibit D (Assignee of Lessor) attached hereto. Notwithstanding the foregoing sentence, the Escrow Agent is authorized to comply with and rely upon any notices, instructions or other communications believed by it to have been sent or given by the parties or by a person or persons authorized by the parties. The Escrow Agent specifically allows for receiving direction by written or electronic transmission from an authorized representative with the following caveat, Lessee and Lessor, to the extent permitted by law, agree to indemnify and hold harmless the Escrow Agent against any and all claims, losses, damages, liabilities, judgments, costs and expenses (including reasonable attorneys' fees) (collectively, "Losses") incurred or sustained by the Escrow Agent as a result of or in connection with the Escrow Agent's reliance upon and compliance with instructions or directions given by written or electronic transmission by Lessee and Lessor, except to the extent that such Losses are determined by a court of competent jurisdiction to have been caused by the gross negligence or willful misconduct of the Escrow Agent, it being understood that forbearance on the part of the Escrow Agent to verify or confirm that the person giving the instructions or directions is, in fact, an authorized person shall not be deemed to constitute gross negligence or willful misconduct.

In the event conflicting instructions as to the disposition of all or any portion of the Escrow Account are at any time given by Lessor and Lessee, the Escrow Agent shall abide by the instructions or entitlement orders given by Lessor without consent of Lessee.

(g) Except to the extent a court of competent jurisdiction determines that the Escrow Agent is guilty of gross negligence or willful misconduct with regard to its duties hereunder, Lessee, to the extent permitted by law, agrees to and does hereby release and indemnify the Escrow Agent and hold it harmless from any and all claims (whether asserted by Lessee, Lessor, Administrator or any other person or entity), liabilities, losses, actions, suits or proceedings at law or in equity, or any other expense, fees or charges of any character or nature, which it may incur or with which it may be threatened by reason of its acting as the Escrow Agent under this Agreement; and in connection therewith, do to the extent permitted by law and subject to appropriated and legally available funds indemnify the Escrow Agent against any and all expenses, including reasonable attorneys' fees and the cost of defending any action, suit or proceeding or resisting any claim or enforcing its rights under this Agreement.

(h) If Lessee and Lessor shall be in disagreement about the interpretation of the Financing Lease, or about the rights and obligations, or the propriety of any action

contemplated by the Escrow Agent hereunder, the Escrow Agent may, but shall not be required to, file an appropriate civil action including an interpleader action to resolve the disagreement. To the extent permitted by law and subject to legally available funds, the Escrow Agent shall be reimbursed by Lessee or out of the Escrow Account for all costs, including reasonable attorneys' fees, in connection with such civil action, and shall be fully protected in suspending all or part of its activities under the Financing Lease until a final judgment in such action is received.

(i) The Escrow Agent may consult with counsel of its own choice and shall have full and complete authorization and protection with the opinion of such counsel. The Escrow Agent shall otherwise not be liable for any mistakes of fact or errors of judgment, or for any acts or omissions of any kind unless caused by its gross negligence or willful misconduct as determined by a court of competent jurisdiction.

(j) To the extent permitted by law and subject to appropriated and legally available funds, Lessee shall reimburse the Escrow Agent for all reasonable costs and expenses, including those of the Escrow Agent's attorneys, agents and employees incurred for non-routine administration of the Escrow Account or in connection with any dispute between Lessor and Lessee concerning the Escrow Account.

(k) The Escrow Agent or any successor may at any time resign by giving mailed notice to Lessee and Lessor of its intention to resign and of the proposed date of resignation ("the Effective Date"), which shall be a date not less than 60 days after such notice is delivered to an express carrier, charges prepaid, unless an earlier resignation date and the appointment of a successor shall have been approved by Lessee and Lessor. After the Effective Date, the Escrow Agent shall be under no further obligation except to hold the Escrow Account in accordance with the terms of this Agreement, pending receipt of written instructions from Lessor regarding further disposition of the Escrow Account. Similarly, Escrow Agent may be removed at any time by Lessor and Lessee giving at least thirty (30) days' prior written notice to Escrow Agent specifying the date when such removal shall take effect.

(l) The Escrow Agent shall have no responsibilities, obligations or duties other than those expressly set forth in this Agreement, and no implied duties responsibilities or obligations shall be read into this Agreement. Escrow Agent has no fiduciary or discretionary duties of any kind. Escrow Agent's permissive rights shall not be construed as duties. Escrow Agent shall have no liability under and no duty to inquire as to the provisions of any agreement other than this Agreement, including without limitation the Financing Lease or any other agreement between any or all of the parties hereto or any other persons even though reference thereto may be made herein and whether or not a copy of such agreement has been provided to Escrow Agent. In no event shall Escrow Agent be liable for (i) acting in accordance with or conclusively relying upon any instruction, notice, demand, certificate or document believed by Escrow Agent to have been created by or on behalf of Lessor or the Lessee as authorized under this Agreement or (ii) incidental, indirect, special, consequential or punitive damages or penalties of any kind (including, but not limited to lost profits), even if Escrow Agent has been advised of the likelihood of such damages or penalty and regardless of the form of action

(m) The Escrow Agent shall be paid at closing of the Financing Lease (i) an Escrow Account set up fee of \$250.00 (the "Escrow Account Fee") and (ii) an annual Escrow

Agent fee of \$750.00 (the “Escrow Agent Fee”)(the Escrow Account Fee and the Escrow Agent Fee being collectively the “Escrow Fees”) for the escrow services under this Agreement (the “Escrow Services”) through the first anniversary of this Agreement (the “Anniversary Date”), with an extension of the escrow services beyond the Anniversary Date and each anniversary thereafter (each being an “Extension”) resulting in an Escrow Agent Fee due and payable by the Lessee for each such Extension. The Escrow Fees shall be paid out of the proceeds of the Financing Lease at closing as a cost of issuance and any subsequent Escrow Agent Fee owing for an Extension of the Escrow Services shall be billed to the Lessee as of the date of such Extension and shall be due 15 days after receipt and can be either paid by the Lessee or by the Administrator as a reimbursable expense of the Lessee under the Administrative Services Agreement between the Lessee and the Administrator.

(n) Escrow Agent and any stockholder, director, officer or employee of Escrow Agent may buy, sell and deal in any of the securities of any other party hereto and become pecuniarily interested in any transaction in which any other party hereto may be interested, and contract and lend money to any other party hereto and otherwise act as fully and freely as though it were not Escrow Agent under this Agreement. Nothing herein shall preclude Escrow Agent from acting in any other capacity for any other party hereto or for any other person or entity

## 2. Acquisition of Property.

(a) Acquisition Contracts. Lessee will arrange for, supervise and provide for, or cause to be supervised and provided for, the acquisition of the Equipment and the payment of the Project Costs, with moneys available in the Escrow Account. Lessee represents that the estimated costs of the Equipment are within the funds estimated to be available therefor, and Lessor makes no warranty or representation with respect thereto. Lessor shall have no liability under any of the acquisition or construction contracts. Lessee shall obtain all necessary permits and approvals, if any, for the acquisition, equipping and installation of the Equipment, and the operation and maintenance thereof. The Escrow Agent shall have no duty to monitor or enforce Lessee's compliance with the foregoing covenant.

(b) Authorized Escrow Account Disbursements. It is agreed as between Lessee and Lessor that disbursements from the Escrow Account shall be made for the purpose of paying (including the reimbursement to Lessee for advances from its own funds to accomplish the purposes hereinafter described) the Project Costs and the costs of acquiring the Equipment.

(c) Requisition Procedure. No disbursement from the Escrow Account shall be made unless and until (1) Assignee (as Lessor) has approved each requisition for payment in the form of the Disbursement Request attached hereto as Exhibit A, stating each amount to be paid and the name of the person, firm or corporation to whom payment thereof is due and the manner of disbursement (check or wire), and (2) Virginia Resources Authority (as Lessor) receives a final executed copy of the Disbursement Request, along with any associated documentation, by the Escrow Agent. . The Escrow Agent is authorized to obtain and rely on confirmation of such Disbursement Request and payment instructions by telephone call-back to

the person or persons designated for verifying such requests on Exhibit D (such person verifying the request shall be different than the person initiating the request). Lessor and Lessee hereby confirm that any call-back performed by the Escrow Agent to verify a disbursement instruction before release, shall be made to Lessor only and the Escrow Agent shall have no obligation to call-back Lessee.

Each Disbursement Request shall be signed by an authorized representative of the Lessee (an "Authorized Representative"), and by Lessor, and shall be subject to the following conditions, which the Escrow Agent shall conclusively presume have been satisfied at such time as a requisition executed by the Lessee and Lessor is delivered to it:

1. An executed Disbursement Request in the form attached hereto as Exhibit A.
2. Invoices (and proofs of payment of such invoices, if Lessee seeks reimbursement) and bills of sale (if title to such Equipment has passed to Lessee) therefor as required by Section 7.1 of the Financing Lease and any additional documentation reasonably requested by Lessor.
3. A certificate or certificates as to insurance as required by the Financing Lease, unless otherwise previously provided by the Lessee and School Board.
4. With respect to the final disbursement request, a Completion Certificate.

Lessee and Lessor agree that their execution of the form attached hereto as Exhibit A and delivery of the executed form to the Escrow Agent confirms that all of the requirements and conditions with respect to disbursements set forth in this Section 2 have been satisfied. Notwithstanding the foregoing, the Escrow Agent agrees to provide Virginia Resources Authority (as Lessor), upon request, with any additional documentation associated with requisitions from the Escrow Account for tax and other related purposes.

3. Deposit to Escrow Account. Upon satisfaction of the conditions specified in the Financing Lease and the Bond Purchase Agreement, Lessor will cause the Lease Proceeds Amount to be deposited in the Escrow Account.

4. Application of Funds in Escrow Account. Lessee hereby represents, covenants and warrants that (a) one hundred percent (100%) of the Available Project Proceeds (as defined below) are expected to be spent within three years of the date hereof; (b) as of the date hereof, there is a binding commitment with a third party to spend at least 10% of such Available Project Proceeds within six months of the date hereof; (c) expenditure of the Available Project Proceeds will proceed with due diligence; and (d) all Available Project Proceeds not spent with three years of the date hereof, and any investment earnings thereafter earned on such amounts, will be used to redeem the Virginia Resources Authority Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program – Fluvanna County Projects), Series 2017 (Direct Pay), in accordance with the instructions of bond counsel pursuant to an opinion of bond counsel within 90 days. If Issuer receives an extension of the expenditure period from the



Secretary of the United States Treasury Department, the date in clause (d) of the preceding sentence will instead be the last date of such extended expenditure period. For purposes of this section, "**Available Project Proceeds**" means (i) the excess of (x) the Sale Proceeds over (y) the Issuance Costs financed by the VRA Bond (to the extent such costs do not exceed 2% of the Sale Proceeds) and (ii) the proceeds from the investment of the excess described in (i), including investment earnings thereon.

5. Security Interest. The Escrow Agent and Lessee acknowledge and agree that the Escrow Account and all proceeds thereof are being held by the Escrow Agent for disbursement or return as set forth herein. Subject to Escrow Agent's rights under Section 1(a), Lessee hereby grants to Lessor a perfected security interest in the Escrow Account, and all proceeds thereof, and all investments made with any amounts in the Escrow Account. If the Escrow Account, or any part thereof, is converted to investments as set forth in this Agreement, such investments shall be made in the name of the Escrow Agent, and the Escrow Agent hereby agrees to hold such investments as bailee for Lessor so that Lessor is deemed to have possession of such investments for the purpose of perfecting its security interest.

6. Control of Acquisition Account. In order to perfect Lessor's security interest by means of control in (i) the Escrow Account established hereunder, (ii) all securities entitlements, investment property and other financial assets now or hereafter credited to the Escrow Account, (iii) all of Lessee's rights in respect of the Escrow Account, such securities entitlements, investment property and other financial assets, and (iv) all products, proceeds and revenues of and from any of the foregoing personal property (collectively, the "Collateral"), Lessor, Lessee and the Escrow Agent further agree as follows:

(a) All terms used in this Section 6 which are defined in the Commercial Code of the Commonwealth of Virginia ("Commercial Code") but are not otherwise defined herein shall have the meanings assigned to such terms in the Commercial Code, as in effect on the date of this Agreement.

(b) The Escrow Agent will comply with all entitlement orders originated by Lessor with respect to the Collateral, or any portion of the Collateral, without further consent by Lessee.

(c) Provided that account investments shall be held in the name of the Escrow Agent, the Escrow Agent hereby confirms (1) that the records of the Escrow Agent show that Lessee is the sole owner of the Collateral and (2) that the Escrow Agent is not presently obligated to accept any entitlement order from any person with respect to the Collateral, except for entitlement orders that the Escrow Agent is obligated to accept from Lessor under this Agreement and entitlement orders that the Escrow Agent, subject to the provisions of paragraph (e) below, is obligated to accept from Lessee.

(d) Without the prior written consent of Lessor, the Escrow Agent will not enter into any agreement by which the Escrow Agent agrees to comply with any entitlement order of any person other than Lessor or, subject to the provisions of paragraph (e) below, Lessee, with respect to any portion or all of the Collateral. The Escrow Agent shall promptly notify Lessor if any person requests the Escrow Agent to enter into any such agreement or

otherwise asserts or seeks to assert a lien, encumbrance or adverse claim against any portion or all of the Collateral.

(e) Except as otherwise provided in this paragraph (e) and subject to Section 1(b) hereof, Lessee may effect sales, trades, transfers and exchanges of Collateral within the Escrow Account, but will not, without the prior written direction of Lessor, withdraw any Collateral from the Escrow Account. The Escrow Agent acknowledges that Lessor reserves the right, by delivery of written notice to the Escrow Agent, to prohibit Lessee from effecting any sales, trades, transfers or exchanges of any Collateral held in the Escrow Account. Further, the Escrow Agent hereby agrees to comply with any and all written instructions delivered by Lessor to the Escrow Agent (once it has had a reasonable opportunity to comply therewith) and has no obligation to, and will not, investigate the reason for any action taken by Lessor, the amount of any obligations of Lessee to Lessor, the validity of any of Lessor's claims against or agreements with Lessee, the existence of any defaults under such agreements, or any other matter.

(f) Lessee hereby irrevocably authorizes the Escrow Agent to comply with all instructions and entitlement orders delivered by Lessor to the Escrow Agent.

(g) Except as provided in Section 1(a), the Escrow Agent will not attempt to assert control, and does not claim and will not accept any security or other interest in, any part of the Collateral, and the Escrow Agent will not exercise, enforce or attempt to enforce any right of setoff against the Collateral, or otherwise charge or deduct from the Collateral any amount whatsoever.

(h) The Escrow Agent and Lessee hereby agree that any property held in the Escrow Account shall be treated as a financial asset under such section of the Commercial Code as corresponds with Section 8-102 of the Uniform Commercial Code, notwithstanding any contrary provision of any other agreement to which the Escrow Agent may be a party.

(i) The Escrow Agent is hereby authorized and instructed, and hereby agrees, to send to Lessor at its address set forth in Section 8 below, concurrently with the sending thereof to Lessee, duplicate copies of any and all monthly Escrow Account statements or reports issued or sent to Lessee with respect to the Escrow Account.

(j) Nothing in this Agreement shall constitute a waiver of any of the Escrow Agent's rights as a securities intermediary under Uniform Commercial Code §9-206.

7. Information Required Under USA Freedom Act. The parties acknowledge that in order to help the United States government fight the funding of terrorism and money laundering activities, all financial institutions are required to obtain, verify, record and update information that identifies each person establishing a relationship or opening an account. The parties to this Agreement agree that they will provide to the Escrow Agent such information as it may request, from time to time, in order for the Escrow Agent to satisfy the requirements of the USA Freedom Act, including but not limited to the name, address, tax identification number and other information that will allow it to identify the individual or entity who is establishing the relationship or opening the account and may also ask for formation documents such as articles of incorporation or other identifying documents to be provided.

8. Miscellaneous. This Agreement constitutes the entire agreement between the signatory parties hereto relating to the holding, investment and disbursement of the Escrow Account and sets forth in their entirety the obligations and duties of Escrow Agent with respect to the Escrow Account. Nothing in this Agreement, express or implied, is intended to or shall confer upon any person other than the signatory parties hereto and any right, benefit or remedy of any nature whatsoever under or by reason of this Agreement. Solely as between Lessor and Lessee, capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Financing Lease. This Agreement may not be amended except in writing signed by all parties hereto. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original instrument and each shall have the force and effect of an original and all of which together constitute, and shall be deemed to constitute, one and the same instrument. Notices hereunder shall be made in writing and shall be deemed to have been duly given when personally delivered or when deposited in the mail, first class postage prepaid, or delivered to an express carrier, charges prepaid, or sent by facsimile with electronic confirmation, addressed to each party at its address below.

Notices and other communications hereunder may be delivered or furnished by electronic mail provided that any formal notice be attached to an email message in PDF format and provided further that any notice or other communication sent to an e-mail address shall be deemed received upon and only upon the sender's receipt of affirmative acknowledgement or receipt from the intended recipient. For purposes hereof no acknowledgement of receipt generated on an automated basis shall be deemed sufficient for any purpose hereunder or admissible as evidence of receipt.

If to Lessor:

Virginia Resources Authority  
1111 East Main Street,  
Suite 1920  
Richmond, Virginia 23219  
Attn: Executive Director  
Fax: (804) 644-3109  
Email: [shamlett@virginiaresources.org](mailto:shamlett@virginiaresources.org)

If to the County as Co-Lessee:

County of Fluvanna, Virginia  
132 Main Street  
P.O. Box 540  
Palmyra, Virginia 22963  
Attn: County Administrator  
Telephone: (434) 591-1910  
Facsimile: (434) 591-1932  
Email: [snichols@fluvannacounty.org](mailto:snichols@fluvannacounty.org)

If to School Board (as co-Lessee under the Financing Lease):

Fluvanna County School Board  
14455 James Madison Highway  
Palmyra, Virginia 22963  
Attn: Interim Superintendent  
Telephone: (434) 589-8208  
Facsimile: (434) 589-5393  
Email: \_\_\_\_\_

If to the Escrow Agent:

U.S. Bank National Association  
Global Corporate Trust Services  
James Center Two  
1021 East Cary Street, Suite 1850  
Richmond VA 23219  
Attention: Patricia A. Welling  
Telephone: (804) 771-7933  
Fax: (804) 771-7940  
Email: [pat.welling@usbank.com](mailto:pat.welling@usbank.com)

If to the Administrator:

CleanSource Capital, LLC  
222 S. Church St., Suite 401  
Charlotte, North Carolina 28202  
Attn: Greg Montgomery, Managing Member  
Fax: (704) 271-9889  
Email: [gmontgomery@abundantpower.com](mailto:gmontgomery@abundantpower.com)

If to the Assignee:

U.S. Bancorp Government Leasing and Finance, Inc.  
950 17<sup>th</sup> Street  
Denver, Colorado 80202  
Attn: Lisa Albrecht  
Fax: 303-585-4931  
Email: [Lisa.Albrecht@usbank.com](mailto:Lisa.Albrecht@usbank.com)

9. Tax Reporting. Lessee and Lessor understand and agree that they are required to provide the Escrow Agent with a properly completed and signed Tax Certification (as defined below) and that the Escrow Agent may not perform its duties hereunder without having been provided with such Tax Certification. As used herein "Tax Certification" shall mean an IRS form W-9 or W-8 as described above. The Escrow Agent will comply with any U.S. tax withholding or backup withholding and reporting requirements that are required by law. With respect to earnings allocable to a foreign person, the Escrow Agent will withhold U.S. tax as required by law and report such earnings and taxes withheld, if any, for the benefit of such

foreign person on IRS Form 1042-S (or any other required form), unless such earnings and withheld taxes are exempt from reporting under Treasury Regulation Section 1.1461-1(c)(2)(ii) or under other applicable law. With respect to earnings allocable to a United States person, the Escrow Agent will report such income, if required, on IRS Form 1099 or any other form required by law. The IRS Forms 1099 and/or 1042-S shall show the Escrow Agent as payor and the Lessee as payee.

Lessee and Lessor agree that they are not relieved of their respective obligations, if any, to prepare and file information reports under Internal Revenue Code Section 6041, and the Treasury regulations thereunder, with respect to amounts of imputed interest income, as determined pursuant to Internal Revenue Code Sections 483 or 1272. The Escrow Agent shall not be responsible for determining or reporting such imputed interest.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia (the "Commonwealth"), and the parties hereto consent to jurisdiction in the Commonwealth and venue in any state or Federal court located in the Commonwealth.

11. Assignment. Any bank or corporation into which the Escrow Agent may be merged or with which it may be consolidated, or any bank or corporation to whom the Escrow Agent may transfer a substantial amount of its escrow business, shall be the successor to the Escrow Agent without the execution or filing of any paper or any further act on the part of any of the parties, anything herein to the contrary notwithstanding. Any bank or corporation into which Lessor may be merged or with which it may be consolidated, or any bank or corporation to whom Lessor may transfer a substantial amount of its business, shall be the successor to Lessor without the execution or filing of any paper or any further act on the part of any of the parties, anything herein to the contrary notwithstanding.

No party hereto shall assign its rights hereunder until its assignee has submitted to the Escrow Agent (i) USA Freedom Act disclosure materials and the Escrow Agent has determined that on the basis of such materials it may accept such assignee as a customer and (ii) assignee has delivered an IRS Form W-8 or W-9, as appropriate, to the Escrow Agent which the Escrow Agent has determined to have been properly signed and completed.

12. Amendment. This Agreement may be amended, modified, and/or supplemented only by an instrument in writing executed by all parties hereto.

14. Confidentiality. "Confidential Information" means all confidential, nonpublic, proprietary or secret information, in any medium, provided or made available to a party hereto that is identified in writing as confidential at the time of disclosure to such party or that would be considered confidential by a reasonable person based on the nature of the information and the circumstances of the disclosure. The Escrow Agent will treat Confidential Information related to this Agreement as confidential but, unless prohibited by law, Lessee and Lessor authorize the transfer or disclosure of any information relating to this Agreement to and between the subsidiaries, officers, affiliates and other representatives and advisors of the Escrow Agent and third parties selected by any of them, wherever situated, for confidential use in the ordinary course of business, and further acknowledge that the Escrow Agent and any such subsidiary,

officer, affiliate or third party may transfer or disclose any such Confidential Information as required by any law, court, regulator or legal process. Specifically, Lessee and Lessor instruct the Escrow Agent to deliver copies of statements on the Escrow Account to the Administrator.

Lessor will treat Confidential Information related to this Agreement as confidential but, unless prohibited by law, the Escrow Agent and Lessee authorize the transfer or disclosure of any information relating to this Agreement to and between the subsidiaries, officers, affiliates, other representatives and advisors of Lessor and debt and equity sources and third parties selected by any of them, and to their prospective assignees wherever situated, for confidential use in the ordinary course of business, and further acknowledge that Lessor and any such subsidiary, officer, affiliate, debt and equity source or third party or prospective assignee may transfer or disclose any such information as required by any law, court, regulator or legal process.

Unless prohibited by law, Lessee will treat the terms of this Agreement as confidential except on a "need to know" basis to persons within or outside Lessee's organization (including affiliates of such party), such as attorneys, accountants, bankers, financial advisors, auditors and other consultants of such party and its affiliates, except as required by any law, court, regulator or legal process and except pursuant to the express prior written consent of the other parties, which consent shall not be unreasonably withheld.

In Witness Whereof, the parties have executed this Escrow Agreement as of the date first above written.

VIRGINIA RESOURCES AUTHORITY,  
as Lessor

COUNTY OF FLUVANNA, VIRGINIA,  
as Lessee

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Stephanie L. Hamlett

Name: Steven M. Nichols

Title: Executive Director

Title: County Administrator

U.S. BANK NATIONAL ASSOCIATION,  
as the Escrow Agent

By: \_\_\_\_\_

Name: Patricia A. Welling

Title: Vice President

As acknowledged by:

CLEANSOURCE CAPITAL, LLC,  
as Administrator

By: \_\_\_\_\_  
Greg Montgomery, Managing Member

As acknowledged by:

U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC,  
as Assignee

By: \_\_\_\_\_  
Chris Jones  
Senior Vice President



**EXHIBIT A****FORM OF DISBURSEMENT REQUEST**

Re: Financing Lease dated as of February 28, 2017 by and between the Virginia Resources Authority, as Lessor, the County of Fluvanna, Virginia, as Co-Lessee, and the Fluvanna County School Board, as Co-Lessee and collectively, as Lessee) (the "Financing Lease") (Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Financing Lease.)

In accordance with the terms of the Escrow Agreement, dated as of February 28, 2017 (the "Escrow Agreement") by and among the Virginia Resources Authority ("Lessor"), the County of Fluvanna, Virginia, as Lessee (the "County") and U.S. Bank National Association (the "Escrow Agent"), and as acknowledged by CleanSource Capital, LLC and U.S. Bancorp Government Leasing and Finance, Inc., the undersigned hereby requests the Escrow Agent pay the following persons the following amounts from the Escrow Account created under the Escrow Agreement for the following purposes:

## Disbursement Amounts:

Payee's Name and Address (if disbursement via wire, must include wire transfer instructions)	Invoice Number	Dollar Amount	Purpose

(i) (a) Each obligation specified in the table herein titled as "Disbursement Amounts" has been incurred by Lessee in the stated amount, (b) the same is a proper charge against the Escrow Account for costs relating to the Project Costs and the Equipment identified in the Financing Lease, and (c) has not been paid (or has been paid by Lessee and Lessee requests reimbursement thereof).

(ii) Each item of materials, supplies or equipment relating to an obligation specified in the table herein titled as "Disbursement Amounts" was delivered, installed and was accepted by the School Board. Attached hereto is the original invoice with respect to such obligation.

(iii) Each item relating to an obligation specified in the table herein titled as "Disbursement Amounts" related to payment for labor or to contractors, builders or materialmen was for work actually performed in connection with the Project.

(iv) The undersigned, as County Representative, has no notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the money payable under the requisition to any of the persons, firms or corporations named in it, or if any notice of any such lien, attachment or claim has been received, such lien, attachment or claim has been released or discharged or will be released or discharged upon payment is made under this disbursement request.

(iv) This requisition contains no item representing payment on account, or any retained percentages which Lessee is, at the date hereof, entitled to retain (except to the extent such amounts represent a reimbursement to Lessee).

(v) The Equipment is insured in accordance with the Financing Lease.

(vi) No Event of Default or Event of Non-Appropriation, and no event which with notice or lapse of time, or both, would become an Event of Default or Event of Non-Appropriation, under the Financing Lease has occurred and is continuing at the date hereof.

(vii) Any disbursement shall be paid directly to the Vendor by the Escrow Agent or immediately applied to reimburse the County or the School Board for costs already incurred and paid.

(viii) The representations, warranties and covenants of Lessee set forth in the Financing Lease are true and correct as of the date hereof.

(ix) No Material Adverse Change, as defined in the Financing Lease, has occurred since the date of the execution and delivery of the Financing Lease.

(x) This disbursement shall occur during the Acquisition Period.

(xi) Lease Proceeds Amount and funds available from the other sources specified in the Project Budget will be sufficient to pay the estimated total Project Costs and the Project is anticipated to be completed prior to the end of the Acquisition Period.

For submission of the final disbursement request, include the executed Completion Certificate as set forth in Exhibit H to the Bond Purchase Agreement.

Dated: February \_\_, 2017

**FLUVANNA COUNTY, VIRGINIA**

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

Disbursement of funds from the Escrow  
Account in accordance with the foregoing  
Disbursement Request hereby is authorized

**U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.**  
**As Assignee**

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

**EXHIBIT B****FORM OF INCUMBENCY AND AUTHORIZATION CERTIFICATE**

The undersigned, a duly elected or appointed and acting County Clerk of the County of Fluvanna, Virginia (the "County") certifies as follows:

A. The following listed persons are duly elected or appointed and acting officials of the County (the "Officials") in the capacity set forth opposite their respective names below and that the facsimile signatures are true and correct as of the date hereof;

B. The Officials are duly authorized, on behalf of the County, to negotiate, execute and deliver the Financing Lease dated as of February \_\_, 2017 by and between the County, the Fluvanna County School Board (the "School Board") and the Virginia Resources Authority ("Lessor"), the Escrow Agreement dated as of February \_\_, 2017 among Lessor, the County and U.S. Bank National Association, as the Escrow Agent, and all documents related thereto and delivered in connection therewith (collectively, the "Agreements"), and the Agreements each are the binding and authorized agreements of the County, enforceable in all respects in accordance with their respective terms.

Name of Official	Title	Signature
Steven M. Nichols	County Administrator	_____
Eric M. Dahl	Deputy County Administrator	_____
_____	_____	_____

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

(The signer of this Certificate cannot be listed above as authorized to execute the Agreements.)

**EXHIBIT C**

**Escrow Agreement dated as of February 28, 2017 (the "Closing Date"), by and among the Virginia Resources Authority, as Lessor, the County of Fluvanna, Virginia, as Lessee, and U.S. Bank National Association (or one of its affiliates), as Escrow Agent, and as acknowledged by CleanSource Capital, LLC and U.S. Bancorp Government Leasing and Finance, Inc., as Assignee**

**Certificate of Authorized Representatives – Virginia Resources Authority****Name:** Stephanie L. Hamlett**Name:** Peter D'Alema**Title:** Executive Director**Title:** Director of Program Management**Phone:** (804) 644-3100**Phone:** (804) 616-3446**Facsimile:** (804) 644-3109**Facsimile:** (804) 644-3109**E-mail:** [SHamlett@VirginiaResources.org](mailto:SHamlett@VirginiaResources.org)**E-mail:** PDalema@VirginiaResources.org**Signature:** \_\_\_\_\_**Signature:** \_\_\_\_\_

Fund Transfer / Disbursement Authority Level:

- ✓ Initiate
- ✓ Verify transactions initiated by others

Fund Transfer / Disbursement Authority Level:

- ✓ Initiate
- ✓ Verify transactions initiated by others

**Name:** Kimberly Adams**Name:** Jonathan Farmer**Title:** Senior Program Manager**Title:** Program Manager**Phone:** (804) 616-3449**Phone:** (804) 616-3447**Facsimile:** (804) 644-3109**Facsimile:** (804) 644-3109**E-mail:** kadams@virginiaresources.org**E-mail:** jfarmer@virginiaresources.org**Signature:** \_\_\_\_\_**Signature:** \_\_\_\_\_

Fund Transfer / Disbursement Authority Level:

- ✓ Initiate
- ✓ Verify transactions initiated by others

Fund Transfer / Disbursement Authority Level:

- ✓ Initiate
- ✓ Verify transactions initiated by others

As of the Closing Date, the undersigned hereby authorizes the Escrow Agent to comply with and rely upon any notices, instructions or other communications believed by it to have been sent or given by the person or persons identified above including without limitation, to initiate and verify funds transfers as indicated.

**VIRGINIA RESOURCES AUTHORITY**

By: \_\_\_\_\_  
Stephanie L. Hamlett, Executive Director

**EXHIBIT D**

**Escrow Agreement dated as of February 28, 2017 (the "Closing Date"), by and among the Virginia Resources Authority, as Lessor, the County of Fluvanna, Virginia, as Lessee, and U.S. Bank National Association (or one of its affiliates), as Escrow Agent, and as acknowledged by CleanSource Capital, LLC and U.S. Bancorp Government Leasing and Finance, Inc., as Assignee**

**Certificate of Authorized Representatives – U.S. Bancorp Government Leasing and Finance, Inc.**

**Name:** Lisa Albrecht

**Name:** Regina Eckendorf

**Title:** Documentation Specialist

**Title:** Vice President

**Phone:** 303-585-4077

**Phone:** 303-585-4025

**Facsimile:** 303-585-4931

**Facsimile:** 303-585-4931

**E-mail:** [Lisa.Albrecht@usbank.com](mailto:Lisa.Albrecht@usbank.com)

**E-mail:** Regina.Eckendorf@usbank.com

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Fund Transfer / Disbursement Authority Level:

Fund Transfer / Disbursement Authority Level:

**Name:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Facsimile:** \_\_\_\_\_

**Facsimile:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Fund Transfer / Disbursement Authority Level:

Fund Transfer / Disbursement Authority Level:

As of the Closing Date, the undersigned hereby authorizes the Escrow Agent to comply with and rely upon any notices, instructions or other communications believed by it to have been sent or given by the person or persons identified above including without limitation, to initiate and verify funds transfers as indicated.

**U.S. BANCORP GOVERNMENT LEASING AND FINANCE, INC.,**  
**As Assignee**

By: \_\_\_\_\_

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## PAYING AGENT AGREEMENT

This Paying Agent Agreement (this "Agreement"), is entered into as of February 28, 2017, by and between the **VIRGINIA RESOURCES AUTHORITY** (the "Issuer"), the **COUNTY OF FLUVANNA, VIRGINIA** (the "County"), the **FLUVANNA COUNTY SCHOOL BOARD** (the "School Board"), **CLEANSOURCE CAPITAL, LLC** (the "Administrator") and **U.S. BANK NATIONAL ASSOCIATION** (the "Paying Agent" or "Bond Registrar").

WHEREAS the Issuer has duly authorized and provided for the issuance of the Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay), in the principal amount of \$7,653,740 (the "Bond"), which is being issued under the VirginiaSAVES Green Community Program established by the Governor of Virginia's Executive Order 36, sponsored by the Virginia Department of Mines, Mineral and Energy and administered by the Administrator pursuant to the Administrative Services Agreement dated September 1, 2015 between the Administrator and the Issuer;

WHEREAS, the Issuer has entered into a Bond Purchase and Lease Acquisition Agreement, dated as of February 28, 2017 (the "Bond Purchase Agreement"), between the Issuer, U.S. Bancorp Government Leasing and Finance, Inc. (the "Purchaser" and initial Holder, as defined in the Bond Purchase Agreement), County and the School Board, for the initial sale of the Bond to Purchaser;

WHEREAS the Issuer will ensure that all things necessary to make the Bond the valid obligation of the Issuer will be done upon the issuance and delivery thereof;

WHEREAS the Issuer wishes to appoint a paying agent for the purpose of paying the principal of, redemption premium (if any) and interest on the Bond, in accordance with the terms of the Bond (collectively, the "Bond Payments");

WHEREAS the Paying Agent agrees to serve in such capacities for and on behalf of the Issuer;

WHEREAS the County agreed to make certain payments identified herein to the Issuer for the amounts owed under the Financing Lease dated as of February 28, 2017 between the Issuer, the County and the School Board (collectively, the "Financing Lease Payments") and the right to receive the Financing Lease Payments was assigned by the Issuer to the Purchaser as the initial Holder of the Bond;

WHEREAS certain of the Financing Lease Payments shall be due twenty-five (25) days prior to the date the Bond Payments are due; and

WHEREAS the County shall make the Financing Lease Payments directly to the Paying Agent in amounts sufficient to cover the Bond Payments;

NOW, THEREFORE, it is mutually agreed as follows:

1. Defined Terms. Capitalized terms not otherwise defined herein shall have the meaning as set forth in the Bond Purchase Agreement.

2. Appointment of and Acceptance by the Bond Registrar. VRA hereby appoints U.S. Bank National Association as the Bond Registrar for the Bond and such appointment is hereby accepted by the Bond Registrar. The Bond Registrar shall keep books for the registration and for the registration of transfer of the Bond as provided in this Agreement (the "Bond Registration Books"). The transfer of the Bond may be registered upon the Bond Registration Books only upon surrender thereof to the Bond Registrar together with an assignment duly executed by the registered owner or his attorney or legal representative in such form as shall be satisfactory to the Bond Registrar. Upon such registration of transfer, VRA shall execute and deliver at the earliest practicable time in exchange for such bond a new Bond registered in the name of the transferee, in a principal amount equal to the principal amount of the Bond to be transferred and maturing in the same principal installments and bearing interest at the same rate. VRA shall send written and electronic notice of such change of Holder to the Bond Registrar at the time of such change of ownership of the Bond.

Notwithstanding any other provisions of the Bond Purchase Agreement to the contrary, the Bond Registrar shall not register the transfer of the Bond to any person other than an Approved Institutional Buyer (as defined in the Bond Purchase Agreement) who first delivers an executed lender's letter, substantially in the form attached hereto as Exhibit A.

Any Bond surrendered in any such exchange or registration of transfer shall forthwith be cancelled by the Bond Registrar. The Bond Registrar may make a charge which shall be paid by the Holder for every registration of transfer sufficient to reimburse it for any tax, fee or other governmental charge (other than any tax, fee or governmental charge imposed by the County) required to be paid with respect to such registration of transfer, and such charge shall be paid before any such new Bond shall be delivered. The Bond Registrar shall not be required to make any registration of transfer of the Bond during the fifteen (15) days immediately preceding an interest payment date on the Bond or, in the case of any proposed redemption of the Bond, after such bond or any portion thereof has been called for redemption.

The person in whose name the Bond shall be registered upon the Bond Registration Books shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of and interest on such Bond shall be made only to the registered owner thereof or his registered assigns. All such payments shall be valid and effectual to satisfy and discharge the liability upon such bond, including the interest thereon, to the extent of the sum or sums so paid.

Upon any registration of transfer of the Bond or of any interest therein, the transferee or any subsequent transferee, if the transfer to it in all respects complies with the requirements of this Section, and if it is duly registered as owner as herein provided, shall be deemed the Holder for purposes of this Bond Purchase Agreement and shall succeed to the rights and be bound by the obligations of the Purchaser hereunder, including without limitation the provisions of this Section relating to transfer of the Bond. Immediately upon any registration of transfer of the

Bond or of any interest therein, the new Holder shall give written notice of such transfer to VRA, the County and the School Board.

The Bond Registrar may resign upon thirty (30) days' prior written notice to VRA, the County and the School Board. VRA also reserves the right, with the Holder's consent, to remove the Bond Registrar and appoint a successor Bond Registrar. Upon the resignation or removal of any Bond Registrar, and with the consent of the Holder, VRA shall designate a successor to act as Bond Registrar. The compensation, fees or costs of the Bond Registrar or successor Bond Registrar shall not be the obligation of the Holder.

3. Appointment of and Acceptance by the Paying Agent. The Issuer hereby appoints U.S. Bank National Association as Paying Agent with respect to the Bond, which appointment is accepted by the Paying Agent. The Bond has been initially registered in the name of the Purchaser, and until receipt of notice pursuant to Section 3.3 of the Bond Purchase Agreement of a change of Holder, the Paying Agent may rely upon written notifications as to the current Holder of the Bond.

4. Financing Lease Payments. The County hereby agrees, subject to the terms of the Financing Lease, to make all Financing Lease Payments, consisting of those payments set forth in Section 6.1(a) and (b) of the Financing Lease, in amounts sufficient to cover the Bond Payments, directly to the Paying Agent no later than twenty-five (25) calendar days prior to the date the Bond Payments are due and owing.

5. Servicing Fees Due to the Administrator. The County hereby agrees, subject to the terms of Section 3 of the Administrative Services Agreement dated February 28, 2017 between the Administrator, the School Board and the County (the "ASA"), that it may pay any servicing fees due to the Administrator as provided under the ASA (the "Servicing Fees") directly to the Paying Agent, provided that such Servicing Fees are remitted in advance of their respective due dates to the Paying Agent together with any Financing Lease Payments no later than twenty-five (25) calendar days prior to the date the Bond Payments are due and owing. Servicing Fees sent apart from the Financing Lease Payments shall not be accepted by the Paying Agent and shall be paid by the County directly to the Administrator as provided under Section 3(b) of the ASA. Servicing Fees received by the Paying Agent from the County shall be remitted by the Paying Agent to the Administrator within thirty (30) calendar days of receipt by wire pursuant to instructions provided by the Administrator. Attached hereto as Exhibit B is the total amount of Financing Lease Payments and Servicing Fees to be received by the Paying Agent.

6. Disbursements by the Paying Agent. Provided that sufficient funds have been provided to the Paying Agent to cover the Bond Payments, the Paying Agent shall, on behalf of the Issuer, hold and invest the Financing Lease Payments received from the County in a [First American U.S. Treasury or Government Money Market Fund] (as directed by the County in the sweep authorization form attached hereto as Exhibit C) and then use such amounts to pay the Bond Payments to the owner or holder of the Bond on the dates such Bond Payments are due. The County shall deposit with the Paying Agent the Financing Lease Payments then due and owing as follows: if by check, not less than three days prior to the Financing Lease Payment's

applicable payment date; or if by federal funds wire to the Paying Agent, by not later than 10:30 a.m. Eastern time on the Financing Lease Payment's applicable payment date.

7. Notices. If the Paying Agent does not receive the Financing Lease Payments and the Servicing Fees on the scheduled due date, it shall within two (2) Business Days notify each party to this Agreement, as well as the current Holder, in writing that the Financing Lease Payment has not been received in full from the County. Notice shall be given by delivery by overnight mail or courier, or sent by facsimile transmission (with electronic confirmation) to the parties hereto and the then current Holder at the addresses set forth below (or at such other address as either party hereto shall designate in writing to the other for notices to such party) and to any subsequent Holder at its address as it appears on the registration books maintained by the Paying Agent as the Bond Registrar:

County of Fluvanna, Virginia  
132 Main Street  
P.O. Box 540  
Palmyra, Virginia 22963  
Attn: County Administrator  
Facsimile: (434) 591-1932

Fluvanna County School Board  
14455 James Madison Highway  
Palmyra, Virginia 22963  
Attn: Superintendent  
Facsimile: (434) 589-5393

Virginia Resources Authority  
1111 East Main Street, Suite 1920  
Richmond, Virginia 23219  
Attention: Executive Director  
Facsimile: (804) 644-3109

CleanSource Capital LLC  
222 S. Church Street, Suite 401  
Charlotte, North Carolina 28202  
Facsimile: (704) 271-9889

Initial Holder:

U.S. Bancorp Government Leasing and Finance, Inc.  
13010 SW 68th Parkway, Suite 100  
Portland, Oregon 97223  
Attention: Legal  
Facsimile: (503) 231-8172

8. Investment of Financing Lease Payments. All earnings held by the Paying Agent due to the investment of the Financing Lease Payments in a [First American U.S. Treasury of Government Money Market Fund] prior to remitting the Bond Payments shall accrue to the

benefit of the County. Provided that the County is not in default in remitting the Financing Lease Payments, the Paying Agent shall transfer any earnings to the County on an annual basis on or before June 1<sup>st</sup> by mailing a check to the County as the address provided in Section 7.

9. Fees and Expenses. All sums due to the Paying Agent in connection with services provided by the Paying Agent hereunder shall be paid by the Administrator.

10. Liability. The Paying Agent may conclusively rely on the truth of the statements and correctness of the opinions expressed in certificates or opinions furnished to the Paying Agent by the Issuer. The Paying Agent shall not be liable for any error of judgment made in good faith. The Paying Agent shall not be liable for any act or omission unless such is due to the Paying Agent's negligence or willful misconduct. No provision of this Agreement shall require the Paying Agent to expend or risk its own funds or otherwise incur any financial liability for performance of any of its duties hereunder. The Paying Agent may rely, or be protected in acting or refraining from acting, upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, security, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties. The Paying Agent need not examine the ownership of the Bond, but shall be protected in acting upon receipt of written notification of the Registrar as to the then current Holder of the Bond.

11. Resignation or Removal of the Paying Agent. This Agreement shall be effective from and after its date and until the Paying Agent resigns or is removed. The Paying Agent may resign as paying agent or may be removed by the Issuer, such resignation or removal to be effective sixty (60) days after written notice to the other party; provided, however, that no such termination shall be effective until a successor has been appointed and has accepted the duties of the Paying Agent hereunder. The Issuer, prior to the effective date of such resignation or removal, shall appoint a successor paying agent with the prior written consent of the current Holder and, upon such appointment, the Paying Agent shall deliver to the successor paying agent all its funds, documents, files and records relating to the Bond. If an instrument of acceptance by a successor paying agent shall not have been delivered to the Paying Agent within sixty (60) days after the Paying Agent gives notice of its resignation, the Paying Agent may petition any court of competent jurisdiction for the appointment of a successor paying agent.

12. Governing Law. This Agreement shall be construed in accordance with and shall be governed by the laws of the Commonwealth of Virginia, without regard to the conflicts of laws principles of such state.

13. Amendment. This Agreement may not be amended without the prior written consent of the Issuer and the Holder of the Bond.

14. Identifying Information. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Paying Agent may ask for documentation to verify its formation and existence as a legal entity. The Paying Agent may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

15. Counterparts. This Agreement may be executed in any number of counterparts and taken together all such counterparts shall constitute a single agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed by their duly authorized officers, all as of the date and year first above written.

ISSUER:

VIRGINIA RESOURCES AUTHORITY

PAYING AGENT:

U.S. BANK NATIONAL ASSOCIATION

By: \_\_\_\_\_

Name: Stephanie L. Hamlett

Title: Executive Director

By: \_\_\_\_\_

Name: Patricia A. Welling

Title: Vice President

COUNTY:

COUNTY OF FLUVANNA, VIRGINIA

SCHOOL BOARD:

FLUVANNA COUNTY SCHOOL  
BOARD

By: \_\_\_\_\_

Name: Steven M. Nichols

Title: County Administrator

By: \_\_\_\_\_

Charles A. Winkler, Jr.

Interim Superintendent

ADMINISTRATOR:

CLEANSOURCE CAPITAL, LLC

By: \_\_\_\_\_

Name: Greg Montgomery

Title: Managing Member

**EXHIBIT A**

**FORM OF LENDER'S LETTER**

[DATE]

Virginia Resources Authority, as VRA  
Richmond, Virginia

Board of Supervisors  
County of Fluvanna, Virginia

Re: Virginia Resources Authority  
Taxable Qualified Energy Conservation Revenue Bond  
(VirginiaSAVES Green Community Program – Fluvanna County Projects),  
Series 2017 (Direct Pay)

Ladies and Gentlemen:

[PURCHASER] (the "Purchaser") has agreed to make a loan by purchasing the above-referenced debt obligation (the "Debt Obligation"), which was issued in the original principal amount of \$7,653,740 by Virginia Resources Authority (the "VRA") pursuant to the Bond Purchase and Lease Acquisition Agreement, dated as of February 28, 2017, among VRA, the County of Fluvanna, Virginia (the "County"), the Fluvanna County School Board (the "School Board") and U.S. Bancorp Government Leasing and Finance, Inc. (the "Agreement"). All capitalized terms used herein, but not defined herein, shall have the respective meanings set forth in the Agreement. The undersigned, an authorized representative of the Purchaser, hereby represents to you that:

1. The Purchaser has sufficient knowledge and experience in financial and business matters, including lending and leasing to municipalities and other government entities and the purchase and ownership of municipal and other governmental obligations, to be able to evaluate the risks and merits represented by making the loan by purchasing the Debt Obligation.

2. The Purchaser has authority to make the loan by purchasing the Debt Obligation and to execute this letter and any other instruments and documents required to be executed by the Purchaser in connection with the making of the loan by purchasing the Debt Obligation, including the Agreement.

3. The Purchaser is a "qualified institutional buyer" as defined in Rule 144A promulgated under the Securities Act of 1933, as in effect on the date hereof, and is able to bear the economic risks of purchasing the Debt Obligation and entering into the Agreement.

4. The Purchaser understands that an official statement, prospectus, offering circular, or other comprehensive offering statement has not been provided with respect to the Debt Obligation. The Purchaser has made its own inquiry and analysis with respect to VRA, the



County, the School Board, the Project, the Debt Obligation and the security therefor, and other material factors affecting the security for and payment of the Debt Obligation.

5. The Purchaser acknowledges that it has reviewed information, including financial statements and other financial information, regarding VRA, the County and the School Board, and has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning VRA, the County, the School Board, the Project, the Debt Obligation and the security therefor, so that it has been able to make an informed decision to make the loan by purchasing the Debt Obligation; provided, however, that this letter shall not constitute a waiver of any rights or remedies the Purchaser may have with respect to any untrue information it may have received or any material information which was withheld from its review.

6. The Purchaser understands that the Debt Obligation: (i) is not registered under the 1933 Act and is not registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (ii) is not listed on any stock or other securities exchange, and (iii) has not been rated by any credit rating agency.

7. The Debt Obligation is being acquired by the Purchaser for its own account and not with a present view toward resale or distribution; provided, however, that the Purchaser reserves the right to sell, transfer or redistribute the Debt Obligation, pursuant to the terms of Section 3.4 of the Agreement, but agrees that any such sale, transfer or distribution by the Purchaser shall be to:

- a. an affiliate of the Purchaser;
- b. a trust or other custodial arrangement established by the Purchaser or one of its affiliates, the owners of any beneficial interest in which are limited to Approved Institutional Buyer that execute a letter substantially in the form of this letter;
- c. an Approved Institutional Buyer that executes a letter substantially in the form of this letter; or
- d. as otherwise permitted under the terms of Section 3.4 of the Agreement.

[PURCHASER]

By \_\_\_\_\_  
 Name \_\_\_\_\_  
 Title \_\_\_\_\_

**EXHIBIT B**

**FINANCING LEASE PAYMENTS AND SERVICING FEES<sup>1</sup>**

[TO BE INSERTED]

<sup>1</sup> The Financing Lease Payments must be paid by the County to the Paying Agent at least 30 days prior to the respective bond payment date of August 1<sup>st</sup>, which would be on or before July 1<sup>st</sup>, as provided in the table above. Pursuant to this Paying Agent Agreement, the Servicing Fees may also be paid in advance of their respective due dates along with the Financing Lease Payments on or before July 1<sup>st</sup>. If the Servicing Fees will not be paid along with the Financing Lease Payments as provided above, please refer to the payment schedule for the Servicing Fees as provided in the ASA.

**EXHIBIT C**

**SWEEP AUTHORIZATION FORM**

(See Attached)

CUSTODY AGREEMENT

among

U.S. BANK NATIONAL ASSOCIATION,  
as Custodian

and

COUNTY OF FLUVANNA, VIRGINIA,  
as Project Owner

and

CLEANSOURCE CAPITAL, LLC,  
as Administrator

dated as of February 28, 2017

\$7,653,740  
Virginia Resources Authority  
Taxable Qualified Energy Conservation Bond  
(VirginiaSAVES Green Community Program – County of Fluvanna, Virginia Project)  
Series 2017 (Direct Pay)

## CUSTODY AGREEMENT

This **CUSTODY AGREEMENT**, dated February 28, 2017 (this "Custody Agreement"), is entered into between **U.S. BANK NATIONAL ASSOCIATION**, a national banking association organized under the laws of the United States of America, as custodian (the "Custodian") and **COUNTY OF FLUVANNA, VIRGINIA** a body politic of the Commonwealth of Virginia (the "Project Owner") and **CLEANSOURCE CAPITAL, LLC**, a North Carolina limited liability company (the "Administrator").

WHEREAS, the Commonwealth of Virginia's Department of Mines, Minerals and Energy (the "Sponsor") has established the VirginiaSAVES Green Community Program (the "Program") to further the policy objectives of the Commonwealth relating to energy and conservation by providing subsidized financing to private commercial and industrial, non-profit institutional and local government borrowers through the issuance of Qualified Energy Conservation Bonds ("QECBs") under section 54D(e)(4) of the Internal Revenue Code of 1986, as amended (the "Code"), and the use of the proceeds to make loans to finance for energy efficiency, renewable energy, alternative fueling, and other "qualified conservation purpose" projects (as defined in the Code and related Internal Revenue Service publications) (the "Eligible Projects"), with the intent that the Program be a "green community program" under § 54D(f)(1)(A)(ii) of the Code, as interpreted in IRS Notice 2012-44 issued in June, 2012;

WHEREAS, as part of a competitive process, the Administrator entered into that certain Agreement with the Sponsor dated June 12, 2015 to design and administer the Program, in which role the Administrator, among other duties, is responsible for marketing the Program, originating and underwriting Eligible Projects, facilitating the financing of the Eligible Projects with third-party funding sources through the use of QECBs issued on a conduit basis (the "Conduit Issuance"), assisting in the documentation and closing of the Financing and the on-going servicing and compliance of the QECBs after closing;

WHEREAS, U.S. Bancorp Government Leasing and Finance, Inc. ("Purchaser"), the Project Owner, and the Virginia Resources Authority (the "Issuer") are entering into that certain Bond Purchase and Lease Acquisition Agreement, dated as of February 28, 2017 (the "Bond Purchase Agreement"), to, among other things, issue and sell the Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program – County of Fluvanna, Virginia Project) Series 2017 (Direct Pay) (the "Bond") to the Purchaser;

WHEREAS, the Issuer is entitled to receive a refundable federal tax credit from the United States Treasury pursuant to Section 6431 of the Internal Revenue Code of 1986, as amended (the "Code"), which will be payable with respect to interest payments on the Bond (collectively, the "Credit Payments"), and the Issuer pursuant to the Administrative Services Agreement dated September 1, 2015 (the "Issuer Administrative Services Agreement") has authorized the Administrator to act on its behalf and file the IRS Form 8038-CPs as relates to the Credit Payments and report the same to the Issuer; and

WHEREAS, in conjunction with the Bond Purchase Agreement, the Project Owner and the Administrator have entered into that Administrative Services Agreement dated February 28,

2017 (the "Project Owner Administrative Services Agreement", which with the Issuer Administrative Services Agreement are collectively referred to as the "Administrative Services Agreements"), under which, among other services, the Administrator is responsible for handling the Credit Payments filings and reporting the same to the Project Owner (the "Credit Payment Services").

NOW, THEREFORE, the parties hereto agree as follows:

## ARTICLE I DEFINITIONS

Section 1.01 Definitions. All capitalized words used but not defined herein shall have the meaning given to them in the Bond Purchase Agreement.

Section 1.02 Interpretation. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Custody Agreement; and the term "hereafter" means after, and the term "heretofore" means before, the date of this Custody Agreement. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

Section 1.03 Captions and Headings. The captions and headings in this Custody Agreement are solely for convenience of reference and in no way define, limit or describe the scope or intent of any Articles, Sections, subsections, paragraphs, subparagraphs or clauses hereof.

## ARTICLE II ACCOUNT

Section 2.01 Creation of Project Custodial Account. There is hereby created a custodial account, in the custody of the Custodian, designated "VA SAVES Credit Payment Account," referred to herein as the "Credit Payment Account." The Credit Payment Account information is listed on Exhibit A attached hereto.

Section 2.02 Qualified Energy Conservation Bonds; Credit Payments.

(a) The Custodian acknowledges that the Issuer has designated the Bond as a Qualified Energy Conservation Bond within the meaning of Section 54D of the Code. The Code provides that, as a result of such designation and upon proper filing by the Administrator of IRS Form 8038-CP Return for Credit Payments to Issuers of Qualified Bonds, the United States Treasury is required to make Credit Payments with respect to the Bond. The Administrator has agreed to complete each applicable IRS Form 8038-CP and such other filings, paperwork and documentation as may be necessary in connection with the Credit Payments, to provide such IRS Form 8038-CP to the Issuer for signing and to file such form, all as more particularly described in the Administrative Services Agreements. Each Form 8038-CP shall authorize the Credit Payments so requested to be paid to the Custodian and deposited into the Credit Payment

Account. Provided that the County has made all payments due under the Financing Lease and Bond Purchase Agreement, the Custodian agrees that any Credit Payments received for the benefit of the Project Owner into the Credit Payment Account will pursuant to the Administrator's written instructions be transferred via ACH to the Project Owner to the account information listed on Exhibit B (the "Project Owner Account") less any deductions from such Credit Payment made pursuant to written directions authorized under the Project Owner Administrative Services Agreement.

(b) The Custodian shall provide the Administrator with administrative access to the Credit Payment Account for the purpose of recording the amount of Credit Payments received for the benefit of the Project Owner, the date on which such payments were received, and the date on which such payments were transferred to the Project Owner Account (the "Credit Payment Information"). Pursuant to the Administrative Services Agreements, the Administrator will use this Credit Payment Information to fulfill its reporting obligations to the Project Owner and Issuer quarterly, beginning with the quarter ending on April 30, 2017.

### ARTICLE III THE CUSTODIAN

Section 3.01 Custodian's Acceptance and Responsibilities. The Custodian accepts the responsibilities imposed upon it by this Custody Agreement, and agrees to observe and perform those responsibilities, but only upon and subject to the terms and conditions set forth in this Article.

(a) No provision of this Custody Agreement shall be construed to relieve the Custodian from liability for its own grossly negligent action, its own grossly negligent failure to act, or its own willful misconduct, except that

(i) the Custodian shall not be liable for any error of judgment made in good faith by the Custodian, unless it shall be established that the Custodian was grossly negligent in ascertaining the pertinent facts;

(ii) the Custodian shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the written direction of the parties hereto relating to the time, method and place of exercising any power conferred upon the Custodian under this Custody Agreement; and

(iii) no provision of this Custody Agreement shall require the Custodian to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

(b) Whether or not therein expressly so provided, every provision of this Custody Agreement relating to the conduct or affecting the liability of or affording protection to the Custodian shall be subject to the provisions of this Section 3.01.

Section 3.02 Certain Rights and Obligations of the Custodian. Subject to, and except as otherwise provided in, Section 3.01 hereof:

(a) The Custodian (i) shall be entitled to the advice of counsel concerning all matters and duties hereunder and (ii) may incur compensation attributable to such attorneys, agents, receivers and employees reasonably employed by it in connection with the Custodian's discharge of its responsibilities hereunder. The Project Owner or the Administrator, if it so elects on behalf of the Project Owner and pursuant to the Project Owner Administrative Services Agreement, shall promptly, upon submission by the Custodian of an invoice reflecting such fees and/or costs, pay or reimburse the Custodian for all such fees and costs. The Custodian may act upon the opinion or advice of any attorney approved by the Custodian in the exercise of reasonable care. The Custodian shall not be responsible for any loss or damage resulting from any action taken or omitted to be taken in good faith in reliance upon that opinion or advice.

(b) The Custodian shall not be responsible for:

(i) the validity or adequacy of the Bond Purchase Agreement or other disclosure document or the adequacy of this Custody Agreement, except for the validity of the Custodian's execution of and performance of its duties under this Custody Agreement, or

(ii) the validity, priority, recording, re-recording, filing or re-filing of this Custody Agreement or of any amendment thereto.

(c) The Custodian shall be fully protected, in the absence of bad faith on its part, in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram or other paper or document reasonably believed by it to be genuine and correct and to have been signed or sent by the proper Person or Persons.

(d) Notwithstanding anything contained elsewhere in this Custody Agreement, the Custodian may demand any showings, certificates, reports, opinions, appraisals and other information, and any corporate action and evidence thereof, in addition to that required by the terms hereof, as a condition to the taking of any action whatsoever within the purview of this Custody Agreement, if the Custodian deems it to be desirable for the purposes of establishing the right of any Person to the taking of any action by the Custodian; provided that, the Custodian shall not be required to make that demand.

(e) Unless otherwise provided herein, all Credit Payments received by the Custodian under this Custody Agreement shall be held for the account of the Project Owner.

(f) Any opinions, certificates and other instruments and documents for which provision is made in this Custody Agreement, may be accepted by the Custodian, in the absence of bad faith on its part, as conclusive evidence of the facts and conclusions stated therein and shall be full warranty, protection and authority to the Custodian for its actions taken hereunder.

(g) The Custodian may rely and shall be fully protected in acting or refraining from acting upon any written direction or other written notice (including, but not limited to, electronically confirmed facsimiles of such notice) believed by it to be genuine and to have been



signed or presented by the proper Person, and the Custodian shall have no obligation to review or confirm any matter described in any such written direction or other written notice, nor shall the Custodian have any obligation to confirm that actions taken pursuant to any such written direction or other written notice in accordance with this Custody Agreement comply with the Bond Purchase Agreement or any other agreement or document.

(h) The duties and obligations of the Custodian shall be determined solely by the express provisions of this Custody Agreement and the customary account documents governing the establishment of the Credit Payment Account (provided that in the event of any inconsistency between the terms and provisions of this Custody Agreement and those of any other account documents, the terms and provisions of this Custody Agreement shall control and be binding).

(i) The Custodian shall not be liable for any claims, suits, actions, costs, damages, liabilities, or expense, or for any interruption of services ("Liabilities") in connection with the subject matter of this Custody Agreement, other than Liabilities caused by the gross negligence or willful or intentional misconduct of Custodian. In no event will the Custodian be liable for any lost profits or for any incidental, indirect, special, consequential or punitive damages whether or not the Custodian knew of the possibility or likelihood of such damages. The Custodian's compliance with its standard procedures for provision of the services required under this Agreement shall be deemed to constitute the exercise of ordinary care. To the extent permitted by law and subject to appropriated and legally available funds, the Project Owner agrees to indemnify, defend and hold harmless the Custodian and its affiliates, and the directors, officers, employees, and agents of any of them, and the successors and assigns of the Custodian, from and against any and all Liabilities asserted against them in connection with this Agreement, including the reasonable fees and expenses of in-house or outside counsel of the Custodian that may be retained by the Custodian in connection with the negotiation, preparation, or performance under this Custody Agreement, other than those Liabilities caused by the gross negligence or willful or intentional misconduct of the Custodian.

Section 3.03 Successor Custodian. Anything herein to the contrary notwithstanding,

(a) any corporation or association (i) into which the Custodian may be converted or merged, (ii) with which the Custodian or any successor to it may be consolidated, or (iii) to which it may sell or transfer its assets and trust business as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, merger, consolidation, sale or transfer, ipso facto, shall be and become successor Custodian hereunder; and

(b) that corporation or association shall be vested, as was its predecessor, with each and every trust, property, remedy, power, right, duty, obligation, discretion, privilege, claim, demand, cause of action, immunity, estate, title, and interest expressed or intended by this Custody Agreement to be exercised by, vested in or conveyed to the Custodian, without the execution or filing of any instrument or document or any further act on the part of any of the parties hereto.

Any successor Custodian, however, (i) shall be in good standing within the Commonwealth of Virginia, (ii) and shall have reported capital and surplus of not less than \$20,000,000.

Section 3.04 Resignation by the Custodian. The Custodian may resign at any time by giving at least 30 days written notice of the resignation to the parties hereto. No resignation of the Custodian shall become effective until a successor has been appointed and accepted the duties of the Custodian. If no successor Custodian is appointed within 60 days of the resignation of the Custodian, the resigning Custodian may apply to a court of competent jurisdiction to appoint a successor Custodian.

Section 3.05 Removal of the Custodian. The Custodian may be removed at any time by an instrument or document or concurrent instruments or documents in writing delivered to the Custodian, with copies thereof mailed to the other parties hereto, and signed by the Project Owner and consented to by the Administrator. No removal of the Custodian shall become effective until a successor has been appointed and has accepted the duties of the Custodian.

The Custodian also may be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Custody Agreement with respect to the duties and obligations of the Custodian by any court of competent jurisdiction upon the application of the Project Owner.

Section 3.06 Appointment of Successor Custodian. If (i) the Custodian shall resign, shall be removed, shall be dissolved, or shall become otherwise incapable of acting hereunder, (ii) the Custodian shall be taken under the control of any public officer or officers, (iii) a receiver shall be appointed for the Custodian by a court, or (iv) a Custodian shall have an order for relief entered in any case commenced by or against it under the federal bankruptcy laws or commence a proceeding under any federal or state bankruptcy, insolvency, reorganization or similar law or have such a proceeding commenced against it and either have an order of insolvency or reorganization entered against it or have the proceeding remain undismissed and unstayed for 90 days, then a successor Custodian shall be appointed by the Project Owner with the consent of the Administrator.

Every successor Custodian appointed pursuant to this Section 3.06 (i) shall be in good standing within the Commonwealth of Virginia, (ii), and shall have reported capital and surplus of not less than \$20,000,000.

Every successor Custodian appointed hereunder shall execute and acknowledge, and shall deliver to its predecessor and the parties hereto, an instrument or document in writing accepting the appointment. Thereupon, without any further act, the successor shall become vested with all of the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, and interest of its predecessor. Upon the written request of its successor, the predecessor Custodian (i) shall execute and deliver an instrument or document transferring to its successor all of the trusts, properties, remedies, powers, rights, duties, obligations, discretions, privileges, claims, demands, causes of action, immunities, estates, titles, and interests of the predecessor Custodian hereunder, and (ii) shall

take any other action necessary to duly assign, transfer and deliver to its successor all property (including, without limitation, all moneys) held by it, subject to the conditions herein set forth.

In the event of a change in the Custodian, the predecessor Custodian shall cease to be custodian of any moneys that it may hold pursuant to this Custody Agreement, and the successor Custodian shall become custodian.

#### ARTICLE IV MISCELLANEOUS

Section 4.01 Limitation of Rights. With the exception of rights conferred expressly in this Custody Agreement, nothing expressed or mentioned in or to be implied from this Custody Agreement is intended or shall be construed to give to any Person other than the parties hereto any legal or equitable right, remedy, power or claim under or with respect to this Custody Agreement or any covenants, agreements, conditions and provisions contained herein. This Custody Agreement and all of those covenants, agreements, conditions and provisions are intended to be, and are, for the sole and exclusive benefit of the parties hereto.

Section 4.02 Severability. In case any section or provision of this Custody Agreement, or any covenant, agreement, stipulation, obligation, act or action, or part thereof, made, assumed, entered into or taken under this Custody Agreement, or any application thereof, is held to be illegal or invalid for any reason, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder thereof or any other section or provision of this Custody Agreement or any other covenant, agreement, stipulation, obligation, act or action, or part thereof, made, assumed, entered into or taken under this Custody Agreement, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained therein.

Any illegality, invalidity or inoperability shall not affect any legal, valid and operable section, provision, covenant, agreement, stipulation, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law from time to time.

Section 4.03 Notices. It shall be sufficient service or giving of any notice, request, complaint, demand or other instrument or document, if it is duly mailed by first class mail. Notices to the Custodian, the Project Owner and the Administrator shall be addressed as follows:

If to the Custodian:	U.S. Bank National Association Global Corporate Trust Services 1021 East Cary Street, Suite 1850 Richmond, Virginia 23219 Attention: [Name, Title]
If to the Purchaser:	U.S. Bancorp Government Leasing and Finance, Inc. 950 17 <sup>th</sup> Street Denver, Colorado 80202 Attention: Denise Beauchamp, Vice President

If to the Project Owner: County of Fluvanna, Virginia  
 132 Main Street  
 P.O. Box 549  
 Palmyra, Virginia 22630  
 Attention: Steven M. Nichols, County Administrator

If to the Administrator: CleanSource Capital, LLC  
 222 South Street, Suite 401  
 Charlotte, North Carolina 28202  
 Telephone: 704-271-9889  
 Attention: W. Gregory Montgomery, Managing Member

Duplicate copies of each notice, request, complaint, demand or other instrument or document given hereunder by the Custodian to one or all of the others also shall be given to the others. The foregoing parties may designate, by notice given hereunder, any further or different addresses to which any subsequent notice, request, complaint, demand or other instrument or document shall be sent.

Section 4.04 Benefit and Binding Effect. This Custody Agreement shall inure to the benefit of the Custodian and shall be binding upon the Custodian, the parties hereto and their respective successors and assigns, subject, however, to the limitations contained herein.

Section 4.05 Governing Law. This Custody Agreement shall be deemed to be a contract made under the laws of the Commonwealth of Virginia and for all purposes shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

Section 4.06 Counterparts. This Custody Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute but one and the same instrument.

Section 4.07 Amendments. This Custody Agreement may be modified or amended only by an instrument in writing signed by the parties hereto.

Section 4.08 Information Required Under USA FREEDOM Act. The parties acknowledge that in order to help the United States government fight the funding of terrorism and money laundering activities, pursuant to Federal regulations that became effective on June 2, 2015 (Section 326 of the USA FREEDOM Act) all financial institutions are required to obtain, verify, record and update information that identifies each person establishing a relationship or opening an account. The parties to this Custody Agreement agree that they will provide to the Custodian such information as it may request, from time to time, in order for the Custodian to satisfy the requirements of the USA FREEDOM Act, including but not limited to the name, address, tax identification number and other information that will allow it to identify the individual or entity who is establishing the relationship or opening the account and may also ask for formation documents such as articles of incorporation or other identifying documents to be provided.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Custodian, Project Owner, and Administrator have caused this Custody Agreement to be executed and delivered in their name and on their behalf by their duly authorized officers, all as of the day and year first above written.

**U.S. BANK NATIONAL ASSOCIATION,**  
as Custodian

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

**COUNTY OF FLUVANNA, VIRGINIA,**  
as Project Owner

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

**CLEANSOURCE CAPITAL, LLC,**  
as Administrator

By: \_\_\_\_\_  
Name: W. Gregory Montgomery  
Title: Managing Member



**EXHIBIT A**

**Credit Payment Account Information**

[To be inserted.]

**EXHIBIT B**

**Project Owner Account Information**

[To be inserted.]

February 2, 2017

Virginia Resources Authority  
1111 East Main Street, Suite 1920  
Richmond, Virginia 23219

County of Fluvanna, Virginia  
132 Main Street  
Palmyra, Virginia 22963

Fluvanna County School Board  
14455 James Madison Highway  
Palmyra, Virginia 22963

Re: Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay)

Ladies and Gentlemen:

In connection with the purchase by U.S. Bancorp Government Leasing and Finance, Inc. (the "Purchaser") of the Virginia Resources Authority (the "Issuer") Taxable Qualified Energy Conservation Revenue Bond (VirginiaSAVES Green Community Program - Fluvanna County Projects), Series 2017 (Direct Pay) (the "VRA Bond"), the undersigned duly authorized representative of the Purchaser hereby certifies on behalf of the Purchaser that:

1. The Purchaser has sufficient knowledge and experience in financial and business matters, including lending and leasing to municipalities and other government entities and the purchase and ownership of municipal and other governmental obligations, to be able to evaluate the risks and merits represented by making the loan by purchasing the VRA Bond.

2. The Purchaser has authority to make the loan by purchasing the VRA Bond and to execute this letter and any other instruments and documents required to be executed by the Purchaser in connection with the making of the loan by purchasing the VRA Bond and the Bond Purchase and Lease Acquisition Agreement between the County of Fluvanna (the "County"), the Fluvanna County School Board (the "School Board"), the Issuer and the Purchaser (the "Bond Purchase Agreement"), attached hereto as **Exhibit A**.

3. The Purchaser is a "qualified institutional buyer" as defined in Rule 144A promulgated under the Securities Act of 1933, as in effect on the date hereof, and is able to bear the economic risks of purchasing the VRA Bond and entering into the Bond Purchase Agreement.

Virginia Resources Authority  
County of Fluvanna  
Fluvanna County School Board  
Page 2

4. The Purchaser understands that an official statement, prospectus, offering circular, or other comprehensive offering statement has not been provided with respect to the VRA Bond. The Purchaser has made its own inquiry and analysis with respect to Issuer, the County, the School Board, the Project, the VRA Bond and the security therefor, and other material factors affecting the security for and payment of the VRA Bond.

5. The Purchaser acknowledges that it has reviewed information, including financial statements and other financial information, regarding the Issuer, the County and the School Board, and has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the Issuer, the County, the School Board, the Project, the VRA Bond and the security therefor, so that it has been able to make an informed decision to make the loan by purchasing the VRA Bond; provided, however, that this letter shall not constitute a waiver of any rights or remedies the Purchaser may have with respect to any untrue information it may have received or any material information which was withheld from its review.

6. The Purchaser understands that the VRA Bond: (i) is not registered under the 1933 Act and is not registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (ii) is not listed on any stock or other securities exchange, and (iii) has not been rated by any credit rating agency.

7. The VRA Bond is being acquired by the Purchaser for its own account and not with a present view toward resale or distribution; provided, however, that the Purchaser reserves the right to sell, transfer or redistribute the VRA Bond, pursuant to the terms of Section 3.4 of the Bond Purchase Agreement, but agrees that any such sale, transfer or distribution by the Purchaser shall be to:

- a. an affiliate of the Purchaser;
- b. a trust or other custodial arrangement established by the Purchaser or one of its affiliates, the owners of any beneficial interest in which are limited to Approved Institutional Buyer that execute a letter substantially in the form of this letter;
- c. an Approved Institutional Buyer or Qualified Purchaser that executes a letter substantially in the form of this letter; or

as otherwise permitted under the terms of Section 3.4 of the Bond Purchase Agreement.

8. The qualified tax credit bond credit rate and the maximum term applicable to the VRA Bond is reflected on the copy of the webpage of the United States Treasury Department on the date of this agreement (the "Rate Lock Date"), and is attached hereto as **Exhibit B**. The Rate Lock Date is the first date there is a written agreement between the parties in order to establish "the first day on which there is a binding, written contract for the sale or exchange of the bond" within the meaning of Section 54A(b)(3) of the Internal Revenue Code. The other terms of the

Virginia Resources Authority  
County of Fluvanna  
Fluvanna County School Board  
Page 3

VRA Bond will be as set forth in the Bond Purchase Agreement between the County, the School Board, the Issuer and the Purchaser, substantially in the form attached hereto as Exhibit A, including exhibits thereto, with such changes as shall be acceptable to the Purchaser, VRA, the County and the School Board. The Bond Purchase Agreement provides for the closing and funding of the VRA Bond on or before February 28, 2017, unless the parties mutually agree in writing to a new date for funding.

All capitalized terms used herein, but not defined herein, shall have the respective meanings set forth in the Bond Purchase Agreement.

Any obligation of the Purchaser to purchase the VRA Bond is subject to the delivery of the final Bond Purchase Agreement and other Financing Documents, together with the other documents, certificates, opinions and other items set forth in Section 3.6 of the Bond Purchase Agreement, all in form and substance reasonably satisfactory to the Purchaser.

In making such representations, the undersigned has relied, to the extent that such matters are not within the undersigned's control or personal knowledge, on corporate records and certificates and representations of, and discussions with, officers and employees of the Purchaser who have such personal knowledge to the extent deemed necessary for the execution and delivery hereof.

Very truly yours,

**U.S. BANCORP GOVERNMENT  
LEASING AND FINANCE, INC.**

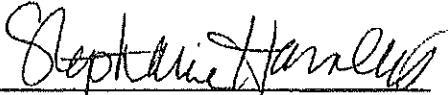
By: 

Chris Jones  
Senior Vice President

Virginia Resources Authority  
County of Fluvanna  
Fluvanna County School Board  
Page 4

AGREED TO AND ACCEPTED THIS 2<sup>nd</sup> day of February, 2017.

**VIRGINIA RESOURCES AUTHORITY**

By:   
Stephanie L. Hamlett  
Executive Director

Virginia Resources Authority  
County of Fluvanna  
Fluvanna County School Board  
Page 5

AGREED TO AND ACCEPTED THIS 2<sup>nd</sup> day of February, 2017.

**COUNTY OF FLUVANNA**

By: \_\_\_\_\_



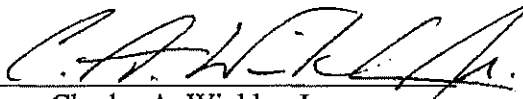
Eric M. Dahl

Deputy County Administrator/Finance Dir.

Virginia Resources Authority  
County of Fluvanna  
Fluvanna County School Board  
Page 6

AGREED TO AND ACCEPTED THIS 1<sup>st</sup> day of February, 2017.

**FLUVANNA COUNTY SCHOOL BOARD**

By:   
Charles A. Winkler, Jr.  
Interim Superintendent



**EXHIBIT A**

FORM OF BOND PURCHASE AND LEASE ACQUISITION AGREEMENT

(See Attached)



**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB V**

<b>MEETING DATE:</b>	February 15, 2017														
<b>AGENDA TITLE:</b>	Prepayment of Capital Leases														
<b>MOTION(s):</b>	<p><b>Motion 1:</b> I move the Board of Supervisors approve a payment not to exceed \$293,764 to pay off the remaining principal, accrued interest and a 1% prepayment penalty on principal owed in full on a 2012 BB&amp;T Governmental Finance capital lease for a fire truck, with the amount of \$177,000 to come from unexpended FY17 Debt Service budget and \$116,764 to come from unexpended FY17 Emergency Management budget.</p> <p><b>Motion 2:</b> I move the Board of Supervisors approve a payment not to exceed \$106,809 to pay off the remaining principal and accrued interest owed in full on a 2009 Suntrust Bank capital lease for a fire truck with the amount owed to come from unexpended FY17 Emergency Management budget.</p>														
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>												
		X													
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other										
		X													
<b>STAFF CONTACT(S):</b>	Eric Dahl, Deputy County Administrator / Director of Finance Marty Brookhart, Management Analyst														
<b>PRESENTER(S):</b>	Eric Dahl, Deputy County Administrator / Director of Finance Marty Brookhart, Management Analyst														
<b>RECOMMENDATION:</b>	I recommend approval of the motion as stated above.														
<b>TIMING:</b>	Routine														
<b>DISCUSSION:</b>	<p>Finance is aware of over \$400K in the FY17 budget that will not be expended by the end of the current fiscal year.</p> <p><u>JRWA Contribution:</u> The County's JRWA contribution amount of \$177,000 was budgeted for FY17. A reimbursement from JRWA was recently received for the County's portion of upfront JRWA project costs. When the County was reimbursed for the upfront project costs, the JRWA deducted Fluvanna's FY17 debt service contribution amount of \$177,000. Therefore, that amount will not be expended in FY17.</p> <p><u>Radio Project:</u> Multiple tower leasing and maintenance costs were budgeted in FY17 for the Public Safety Emergency Communication Radio project prior to the County deciding to build their own towers. Due to the County building its own towers and slight delays, certain leasing and maintenance costs will not be incurred in FY17.</p> <p><u>Unexpended FY17 Budget</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Debt Service:</td> <td>\$ 177,000 (JRWA Contribution)</td> </tr> <tr> <td>Emergency Mgmt:</td> <td>\$ 11,690 (PSRP - UPS Maintenance)</td> </tr> <tr> <td></td> <td>\$ 182,000 (PSRP - Tower Leasing)</td> </tr> <tr> <td></td> <td>\$ 65,333 (PSRP-System Lifecycle Services)</td> </tr> <tr> <td></td> <td><u>\$ 2,560 (PSRP - Subscriber Battery Replacement)</u></td> </tr> </table>					Debt Service:	\$ 177,000 (JRWA Contribution)	Emergency Mgmt:	\$ 11,690 (PSRP - UPS Maintenance)		\$ 182,000 (PSRP - Tower Leasing)		\$ 65,333 (PSRP-System Lifecycle Services)		<u>\$ 2,560 (PSRP - Subscriber Battery Replacement)</u>
Debt Service:	\$ 177,000 (JRWA Contribution)														
Emergency Mgmt:	\$ 11,690 (PSRP - UPS Maintenance)														
	\$ 182,000 (PSRP - Tower Leasing)														
	\$ 65,333 (PSRP-System Lifecycle Services)														
	<u>\$ 2,560 (PSRP - Subscriber Battery Replacement)</u>														

	<p style="text-align: center;"><b><u>\$ 438,583</u></b></p> <p><b><u>Capital Leases Available to Pay Off</u></b></p> <p>2009 Capital Lease - Suntrust (3.98%): \$ 106,809 (incl. 6 mth int)</p> <p>2012 Capital Lease – BB&amp;T (2.64%): <b><u>\$ 293,764</u></b> (incl. 1% prepay pen. &amp; 12 mth int)</p> <p style="text-align: right;"><b><u>\$ 400,573</u></b></p> <p>In the County Administrators FY18 budget proposal, it is currently recommended to pay off these capital leases using fund balance.</p>				
<b>FISCAL IMPACT:</b>	By paying off these capital leases early, the county will save ~\$19,513 in future interest costs and \$116,082 in annual debt service costs in FY18 and beyond.				
<b>POLICY IMPACT:</b>	N/A				
<b>LEGISLATIVE HISTORY:</b>	N/A				
<b>ENCLOSURES:</b>	None				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
		<b>X</b>			

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB W**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Adoption of Emergency Operations Plan (EOP)				
<b>MOTION(s):</b>	<b>I move to adopt a Resolution to adopt the Fluvanna County Emergency Operations Plan.</b>				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		<b>XX</b>			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		<b>XX</b>			
<b>STAFF CONTACT(S):</b>	Cheryl J. Elliott, Emergency Services Coordinator				
<b>PRESENTER(S):</b>	Cheryl J. Elliott, Emergency Services Coordinator				
<b>RECOMMENDATION:</b>	APPROVAL				
<b>TIMING:</b>	IMMEDIATE				
<b>DISCUSSION:</b>	<p>Every four years the Virginia Department of Emergency Management requires counties to review their Emergency Operations Plan (EOP), make updates and revisions, and adopted via resolution.</p> <p>For this revision we have changed the format of the EOP to better reflect how emergency management functions in Fluvanna. Instead of organizing the plan around Emergency Support Functions (ESF), the plan is organized around six branches: Emergency Management, Fire &amp; Rescue Services, Health &amp; Medical Services, Law Enforcement, Public Works, and Social Services. This version also includes three support annexes: Mass Care and Sheltering, Damage Assessment Support, and Emergency Pet Sheltering. A master resource list containing contact information and available resources for each branch will be kept by the Emergency Services Coordinator.</p> <p>Being a living document, we will include additional support and incident-specific annexes, including but not limited to, evacuation plans, nuclear power plant accidents, department continuity of operations (COOP) plans, and burn ban procedures.</p>				
<b>FISCAL IMPACT:</b>	NONE				
<b>POLICY IMPACT:</b>	NONE				
<b>LEGISLATIVE HISTORY:</b>	EOP was last updated and adopted on December 19, 2012.				
<b>ENCLOSURES:</b>	Resolution for EOP; 2017 EOP				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					<b>XX</b>





## BOARD OF SUPERVISORS

County of Fluvanna  
Palmyra, Virginia

### RESOLUTION No. 0X-2017

#### A RESOLUTION TO ADOPT THE FLUVANNA COUNTY EMERGENCY OPERATIONS PLAN

**WHEREAS**, the Fluvanna County Board of Supervisors recognizes the need to prepare for, respond to, and recover from natural and manmade disasters; and

**WHEREAS**, Fluvanna County has a responsibility to provide for the safety and well-being of its citizens and visitors; and

**WHEREAS**, Fluvanna County has established and appointed a Director of Emergency Management (DEM) and an Emergency Services Coordinator (ESC);

**NOW, THEREFORE, BE IT RESOLVED** by the Fluvanna County Board of Supervisors, this Emergency Operations Plan, as revised, is officially adopted, and

**IT IS FURTHER RESOLVED AND ORDERED** that the Director of Emergency Management, or his/her designee, is tasked and authorized to maintain and revise as necessary this document during the next four (4) year period or until such time it be ordered to come before this board.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors of Fluvanna County on this 15<sup>th</sup> day of February, 2017.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District						
Patricia B. Eager, Palmyra District						
Anthony P. O'Brien, Rivanna District						
John M. Sheridan, Columbia District						
Donald W. Weaver, Cunningham District						

Attest:

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John M. Sheridan, Chair  
Fluvanna County Board of Supervisors



# All-Hazards Emergency Operations Plan

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*For Official Use Only*

*Adopted February 15, 2017*



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## Preface

The County of Fluvanna is vulnerable to a variety of hazards such as flooding, hurricanes, winter storms, hazardous materials incidents, acts of terrorism, and resource shortages. A planned and coordinated response can save lives, protect property, and more quickly restore essential services.

The *Virginia Emergency Services and Disaster Laws* require that state and local governments develop and maintain current emergency operations plans (EOPs) in order to be prepared for a variety of natural and man-made hazards.

The County of Fluvanna Emergency Operations Plan (“the Plan”) provides the structure and mechanisms for the coordination of support to impacted communities and affected individuals and businesses. It is compatible with the National Response Framework and provides the structure for coordinating with the state government in the delivery of disaster assistance. The Plan improves the County of Fluvanna’s capability to respond to and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters.

### Components of Fluvanna County’s Emergency Operations Plan

**The Basic Plan**, using an all-hazards approach to incident management, describes the concepts and structures of response and recovery operation; identifies agencies with primary and support emergency management functions; and defines emergency prevention, preparedness, response and recovery duties and responsibilities. There are six appendices to the Plan that give definition to the terms and acronyms used throughout the Plan, and provide supporting figures, maps, and forms.

**The Emergency Support Branches (Branches)** provide the structure for interagency emergency operations within the Emergency Operations Center (EOC). The six branches include Emergency Management (lead branch), Fire & Rescue Services, Health, Law Enforcement, Public Works, and Social Services. Though the EOC does not operate using emergency support functions (ESFs), each of the six branches have responsibilities based on and organized by the emergency support functions. Each Branch Director coordinates the responsibilities identified in their designated branch and will maintain plans and procedures in order to be prepared to effectively accomplish their assigned responsibilities as outlined in the Basic Plan, Emergency Coordination Guides, and Annexes.

**The Emergency Coordination Guide** for each branch addresses the ESFs, operations plans, and responsibilities that are applicable to incidents and events. They describe the framework through which departments and agencies, volunteer organizations and nongovernmental organizations coordinate and execute the common functional processes and administrative requirements necessary to ensure efficient and effective incident management.

**Support Annexes** address contingency or hazard situations requiring specialized response and recovery procedures. They describe policies, situations, concepts of operations and responsibilities

pertinent to incidents such as damage assessment, mass care shelters and emergency pet sheltering. Additional annexes will be developed and attached to this document as needed.

## Letter of Agreement

The County of Fluvanna EOP establishes a comprehensive framework for the management of emergencies and disasters within the county. The plan is implemented when it becomes necessary to mobilize the resources of the identified departments and agencies to save lives and protect property and infrastructure. In order for the county to respond effectively, the plan requires planning, training, and exercising prior to a real world event. Concurrence with this plan represents a major commitment by each agency's leadership.

By signing this letter of agreement county departments and agencies agree to:

- Perform assigned emergency roles and responsibilities as identified in this plan;
- Conduct operations in accordance with the Incident Command System, applicable Homeland Security Directives and the National Response Framework;
- Familiarize and train all personnel with their emergency responsibilities and procedures on a regular basis;
- Conduct planning and training in cooperation with identified agencies and the Virginia Department of Emergency Management (VDEM);
- Maintain financial records in accordance with guidance from the Finance Department;
- Establish, maintain and exercise emergency notifications;
- Provide senior representatives to the Emergency Operations Center (EOC), command post or other identified emergency locations when activated and requested;
- Participate in approved tests, drills and exercises;
- Safeguard vital records, including computer digital data, at all times;
- Establish stand-by contracts for services, equipment, and other resources with private industry using County-approved procurement policies and procedures; and
- Periodically review all emergency plans, policies, and procedures.

Signatories:

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County Administrator / Director of Emergency  
Management

---

Sheriff, Fluvanna County

---

Emergency Services Coordinator

---

Animal Control

---

Director of Finance

---

County Fire Chief

---

Finance: Purchasing Officer

---

Fire Chief, LMVFDRS

---

Director of IT

---

Rescue Captain, Fluvanna Rescue

---

Department of Public Works

---

Rescue Chief, LMVFDRS

---

Department of Parks & Recreation

---

Lake Monticello Owners Association

---

Dept. of Community & Economic Development

---

Fluvanna SPCA

---

Planning and Zoning Administrator

---

Thomas Jefferson Health District

---

Building Official

---

Virginia Cooperative Extension (Fluvanna Unit)

---

Fluvanna County Public Schools

---

Department of Social Services

---

Commissioner of the Revenue

## Approval and Implementation

The Code of Virginia, [§44-146.19](#), requires each local jurisdiction and inter-jurisdictional agencies to prepare and keep current a local emergency operations plan (EOP). Every four years, each local agency will conduct a comprehensive review and revision of its emergency operations plan to ensure that the plan remains current, and the revised plan shall be formally adopted by the locality's governing body. In the case of inter-jurisdictional agencies, the EOP must be adopted by the governing body of each locality within the inter-jurisdictional agency.

*See "Resolution for Emergency Operations Plan" on next page.*



## BOARD OF SUPERVISORS

County of Fluvanna

Palmyra, Virginia

### RESOLUTION No. 0X-2017

#### A RESOLUTION TO ADOPT THE FLUVANNA COUNTY EMERGENCY OPERATIONS PLAN

**WHEREAS**, the Fluvanna County Board of Supervisors recognizes the need to prepare for, respond to, and recover from natural and manmade disasters; and

**WHEREAS**, Fluvanna County has a responsibility to provide for the safety and well-being of its citizens and visitors; and

**WHEREAS**, Fluvanna County has established and appointed a Director of Emergency Management (DEM) and an Emergency Services Coordinator (ESC);

**NOW, THEREFORE, BE IT RESOLVED** by the Fluvanna County Board of Supervisors, this Emergency Operations Plan, as revised, is officially adopted, and

**IT IS FURTHER RESOLVED AND ORDERED** that the Director of Emergency Management, or his/her designee, is tasked and authorized to maintain and revise as necessary this document during the next four (4) year period or until such time it be ordered to come before this board.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Fluvanna County Board of Supervisors of Fluvanna County on this \_\_\_\_ day of \_\_\_\_\_, 2017.

	AYE	NAY	ABSTAIN	ABSENT	MOTION	SECOND
Mozell H. Booker, Fork Union District						
Patricia B. Eager, Palmyra District						
Anthony P. O'Brien, Rivanna District						
John M. Sheridan, Columbia District						
Donald W. Weaver, Cunningham District						

Attest:

\_\_\_\_\_  
John M. Sheridan, Chair  
Fluvanna County Board of Supervisors



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## Plan Maintenance

The Emergency Services Coordinator has overall responsibility for maintaining and updating this plan. It should be updated, revised based on lessons learned, and republished following an actual or threatened emergency situation. In the absence of such a situation, it should be updated annually, preferably after a training exercise or drill, as needed. The Coordinator will have the EOP readopted every four years. A plan distribution list must be maintained. Responsible individuals and officials should recommend to the Director of Emergency Management or the Emergency Services Coordinator appropriate improvements and changes based on experiences in emergencies, deficiencies identified through drills and exercises, and changes in government structure.

### Record of Changes

Change Number	Date of Change	Page/Section Changed	Summary of Change	Name of Person Authorizing Change
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

**Plan Distribution List**

<b>Agency/Official</b>	<b>E-Copy</b>	<b># of Hard Copies</b>
American Red Cross, Shenandoah Virginia Chapter	1	
Fluvanna County Board of Supervisors		5
Building Official	1	
Commissioner of the Revenue	1	
County Attorney	1	
County Clerk to the Circuit Court	1	
Director of Emergency Management (DEM)	1	
Emergency Operations Center		5
Emergency Services Coordinator (ESC)	1	1
Finance	1	1
Fire Companies (2 each)		8
Fluvanna Correctional Center for Women	1	
Fluvanna County Public Library		1
Health Department	1	2
Lake Monticello Owners Association	1	3
Parks and Recreation	1	
Planning & Zoning Administrator	1	1
Public Schools	1	7
Public Works		2
RACES, Emergency Coordinator		1
Rescue Squads (2 each)		4
Sheriff's Office	1	4
Social Services		2
Town of Scottsville		1
Virginia Cooperative Extension Office, Fluvanna Unit	1	
Virginia Department of Emergency Management	1	
Virginia Department of Transportation	1	
Lake Monticello Water Rescue		1

## Basic Plan

### Purpose

The purpose of this Basic Plan is to establish the legal and organizational basis for operations in Fluvanna County in response to any type of disaster or large-scale emergency situation. It assigns broad responsibilities to County departments and support organizations for disaster mitigation, preparedness, response, and recovery. These responsibilities are generally extensions of normal, day-to-day functions involving the same personnel and material resources. Supporting plans for specific man-caused and natural disasters set forth the concepts and procedures whereby the County can effectively apply available resources to ensure that casualties and property damage will be minimized and that essential services will be restored as soon as possible following such an emergency or disaster situation.

### Assumptions

Emergencies of various types, size, intensity, and duration may occur within or near the jurisdictional boundaries of the County with or without warning. These emergencies can develop into disasters, which affect the safety, health, and welfare of the population and cause damage or destruction to private and public property.

The government of Fluvanna County will use the National Incident Management System (NIMS) and the Incident Command Structure (ICS). Each department with assigned responsibilities in this plan will develop procedures to accomplish those responsibilities.

The Emergency Services Coordinator will coordinate with each emergency resource organization and assure the development and maintenance of an appropriate emergency response capability. The plan will be reviewed and updated annually, as necessary. The Coordinator will have the plan readopted every four years by the Board of Supervisors.

Day-to-day functions that do not contribute directly to the emergency operation may be suspended for the duration of any emergency. Efforts that would normally be required of those functions will be redirected to accomplish the emergency task by the agency concerned.

Citizens of the jurisdiction are prepared to be independent for three days after the onset of a disaster.

### Situation

Fluvanna County is located in Central Virginia, approximately 60 miles west of Richmond, VA and 120 miles south of Washington, D.C. at latitude 37-51-29 and longitude 78-16-04. Fluvanna contains 180,480 acres, or 282 square miles of land. The upland areas of the county are no higher than 548 feet above sea level at Zion Crossroads, and slope gently toward the James and Rivanna rivers, which are approximately 200–275 feet above sea level. The town of Columbia sits at about

200 feet in elevation. There are no mountains in Fluvanna County; the terrain is rolling Piedmont. Fluvanna has an estimated population of 26,235 (25,691 in 2010 US Census).

Fluvanna's stream corridors are an important part of its overall environmental health. The Rivanna River bisects the county and is the Commonwealth's first designated scenic river. The James River is Fluvanna's southern border. Other significant rivers and streams are the Hardware River, Cunningham Creek, Byrd Creek, and Mechunk Creek.

The major transportation routes in Fluvanna County are Route 6 (River Road), an East-West two-lane highway in the southern portion of the County, and Route 15 (James Madison Highway) a North-South two-lane highway in the center of the County. Interstate 64 and Route 250 cut East-West through the northern tip of the County. Gas pipelines, operated by Columbia Gas and Williams Pipeline, are located along the eastern and western borders of the County. A single rail train track, operated by CSX, runs East-West at the southern border of the County along the James River.

There is one major State Government facility in Fluvanna County: Fluvanna Correctional Center for Women. It is a maximum-security facility with a capacity for housing 1,259 prisoners and is located on Richmond Road (Route 250) in the northern tip of the county.

Fork Union Military Academy is a college preparatory boarding military schools for boys in grades 7-12 and postgraduate located in Fork Union, Virginia. Fork Union Military Academy was founded in 1898 and is a military school steeped in the long tradition of "southern military schools." The Academy is not operated by or affiliated with any branch of the military, nor do students become obligated to serve in the military. It is an "independent military school" and does not offer the ROTC or JROTC model. There is no training in military tactics, techniques, or doctrine. It is also not a "boot camp" program, nor does it cater to troubled teens in need of a therapeutic school environment. In 2017 there are 345 cadets enrolled with a staff of over 100. In non-emergency times the school is self-sufficient, and could possibly assist with food preparation and distribution. In emergency situations, the school could present challenges if off-site housing and evacuation are required.

#### Figure 1: 2016 THIRA Probabilities and Impacts

According to the Regional Natural Hazard Mitigation Plan (in process of being updated by the Thomas Jefferson Planning District Commission in 2017), the primary hazards in Fluvanna County are flooding, winter storms, and hurricanes/high wind storms. Transportation accidents,

hazardous materials incidents, and brush fires are also a concern for our rural county. (See Figure 1 for details.)

Some examples of populations that could affect plan implementation include (using Weldon-Cooper Center 2015 census estimates):

- Population of 26,235 with 2.52 persons per household;
- 3.5% of population speaking a language other than English at home;
- Median household income \$64,641, so education of population for “self-preparedness” activities may be helpful;
- 7.5% persons live in poverty;
- 10,739 housing units with 83.3% owner-occupied housing;
- 20.9% of population is less than 18 years of age;
- 804 persons within the locality are visually impaired (not legally blind) and 120 persons are designated as legally blind;
- 18.8 % of adults in the population are over the age of 65;
- Nursing home facility located on James Madison Highway in Fork Union;
- Childcare facilities (15) located predominately in Palmyra, Troy and Kents Store;
- Citizens with communication and mobility impairments could have difficulty evacuating, responding to or understanding first responders, etc.

The private community of Lake Monticello, established in the early 1970s, encompasses approximately 3,500 acres, containing 4,625 lots, 418 of which remain vacant. The lake itself is 350 acres. Residents (approximately half of the county’s population) include retirees, young families, and commuters to Charlottesville and Richmond. Residents pay dues to the Lake Monticello Owners’ Association (LMOA), which is responsible for community services and general maintenance of community infrastructure, including sixty-two miles of private roads.

The Fluvanna County Sheriff’s Office has primary responsibility for law enforcement in the County. The Lake Monticello Police, a private police organization, provides services inside the Lake Monticello gates similar to those of the sheriff’s office, except for court security and civil process responsibilities.

## Concept of Operations

The government of the Fluvanna County is responsible for maintaining an emergency plan and response capability to protect the lives and property of its citizens from the effects of both man-made and natural disasters. County government must continue to function throughout a disaster or emergency situation.

In the event of an emergency situation that exceeds local emergency response capabilities, outside assistance is available, either through local mutual aid agreements; or through Statewide Mutual Aid (SMA) and Emergency Management Assistance Compact through the State EOC; or nongovernmental organization (NGOs). A local emergency must be declared and local capacity must be exceeded or fully committed before requesting state and federal assistance.

The Commonwealth of Virginia Emergency Services and Disaster Law, as amended, provides that emergency services organizations and operations will be structured around existing constitutional government. The Fluvanna County's organization for emergency operations consists of existing government departments and private emergency response organizations.

The Director of Emergency Management is the County Administrator. The day-to-day activities of the emergency preparedness program have been delegated to the Emergency Services Coordinator. The Director, in conjunction with the Emergency Services Coordinator, will direct and control emergency operations in time of emergency and issue directives to other agencies, services, and organizations concerning disaster preparedness and response. The County's Public Information Officer will be responsible for emergency public information.

The Emergency Services Coordinator, assisted by County department heads, will develop and maintain a primary Emergency Operations Center (EOC) from which to direct operations in time of emergency. The primary EOC location is at the Sheriff's Office. The alternate EOC facility is located in the County Administration Building.

The County's emergency operations center is organized and operates based on six branches. Though the EOC does not operate using emergency support functions, each of the six branches have responsibilities based on and organized by the emergency support functions. Each Branch Director coordinates the responsibilities identified in their designated branch and will maintain plans and procedures in order to be prepared to effectively accomplish their assigned responsibilities as outlined in the Basic Plan, Emergency Coordination Guides, and Annexes.

On-scene coordination of emergency response will be accomplished using the National Incident Management System and the Incident Command System, allowing local, state, and federal assets to be more readily incorporated into the incident framework.

The Emergency Services Coordinator is responsible for day-to-day activities of the emergency management program, including developing and maintaining an Emergency Operations Plan, maintaining the County EOC in a constant state of readiness, and other responsibilities as outlined in local and state regulations.

The Director of Emergency Management, with the consent of the County Board of Supervisors, is the constituted legal authority for approving Emergency Operations Plans and declaring a local state of emergency. The declaration of a local emergency activates the Emergency Operations Plan and authorizes the provision of aid and assistance thereunder. It should be declared when a coordinated response among several local agencies/organizations must be directed or when it becomes necessary to incur substantial financial obligations in order to protect the health and safety of persons and property or to provide assistance to the victims of a disaster.

The Emergency Services Coordinator or designee will determine the need to evacuate large areas and will issue orders for evacuation or other protective action as needed. The Sheriff's Office will implement evacuation and provide security for the evacuated area. In the event of a hazardous materials incident, the Emergency Services Coordinator or his representative on the scene should implement immediate protective action to include evacuation as appropriate.

The Emergency Services Coordinator or designee will notify the Virginia Department of Emergency Management immediately upon declaration of a local emergency, and develop daily situation reports for local stakeholders and the State EOC as appropriate to the event. All disaster-related expenditures must be documented in order to be eligible for post-disaster reimbursement should a federal disaster be declared.

The Emergency Services Coordinator will ensure compatibility between the County's Emergency Operations Plan and the plans and procedures of key facilities and private organizations within the County, as appropriate.

The County must be prepared to bear the initial impact of a disaster on its own. Help may not be immediately available from the state or federal government after a natural or human-caused disaster.

The Emergency Services Coordinator or designee, with support from designated local officials, will exercise direction and control from the EOC during disaster operations. The level of staffing of the EOC will be dependent on the type and scope of the event. The EOC will provide logistical and administrative support to response personnel deployed to the event site(s). Available warning time will be used to implement increased readiness measures which will ensure maximum protection of the population, property, and supplies from the effects of disasters.

The heads of operating agencies will develop and maintain detailed plans and standard operating procedures necessary for their departments to effectively accomplish their assigned tasks. Department and agency heads will identify sources from which emergency supplies, equipment, and transportation may be obtained promptly, when required. Accurate records of disaster-related expenditures will be maintained. In time of emergency, the heads of County offices, departments, and agencies will continue to be responsible for the protection and preservation of records essential for the continuity of government operations. Department and agency heads will establish lists of succession of key emergency personnel.

The Commonwealth of Virginia Emergency Operations Plan requires the submission of a "Situation Report" by local government in time of emergency. Depending on the scope of the emergency additional reports (like "Initial Damage Assessment Reports" and "Request for Assistance Forms") are also required.

Support by military units may be requested through the State EOC. Military forces, when made available, will support and assist local forces and may receive from the Director of Emergency Management or designee, mission-type requests, to include objectives, priorities, and other information necessary to accomplish missions.

Emergency assistance may be made available from neighboring jurisdictions in accordance with mutual aid agreements. Emergency forces may be sent from the Fluvanna County to assist adjoining jurisdictions. Such assistance will be in accordance with existing mutual aid agreements or, in the absence of official agreements, directed by the Emergency Services Coordinator or designee when he/she determines that such assistance is necessary and feasible.



## Organization and Assignment of Responsibilities

- A. The Commonwealth of Virginia Emergency Services and Disaster Law, as amended, provides for emergency services organizations and operations to be structured around existing constitutional government. For Fluvanna County, emergency operations is organized into six branches. Each branch has an identified Primary Department. The County maintains the Emergency Services Department to deal with normal day-to-day emergencies. The following is a list of those Primary Departments with their general duties and assigned responsibilities.

### 1. Emergency Management

- Continuity of government
- Direction and control of the County EOC
- Coordination with other local and the state EOC
- Coordination of disaster assistance and recovery
- Coordinate damage assessment

### 2. Volunteer Fire-Rescue Agencies

- Fire prevention and suppression
- Hazardous materials incident response
- Emergency medical treatment

### 3. Thomas Jefferson Health District

- Open and operate points-of-dispensing (PODs) sites
- Coordinate distribution and dispensing of medical countermeasures
- Provide emergency public health services
- Identify and investigate disease outbreaks
- Conduct food borne disease surveillance and field investigations
- Coordinate, facilitate, and provide applicable public health guidance
- Ensure health standards, including food, sanitation and water, are maintained at all service sites

### 4. Sheriff's Office

- Law enforcement
- Communications
- Initial alert and warning
- Security of emergency site, evacuated areas, shelters, vital facilities and supplies

- Traffic control
- Evacuation and access control of threatened areas
- Search and rescue

#### 5. Public Works

- Coordinate the maintenance and continued operation of utilities
- Assist with assuring the continued supply of potable water
- Assist with providing minimum essential sanitation services
- Coordinate debris removal

#### 6. Social Services

- Provide personnel, equipment, supplies, and other resources to support in setting up and running of shelter facilities
- Providing feeding for disaster victims and emergency workers in shelter facilities
- Provide behavioral health services
- Assist with temporary housing for displaced citizens

B. In the event of an actual or threatened large-scale emergency situation, the above organizations will be augmented by the following supporting departments and organization which have been assigned emergency duties in addition to their primary day-to-day functions. Those specific duties have been identified in the Emergency Coordination Guides and Annexes to this plan.

1. County Board of Supervisors
2. County Administrator
3. Fluvanna County Public Schools
4. Fluvanna County Health Department and VDH Thomas Jefferson Health District
5. Fluvanna County Social Services
6. Public Works Department
7. American National Red Cross, Shenandoah Virginia Chapter
8. County volunteer fire-rescue agencies:
  - a. Fluvanna Volunteer Fire Department
    - i. Palmyra Volunteer Fire Company (Company 1)
    - ii. Fork Union Volunteer Fire Company (Company 2)
    - iii. Kents Store Volunteer Fire Company (Company 3)

- b. Lake Monticello Volunteer Fire Department and Rescue Squad, Inc. (Company 5)
  - c. Fluvanna Rescue Squad, Inc.
- 9. Planning Department
- 10. Building Inspection Department
- 11. County Attorney
- 12. Finance Department
- 13. Parks and Recreation
- 14. Virginia Cooperative Extension (Fluvanna Unit)

## Exercises and Training

- A. Trained and knowledgeable personnel are essential for the prompt and proper execution of the Fluvanna County Emergency Operations Plan and sub plans. Fluvanna County will ensure that all response personnel have a thorough understanding of their assigned responsibilities in a disaster situation, as well as how their role and responsibilities interface with the other response components of the Fluvanna County Emergency Operations Plan through the Incident Command System (ICS). All personnel will be provided with the necessary ICS training to execute those responsibilities in an effective and responsible manner.
- B. The Emergency Services Coordinator is responsible for the development, administration, and maintenance of a comprehensive training and exercise program tailored to the needs of the Fluvanna County. This program will be comprised of a general core, functionally specific, as well as on-going refresher training programs designed to attain and sustain an acceptable level of emergency preparedness for the Fluvanna County.
- C. Training will be based on federal and state guidance. All training and exercises conducted in the Fluvanna County will be documented. Training needs will be identified and records maintained for all personnel assigned emergency response duties in a disaster.
- D. The Emergency Services Coordinator will facilitate the development of an annual exercise. These exercises will be designed to test the Fluvanna County Emergency Operations Plan and sub plans, and to train all appropriate officials, emergency response personnel, County employees, and improve the overall emergency response organization and capability of the Fluvanna County. Quasi-public and volunteer groups and/or agencies will be encouraged to participate. Deficiencies identified by the exercise will be addressed as soon as practicable and incorporated into the Emergency Operations Plan, as appropriate.

## Authorities

The organizational and operational concepts set forth in the plan are promulgated under the following authorities:

A. Federal

1. The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended.
2. Emergency Management and Assistance, Code of Federal Regulations, Title 44.

B. State

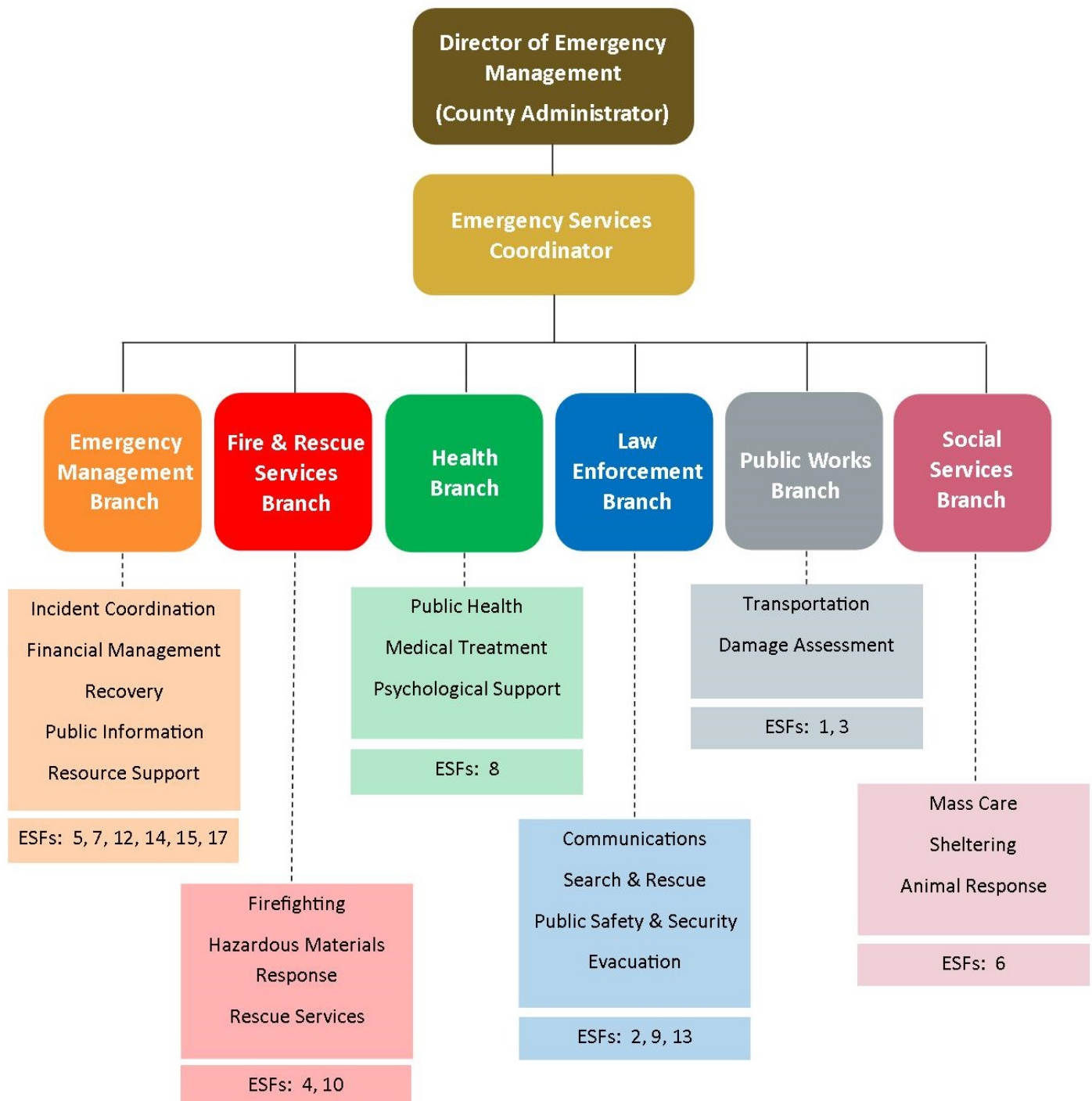
1. Commonwealth of Virginia Emergency Services and Disaster Law, as amended.
2. The Commonwealth of Virginia Emergency Operations Plan, as amended.

## References

- A. The National Response Framework, Department of Homeland Security, January 2008.
- B. Comprehensive Preparedness Guide 101, Version 2.0, Federal Emergency Management Agency, November 2010.

**Tab 1 to Basic Plan: EOC Organization**

## Fluvanna County Emergency Operations Center Organization



**Tab 2 to Basic Plan: Matrix of Responsibilities**

	Emergency Management Branch	Public Works Branch	Law Enforcement Branch	Fire & Rescue Services Branch	Social Services Branch	Health & Medical Services Branch		Annex A: Mass Care	Annex B: Damage Assessment	Annex C: Emergency Pet Sheltering
<b>P=Primary Agency</b>										
<b>C= Collaborating Agency</b>										
Building Inspections		C							C	
County Administrator's Office	C									
Emergency Communications Center			C							
Emergency Services	P		C						P	
Finance & Purchasing	C									
Parks & Recreation		C								
Public Schools					C			C		C
Public Works		P							C	
Sheriff's Office			P		C			C		C
Social Services					P			P		
American Red Cross								C		
Animal Care Coordinator										P
Commissioner of Revenue's Office									C	
Fluvanna Chaplaincy								C		
Fluvanna SPCA										C
Lake Monticello Owners Association								C		
Lake Monticello Police			C							
Region 10 Community Services						C		C		
Thomas Jefferson Health District					C	P		C		
VDOT		C								
Virginia Cooperative Extension		C								C
Virginia State Police			C							
Volunteer Fire & Rescue Agencies				P				C		

**Tab 3 to Basic Plan: Table of Emergency Support Functions (ESFs) Roles and Responsibilities**

ESF	Scope
ESF #1 - Transportation	<ul style="list-style-type: none"> <li>• Aviation/airspace management and control</li> <li>• Transportation safety</li> <li>• Restoration/recovery of transportation infrastructure</li> <li>• Movement restrictions</li> <li>• Damage and impact assessment</li> </ul>
ESF #2- Communications	<ul style="list-style-type: none"> <li>• Coordination with telecommunications and information technology industries</li> <li>• Restoration and repair of telecommunications infrastructure</li> <li>• Protection, restoration, and sustainment of national cyber and information technology resources</li> <li>• Oversight of communications within the Federal incident management and response structures</li> </ul>
ESF #3 – Public Works and Engineering	<ul style="list-style-type: none"> <li>• Infrastructure protection and emergency repair</li> <li>• Infrastructure restoration</li> <li>• Engineering services and construction management</li> <li>• Emergency contracting support for life-saving and life-sustaining services</li> </ul>
ESF #4 – Firefighting	<ul style="list-style-type: none"> <li>• Coordination of Federal firefighting activities</li> <li>• Support to wildland, rural, and urban firefighting operations</li> </ul>
ESF #5 – Emergency Management	<ul style="list-style-type: none"> <li>• Coordination of incident management and response efforts</li> <li>• Issuance of mission assignments</li> <li>• Resource and human capital Incident action planning</li> <li>• Financial management</li> </ul>
ESF #6 – Mass Care, Emergency Assistance, Housing, and Human Services	<ul style="list-style-type: none"> <li>• Mass care</li> <li>• Emergency assistance</li> <li>• Disaster housing</li> <li>• Human services</li> </ul>
ESF #7 – Logistics Management and Resource Support	<ul style="list-style-type: none"> <li>• Comprehensive, national incident logistics planning, management, and sustainment capability</li> <li>• Resource support (facility space, office equipment and supplies, contracting services, etc.)</li> </ul>
ESF #8 – Public Health and Medical Services	<ul style="list-style-type: none"> <li>• Public health</li> <li>• Medical</li> <li>• Mental health services</li> <li>• Mass fatality management</li> </ul>
ESF #9 – Search and Rescue	<ul style="list-style-type: none"> <li>• Life-saving assistance</li> <li>• Search and rescue operations</li> </ul>

ESF #10 – Oil and Hazardous Materials Response	<ul style="list-style-type: none"> <li>• Oil and hazardous materials (chemical, biological, radiological, etc.) response</li> <li>• Environmental short- and long-term cleanup</li> </ul>
ESF #11 – Agriculture and Natural Resources	<ul style="list-style-type: none"> <li>• Nutrition assistance</li> <li>• Animal and plant disease and pest response</li> <li>• Food safety and security</li> <li>• Natural and cultural resources and historic properties protection and restoration</li> <li>• Safety and well-being of household pets</li> </ul>
ESF #12 – Energy	<ul style="list-style-type: none"> <li>• Energy infrastructure assessment, repair, and restoration</li> <li>• Energy industry utilities coordination</li> <li>• Energy forecast</li> </ul>
ESF #13 – Public Safety and Security	<ul style="list-style-type: none"> <li>• Facility and resource security</li> <li>• Security planning and technical resource assistance</li> <li>• Public safety and security support</li> <li>• Support to access, traffic, and crowd control</li> </ul>
ESF #14 – Long-Term Community Recovery	<ul style="list-style-type: none"> <li>• Social and economic community impact assessment</li> <li>• Long-term community recovery assistance to States, local governments, and the private sector</li> <li>• Analysis and review of mitigation program implementation</li> </ul>
ESF #15 – External Affairs	<ul style="list-style-type: none"> <li>• Emergency public information and protective action guidance</li> <li>• Media and community relations</li> <li>• Congressional and international affairs</li> <li>• Tribal and insular affairs</li> </ul>
ESF #16 – Military Affairs (Virginia only)	<ul style="list-style-type: none"> <li>• Integrates all supporting Department of Defense (DOD) and National Guard resources into the state’s coordinated effort of emergency management within the Commonwealth of Virginia</li> </ul>
ESF #17 – Volunteer and Donations Management (Virginia only)	<ul style="list-style-type: none"> <li>• Coordinates the efficient and effective delivery of donated goods and volunteer services to support disaster relief efforts in impacted areas of the Commonwealth.</li> <li>• Coordinates and collaborates with voluntary organizations that provide disaster services within the Commonwealth, so that capabilities and resources will be effectively integrated with other local, state, and federal agency efforts to meet the needs of individuals after a disaster.</li> </ul>



## Tab 4 to Basic Plan: Succession of Authority

Continuity of emergency operations is critical to the successful execution of emergency operations. Therefore, the following lines of succession are specified in anticipation of any contingency which might result in the unavailability of the ranking member of the administrative hierarchy. The decision-making authority for each organization or service function is listed below by position in decreasing order.

<u>Organization/Service Function</u>	<u>Authority in Line of Succession</u>
Direction and Control	<ol style="list-style-type: none"> <li>1. Director of Emergency Management               <ol style="list-style-type: none"> <li>a. County Administrator</li> <li>b. Chairman, Board of Supervisors</li> <li>c. Vice-Chair, Board of Supervisors</li> </ol> </li> <li>2. Emergency Services Coordinator               <ol style="list-style-type: none"> <li>a. Emergency Services Coordinator</li> <li>b. County Administrator</li> <li>c. Director of Finance/Deputy County Administrator</li> </ol> </li> </ol>
Emergency Public Information	<ol style="list-style-type: none"> <li>1. Public Information Officer (if designated)</li> <li>2. Director of Emergency Management</li> <li>3. Emergency Services Coordinator</li> <li>4. Sheriff</li> </ol>
Sheriff's Office	<ol style="list-style-type: none"> <li>1. Sheriff</li> <li>2. Captain</li> <li>3. Lieutenant</li> <li>4. Sergeant</li> </ol>
Fire-Rescue	<ol style="list-style-type: none"> <li>1. Volunteer County Fire Chief</li> <li>2. Designated Company Fire Chief</li> </ol>
School System	<ol style="list-style-type: none"> <li>1. Superintendent</li> <li>2. Deputy Superintendent</li> <li>3. Director of Student Services</li> </ol>

Public Works

1. Director
2. Assistance Director

Thomas Jefferson Health District

1. District Health Director
2. Nurse Manager Senior
3. Environmental Health Manager
4. District Administrator

Social Services

1. Director
2. Benefits Program Supervisor
3. Social Worker Supervisor

Code Compliance

1. Code Official
2. Building Official

## Tab 5 to Basic Plan: Sample Resolution for the Declaration of Local Emergency

**WHEREAS**, the Board of Supervisors of Fluvanna County does hereby find that:

- i. That the actual and predicted extreme cold temperatures and heavy snowfall and otherwise dangerously inclement weather in Fluvanna County is or threatens to be of sufficient severity and magnitude to warrant coordinated local government action to prevent or alleviate the damage, loss, hardship or suffering threatened or caused thereby;
- ii. That a state of emergency throughout the Commonwealth has previously been declared by the Governor;
- iii. That, due to the extreme winter weather, a condition of peril to life and property necessitates the proclamation of the existence of a local emergency;

**NOW, THEREFORE, BE IT RESOLVED** that, pursuant to Virginia Code Section 44-146.21, the Director of Emergency Management has declared the existence of a local emergency for Fluvanna County, which such local emergency exists throughout Fluvanna County effective retroactively as of 10 a.m. on January 22, 2016, to which declaration the Board of Supervisors hereby consents; and

**BE IT FURTHER RESOLVED** that during the existence of said local emergency, the Fluvanna County Director of Emergency Management and the Emergency Services Coordinator respectively, shall have the powers, functions and duties prescribed by Virginia Code Section 44-146.21(c1) and by the Fluvanna County Emergency Services Plan in order to mitigate the effects of said local emergency; and

**BE IT FURTHER RESOLVED** pursuant to Virginia Code Section 44-146.21, that the local emergency heretofore declared within Fluvanna County effective 10 a.m. on January 22, 2016, be, and it is hereby, **DECLARED TO BE ENDED**, effective retroactively as of noon, January 26, 2016.

**ADOPTED** by the Board of Supervisors of Fluvanna County, Virginia, this 3rd day of February 2016.

A Copy, teste:

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Kelly Belanger Harris  
Clerk to the Board of Supervisors  
Fluvanna County, Virginia

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John M. Sheridan  
Chair, Board of Supervisors  
Fluvanna County, Virginia

## Emergency Coordination Guide Emergency Management Branch

### Primary Agency

Emergency Services Coordinator (Emergency Management office)

### Collaborating Agencies

County Administrator's Office

Finance Department

### Purpose

The purpose of this coordination guide is to bring the responsibilities of Emergency Support Functions (ESF) #5, #7, #12, #14, #15 and #17 under one element within the Emergency Operations Center. The County's emergency operations center does not operate based on emergency support functions. However the responsibilities of the Emergency Services Coordinator or his designee are identified in this guide as they relate to the identified emergency support functions.

### Scope

This guide aligns the duties of the Emergency Management Branch with the Emergency Support Functions comparable to the day-to-day operations of the primary and secondary County agencies identified in this guide. The Emergency Services Coordinator's office will coordinate the responsibilities associated with the following Emergency Support Functions:

- ESF#5 – Emergency Management: provides overall coordination of emergency operations for all County agencies.
- ESF #7 – Resource Support: identifies, procures, inventories, and distributes critical resources for the County during an emergency.
- ESF #12 – Energy: coordinates the restoration of public utility systems critical to saving lives through coordination with private utility providers.
- ESF #14 – Recovery: facilitates both short term and long term recovery following a disaster.
- ESF #15 – External Affairs: provides for efficient and coordinated continuous flow of timely information and instructions to the public using all available communications media prior to, during, and following an emergency or disaster.
- ESF #17 – Volunteer and Donations Management: Coordinates the efficient and effective delivery of donated goods and volunteer services to support disaster relief efforts in

impacted areas of the county. Coordinates and collaborates with voluntary organizations that provide disaster services within the County to meet the needs of individuals after a disaster.

## Concept of Operations

Many hazards have the potential for causing disasters which require centralized coordination. During emergencies, management and coordination functions can be accomplished at the Emergency Operations Center (EOC), thereby allowing field units to concentrate on essential tasks. The EOC may be utilized physically or virtually, depending on the scope of the event.

When activated, the Emergency Operations Center will provide direction, control, and coordination of resources. The Emergency Operations Center is a staff level function, which provides guidance, decision making, and resources to each branch of the EOC. It obtains information from a variety of sources and seeks information to develop an accurate picture of the emergency.

Responsibility for the performance of each Branch is charged to agencies that conduct similar activities during normal operations. The Branch Director or other designated party is responsible for the coordination and performance of their emergency support functions.

To manage their operations, all branches will collect and process information. The Emergency Operations Center will focus on collecting critical information from the branches that is of common value or need to more than one branch or operational element to create an overall perspective of the incident.

The staff of the Emergency Operations Center will support short-term and long-term planning for operations. The Emergency Operations Center staff will record the activities planned and track their progress. The response priorities for the next operational period will be addressed in the incident action plan.

During an emergency/disaster, the Director of Emergency Management, or designee, exercises direction and control, establishes policy and provides overall supervision of the emergency/disaster operations.

All County departments have resources that may be used during an emergency. Many of these resources would be critical to the immediate emergency response following a major emergency/disaster event and others may be critical for long term recovery operations. During or following an emergency, the initial response will be dependent upon local public and private resources. However, adequate local resources may not exist to cope with a catastrophic event. Public and private sector resources from outside the County may be available when needed for emergency response.

The Emergency Services Coordinator will initiate the commitment of resources from outside the County government with operational control being exercised by the on-site commander of the service requiring that resource.

All resource expenditures will be reported to the Emergency Operation Center during activations.

A disaster or emergency may affect areas of the County disproportionately and require resources to be deployed to the affected areas, businesses, etc., thereby disrupting regular County service delivery. Routine operations may be disrupted or postponed to support recovery.

Any disaster or emergency is likely to have an economic impact on the County which must be assessed in order to minimize the long-term impact on the County and its fiscal condition.

Completing this assessment is likely to require the assistance of outside consultants.

The Emergency Management Branch will begin the recovery process for any disaster with the implementation of short term disaster relief programs by non-governmental organizations and federal and state programs authorized by a presidential declaration of major disaster.

Federal agencies may be requested to continue to provide recovery assistance under independent authorities to the state and local governments; the private sector; and individuals, while coordinating activities and assessments of need for additional assistance.

The strategy for long-term recovery will encompass land use, public safety, housing, public services, transportation services, and education.

During an emergency/disaster, the public requires instructions and information about government response and recovery operations. Therefore it is important to provide timely and accurate information to the public and to media outlets.

Emergency information will be disseminated by appropriate means based on the incident. The primary methods will be the use of television, radio, and print media outlets, the Emergency Alert System, the County website, and mass notification systems (like CodeRED). News coverage will be monitored to ensure that accurate information is being disseminated.

## **Responsibilities**

The responsibilities of this branch have been organized based on the Emergency Support Function responsibilities identified in the National Response Framework. Each ESF identifies the specific responsibilities of each agency.

Each Emergency Support Branch will update and maintain its own Branch Resource List, and contribute this list to the Master Resource List, maintained by the Emergency Services Coordinator.

The Emergency Management Branch is responsible for maintaining records of all expenses related to its emergency functions.

## **Emergency Services**

### **ESF #5 – Emergency Management**

- Provide multi-agency Countywide coordination for emergency operations;
- Produce situation reports, which will be distributed to the EOC staff, on-scene incident command staff, and the state EOC;
- Support and coordinate the damage assessment process;
- Support short term and long term planning activities; and

- Coordinate emergency management mutual aid agreements dealing with neighboring jurisdictions, state and federal agencies, and applicable relief organizations.

#### ESF #7 - Logistics Management and Resource Support

- Coordinate development of resource lists for each branch that detail type, location, contact arrangements, and acquisition procedures for critical resources. Maintain the Master Resource List;
- Prepare mutual aid agreements with local and surrounding jurisdictions;
- Oversee the processing, use, inspection, and return of resources coming to the locality;
- Identify actual or potential facilities and ensure they are ready and available to receive, store, and distribute resources (government, private, donated);
- Provide frequent updates to the Emergency Operations Center during resource management operations; and
- Maintain records of cost and expenditures associated with resource procurement

#### ESF #12 – Energy

- Maintain a list of critical facilities and continuously monitor those to identify vulnerabilities;
- Monitor the status of all essential energy resources to anticipate shortages and prioritize the allocation of resources to maintain essential services;
- Implement local conservation measures;
- Implement procedures for determining need and for the distribution of aid; and
- Maintain liaison with fuel distributors and local utility representatives.

#### ESF #14 - Long-term Community Recovery

- Partner with disaster recovery agencies to implement recovery programs;
- Coordinate the County's participation in recovery operations with FEMA, SBA and other federal agencies co-located in the Joint Field Office or other command center;
- Advise on the recovery implications of response activities and coordinate the transition from response to recovery in field operations;

- Identify appropriate Federal programs and agencies to support implementation of the long-term community recovery plan, ensure coordination, and identify gaps in resources available;
- Coordinate to the fullest extent possible program application processes and planning requirements to streamline assistance and avoid duplication of effort;
- Determine County agency responsibilities for recovery activities; and
- Provide regular updates to the EOC on the status of recovery operations.

#### ESF #15 - External Affairs

- Develop and conduct public information programs for community/citizen awareness of potential disasters, as well as personal protection measures for each hazards present;
- Prepare advance copies of emergency information packages for release through the news media during actual emergencies; and
- Develop rumor control procedures;
- In coordination with the County Administrator's Office, brief local news media personnel, community officials, local, state, and federal agencies on County emergency policies, plans, and procedures;
- Maintain current lists of radio stations, televisions stations, cable companies, websites, and newspapers to be utilized for public information releases;
- Maintain support agreements and liaison arrangements with other agencies and the news media, as needed;
- Assist with the preparation/transmission of EAS messages, as needed;
- Monitor the media to insure accuracy of information and correct inaccurate as quickly as possible; and
- Provide information to the public about available community disaster relief assistance programs.

#### ESF #17 - Volunteer Management and Donations

- Coordinate the efficient and effective delivery of donated goods and volunteer services to support disaster relief efforts in impacted areas of the county.
- Coordinate with Public Information Officer to notify the public about assistance programs and availability of donations.
- Coordinate and collaborate with voluntary organizations that provide disaster services within the County to meet the needs of individuals after a disaster.



- Maintain a contact list of all organizations and agencies that will assist with donations and volunteer management activities.

### County Administrator's Office

#### ESF #14 - Long-term Community Recovery

- Prepare economic impact analysis of the event detailing the event's short and long-term effects on all facets of the County's economic condition;
- Develop a recovery strategy that addresses infrastructure, economic development, and human services; and
- Coordinate with the Emergency Services Coordinator to identify appropriate State and Federal programs and agencies to support implementation of the long-term community recovery plan, ensure coordination, and identify gaps in resources available;

#### ESF #15 - External Affairs

- In coordination with the Emergency Services Coordinator, brief local news media personnel, community officials, local, state, and federal agencies on County emergency policies, plans, and procedures;
- Coordinate public information with VDEM PIO, Governor's Press Secretary and the Secretary of Public Safety, as needed;
- Disseminate information to elected officials through the legislative liaison.

### Finance Office

#### ESF #7 - Logistics Management and Resource Support

- Assist with maintaining records of cost and expenditures associated with resource procurement.

## Emergency Coordination Guide

### Fire & Rescue Services Branch

#### Primary Agency

County Fire Chief, Volunteer Fire Department

#### Collaborating Agencies

Volunteer Fire-Rescue Agencies: Fluvanna County Fire Department (Palmyra Company 1; Fork Union Company 2; and Kents Store Company #3), Fluvanna Rescue Squad and Lake Monticello Volunteer Fire and Rescue Squad

#### Purpose

The purpose of this coordination guide is to bring the responsibilities of Emergency Support Functions (ESFs) #4 and #10 under one element within the Emergency Operations Center. The County's emergency operations center does not operate based on emergency support functions. However the responsibilities of the Emergency Services Coordinator or his designee are identified in this guide as they relate to the identified emergency support functions.

#### Scope

This guide aligns the duties of the Fire Branch with the Emergency Support Functions comparable to the day-to-day operations of the county agencies listed. The Department of Emergency Services will coordinate the responsibilities associated with the following Emergency Support Functions:

- ESF #4 - Firefighting - provides fire, rescue and emergency medical services to ensure the safety of life and property within the county.
- ESF #10 - Oil & Hazardous Materials Response - responds to and stabilizes hazardous materials incidents.

#### Concept of Operations

The Fluvanna Fire and Rescue Association (FFRA) is the volunteer agency responsible for the coordination and provision of the County's fire, rescue, and emergency medical services. The Association is comprised of representatives from the three volunteer fire and rescue organizations within the County. Its combined mission is to ensure the delivery of quality, efficient and effective fire protection, emergency medical services, and safety education throughout Fluvanna County. The Association is charged with overall management of the fire, rescue, and emergency medical services system, and for establishing policies and procedures for all fire, rescue, and medical service operations. The Association also serves as the conduit for appropriations by the Fluvanna Board of Supervisors in support of the fire and rescue organizations in Fluvanna County. The County

provides funding to the fire/rescue agencies for operations, facilities, and equipment. Capital equipment, such as engines, tankers, and ambulances, is replaced according to a schedule under FFRA's oversight. Agencies organize individual funding drives to supplement the County's funding, and to provide for additional needs.

In a disaster, the fire department may be called upon to do much more than their typical response to fires and emergency medical calls. The fire department will assist with rescue and extrication of trapped persons, assess hazardous materials situations, remove debris on primary roadways, evacuations, reconnaissance, and other duties as necessary. Also, the neighborhood fire station may become a place where people go for information and assistance.

All fire stations are staffed on a volunteer basis. Mutual aid agreements exist with surrounding jurisdictions as well as through statewide mutual aid agreements. Fire and rescue personnel and equipment will be able to cope with most emergency situations without assistance or through the use of existing mutual aid agreements. When additional or specialized support is required, assistance can be obtained from neighboring localities, state and federal agencies, through the Emergency Communications Center or during activations the Emergency Operations.

The Incident Command System will be implemented on an appropriate scale at the scene of every fire/rescue incident in the County. If fire or threat of fire is involved, the County Fire Chief or his/her designated representative will be the Incident Commander.

During the critical phases of an emergency/disaster, fire stations will be staffed continuously as conditions permit. Communications will be established with the E911 Communications Center and the Emergency Operations Center.

Hazardous materials emergencies could occur from any one of several sources including roadway and rail transportation, or fixed facility accidents, although the most probable occurrence is household hazardous materials. Hazardous materials emergencies may occur without warning, requiring immediate emergency response actions. The County Fire Chief (currently Mike Brent) is the designated "Fluvanna Hazardous Materials Coordinator." (*Please reference the Fluvanna HAZMAT Response Plan 2004.*)

Local volunteer fire/rescue agencies respond to Hazardous Materials Incidents in the initial phase without assistance from outside agencies. If the incident requires specialist-level personnel or equipment the local fire dept. contacts the Virginia Department of Emergency Management. VDEM will respond a Regional Hazardous Materials team for support. County Emergency Services is responsible for initiating notification and warning of the public, evacuation or sheltering-in-place, immediate EMS and isolation of the scene.

Evacuation or sheltering-in-place may be required to protect portions of the County. Victims of a hazardous materials incident may require unique or special medical treatment not typically available in the County. The release of hazardous materials may have short and/or long term health, environmental and economic effects depending upon the type of product. Depending upon the threat posed by the incident, protective measures initiated for the safety of the public could include sheltering-in-place, evacuation and/or isolation of the contaminated environment.

A facility involved in a hazardous materials incident will provide all information on a timely basis as required by SARA, Title III, Section 304. Hazardous materials incidents that occur in which the responsible party cannot be identified will be resolved at the expense of the jurisdiction in which the event occurred.

## Responsibilities

The responsibilities of this branch have been organized based on the Emergency Support Function responsibilities identified in the National Response Framework. Each ESF identifies the specific responsibilities of each agency.

Each Emergency Support Branch will update and maintain its own Branch Resource List, and contribute this list to the Master Resource List, maintained by the Emergency Services Coordinator.

The Fire Branch is responsible for maintaining records of all expenses related to its emergency functions.

## Emergency Services

### ESF #4-Firefighting

- Coordinate the prevention of, planning for and response to natural and human-caused fires.
- Provide qualified personnel to staff the Fire Branch during EOC activations
- Assist with evacuation, communications, medical emergencies, warning and alerting, mutual aid agreements, and coordinate response operations with surrounding jurisdictions
- Coordinate and manage the use of fire service resources responding to emergencies;
- In cooperation with the Law Enforcement Branch, assist with search & rescue operations;
- Perform other emergency response duties as required; and
- Provide the Emergency Operations Center with frequent updates as to the status of fire suppression activities.

### ESF#10-Oil & Hazardous Materials Response

- Develop procedures aimed at minimizing the impact of an unplanned release of a hazardous material to protect life and property (*Please reference the Fluvanna HAZMAT Response Plan 2004.*);
- Follow established procedures in responding to hazardous materials incidents;
- Control hazardous materials;
- Warn, shelter-in-place, or evacuate affected areas of the County as necessitated by the incident; and
- Provide the Emergency Operations Center with frequent updates as to the status of hazardous materials incidents.

## **Volunteer Fire-Rescue Agencies**

### **ESF #4-Firefighting**

- Provide rescue and emergency medical services;
- Assist with evacuation, communications, warning and alerting, mutual aid agreements, and coordinate response operations with surrounding jurisdictions; and
- Perform other emergency response duties as required.

### **ESF#10-Oil & Hazardous Materials Response**

- Provide emergency medical services to victims of hazardous materials incidents; and
- Coordinate resources for advanced medical treatment of patients exposed to hazardous materials if the medical needs of the patients are beyond the level of care available.

## Emergency Coordination Guide Health & Medical Services Branch

### Primary Agency

Thomas Jefferson Health District

### Collaborating Agencies

Volunteer Rescue Agencies: Fluvanna Rescue Squad and Lake Monticello Rescue Squad  
Region 10 Community Services Board

### Purpose

The purpose of this coordination guide is to bring the responsibilities of Emergency Support Function (ESF) #8 under one element within the Emergency Operations Center. The County's emergency operations center does not operate based on emergency support functions. However, the responsibilities of the Director of Health or his designee are identified in this guide as they relate to the identified emergency support function.

### Scope

This guide aligns the duties of the Health and Medical Services Branch with the Emergency Support Functions comparable to the day-to-day operations of the primary and secondary County agencies identified in this guide. The Health Department will coordinate the responsibilities associated with the following Emergency Support Function:

- ESF #8 – Health & Medical Services - provide health and medical services to the residents of the County during and/or after an emergency situation.

### Concept of Operations

Medical services are an essential element of emergency/disaster response. Situations with potential threat to health and safety of community require coordination of public health and medical response.

Many casualties requiring emergency transportation and medical care may occur as the result of an event. In addition to casualties from the event, persons receiving medical care prior to the emergency/disaster will continue to require medical treatment. The systems and facilities that provide medical services may be impaired or totally disrupted by the impact of an emergency/disaster.

In the aftermath of a major emergency/disaster, the public's health can be jeopardized in many ways. A major emergency/disaster can disrupt or halt the public utilities, water supplies and wastewater treatment systems. Contaminants may enter water supply systems. Destruction or

damage to homes, apartments, or other means of housing can dislocate people and require the establishment of mass care shelter facilities. Spoilage of food and medications can occur due to lack of power and quarantine or condemnation measures may become necessary to control the spread of disease.

Emergencies/Disasters have the potential to raise stress levels in survivors and emergency responders, which may negatively affect their mental and emotional well-being.

In addition to medical needs caused by events, public health emergencies may arise from outbreaks of natural disease. As a result, quarantine and/or isolation may be necessary in addition to treatment. If quarantine is implemented due to a public health threat, it may require special considerations and alter individual and community responses.

## Responsibilities

The responsibilities of this branch have been organized based on the Emergency Support Function responsibilities identified in the National Response Framework. Each ESF identifies the specific responsibilities of each agency. All responsibilities listed for each agency are comparable to the roles of ESF #8- Health & Medical Services.

Each Emergency Support Branch will update and maintain its own Branch Resource List, and contribute this list to the Master Resource List, maintained by the Emergency Services Coordinator.

The Health & Medical Services Branch is responsible for maintaining records of all expenses related to its emergency functions.

## Thomas Jefferson Health District

- Provide qualified personnel to staff the Health & Medical Services Branch during an EOC activation;
- Open and operate points-of-dispensing (PODs) sites;
- Coordinate distribution and dispensing of medical countermeasures;
- Provide emergency public health services
- Identify and investigate disease outbreaks;
- Coordinate through the EOC the dissemination of disaster-related public health information to the public;
- Coordinate, facilitate, and provide applicable emergency public health guidance Ensure health standards, including food, sanitation and water, are maintained;
- Assess community behavioral health needs following an emergency/disaster;
- Coordinate with hospitals and other health providers in response to health needs; and
- Provide frequent updates to the Emergency Operations Center as to the status of public health

**Volunteer Fire-Rescue Agencies**

- Provide pre-hospital emergency medical and transport services;

**Region 10 Community Services Board**

- Coordinate behavioral health activities among responder agencies;
- Assess behavioral health needs following an emergency/disaster considering both the immediate and cumulative stress resulting from the emergency/disaster;
- Coordinate through the EOC the dissemination of public education on critical incident stress management techniques;
- Provide outreach to serve identified behavioral health needs; and
- Coordinate with the Social Services Branch to identify shelter occupants that may require behavioral health assistance.

**Fluvanna County Public Schools**

- Coordinate with the Emergency Management Branch on the opening and closing of public schools;
- Provide equipment, supplies and other resources needed to assist in point-of-dispensing (POD) operations;
- Facilitate the opening of county schools as emergency POD sites upon request by the Director of Emergency Management or his/her designee;
- Assist in the development and maintenance of POD Site Operations Plans.



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## Emergency Coordination Guide

### Law Enforcement Branch

#### Primary Agency

Sheriff's Office

#### Collaborating Agencies

Emergency Communications Center

Virginia State Police

Lake Monticello Police Department

Emergency Services

#### Purpose

The purpose of this coordination guide is to bring the responsibilities of ESFs #2, #9, and #13 under one element within the Emergency Operations Center. The responsibilities of the Sheriff or his designee are identified in this guide.

#### Scope

This guide aligns the duties of the Law Enforcement Branch with the Emergency Support Functions comparable to the day-to-day operations of the County agencies listed. Law Enforcement will coordinate the responsibilities associated with the following Emergency Support Functions:

- The ESF#2 - Communications - responsibilities include accurately and efficiently transferring information during an incident, and ensuring that the County has the ability to rapidly notify and warn the public.
- ESF #9 - Search & Rescue - responsibilities include locating, extricating, and providing on-site medical treatment to victims who are lost or trapped.
- ESF #13 - Public Safety & Security - responsibilities include maintaining law and order, providing for the security of critical facilities and supplies, and controlling access to evacuated areas or critical facilities.

#### Concept of Operations

The Fluvanna Sheriff's Office operates an emergency communications center. The Fluvanna Emergency Communications Center (ECC) serves as the 911 center and the County Warning Point. The ECC is most often the first point of contact for the general public. The ECC will share information on disasters and emergencies in the County with the EOC. The ECC has the capability to access the Emergency Alert System and the County's mass notification system to deliver warnings

to the public. The Emergency Alert System and the mass notification system are the primary method of communicating alert and warning messages to the public. The ECC and the Emergency Services Coordinator can activate the mass notification system. However, use of all available forms of warning and notification will not provide sufficient warning to the general public and special needs population.

Emergency communications are heavily dependent on the commercial telephone network. The County's emergency communications may be adversely affected if commercial telephone service is interrupted. The County also operates several radio systems for County agency communications. These systems are heavily dependent upon commercial communications infrastructure. In the event that the County's radio systems are damaged, amateur radio and other non-governmental communications capabilities are available.

Disasters may cause conditions that vary widely in scope, urgency, and degree of devastation.

Substantial numbers of persons could be in life threatening situations requiring prompt rescue and medical care. Rescue personnel may encounter extensive damage to buildings. Because the mortality rate dramatically increases beyond 72 hours, search and rescue must begin immediately.

In an emergency/disaster, law enforcement's primary responsibility is the protection of life and property. Extra patrols/surveillance will be needed in evacuated areas to prevent looting and protect property. Providing for the security of critical facilities and supplies may also be necessary.

During an evacuation, traffic control personnel may be needed to ensure an orderly flow of traffic and proper parking at reception centers/shelters. The concentration of large numbers of people in shelters during an evacuation may necessitate law enforcement presence to maintain orderly conduct.

## **Responsibilities**

The responsibilities of this branch have been organized based on the Emergency Support Function responsibilities identified in the National Response Framework. Each ESF identifies the specific responsibilities of each agency.

Each Emergency Support Branch will update and maintain its own Branch Resource List, and contribute this list to the Master Resource List, maintained by the Emergency Services Coordinator.

The Law Enforcement Branch is responsible for maintaining records of all expenses related to its emergency functions

## **Emergency Communications Center**

### **ESF #2 – Communications**

- Develop and maintain primary and alternate communications system for contact with local jurisdictions, state agencies, and private sector agencies required for mission support;
- Ensure the ability to provide continued service as the Public Safety Answering Point for incoming emergency calls;
- Ensure communications lines and equipment essential to emergency services are maintained and operational;

- Provide personnel to the EOC to assist with communications functions;

### Information Technology

NOTE: For the Sheriff's Office, IT is a contracted service and is not related to the County's IT Department.

#### ESF #2-Communications

- Provide voice, video and data services to the Emergency Operations Center and/or incident site.

### Sheriff's Office

#### ESF#9-Search & Rescue

- In conjunction with the Fire Department, coordinate the acquisition of personnel, supplies and administrative support necessary to conduct search and rescue operations; and
- Request further assistance from surrounding localities, the Virginia Department of Emergency Management, or federal authorities for additional search and rescue resources.

#### ESF #13-Public Safety & Security

- Staff control points and roadblocks to expedite traffic to sheltering locations and prevent reentry of evacuated areas;
- Provide security at critical facilities and supplies;
- Provide traffic control (for any emergency event), law enforcement and security during emergency events;
- Provide security at shelter facilities and donation centers;
- Assist with evacuations, including movement of people and the coordination of needed equipment in support of this effort;
- Facilitate movement of the public during evacuations in coordination with transportation agencies;
- Develop mutual aid agreements with surrounding law enforcement jurisdiction; and
- Provide the Emergency Operations Center with frequent updates as to the status of law enforcement activities.

### Emergency Services

#### ESF#9-Search & Rescue

- In conjunction with the Fire Department, coordinate the acquisition of personnel, supplies and administrative support necessary to conduct search and rescue operations; and
- Provide personnel, equipment, supplies and other resources necessary to assist in search and rescue activities.

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## Emergency Coordination Guide Public Works Branch

### Primary Agency

Department of Public Works

### Collaborating Agencies

Building Inspector's Office

Parks & Recreation

Virginia Cooperative Extension (Fluvanna Unit)

VDOT

### Purpose

The purpose of this coordination guide is to bring the responsibilities of Emergency Support Functions (ESFs) #1 and #3 under one element within the Emergency Operations Center. The county's emergency operations center does not operate based on emergency support functions. However the responsibilities of the Director of Public Works or his designee are identified in this guide as they relate to the identified emergency support functions.

### Scope

This guide aligns the duties of the Public Works Branch with the Emergency Support Functions comparable to the day-to-day operations of the primary and secondary county agencies identified in this guide. The Department of Public Works will coordinate the responsibilities associated with the following Emergency Support Functions:

- ESF#1 - Transportation -assists local, state, and federal government entities and voluntary organizations requiring transportation capacity to perform response missions following a disaster or emergency and coordinates response operations and restoration of the transportation infrastructure.
- ESF #3 - Public Works & Engineering - assesses the overall damage to public and private property and conducts necessary inspections to ensure the integrity of buildings, and assists with debris removal.

### Concept of Operations

In a disaster, transportation infrastructure, public utilities, buildings and structures may be destroyed or severely damaged. Homes, public buildings, bridges, and other facilities may need to

be reinforced or demolished to ensure safety. Public utilities may be damaged and be partially or fully inoperable. All requests for transportation, utility, and energy support will be submitted to the County Emergency Operations Center for coordination, validation, and/or action.

Access to the disaster areas may be dependent upon debris clearance and roadway repairs. Debris clearance and emergency road repairs will be given top priority to support immediate lifesaving emergency response activities.

Prompt assessment of the disaster area is required to determine critical response times and potential workloads. Early damage assessment must be made rapidly and be general in nature. Following an incident, a multitude of independent damage assessment activities will be conducted by a variety of organizations including Insurance Companies, the Virginia Department of Emergency Management, the Virginia Department of Transportation, the Virginia Department of Environmental Quality, the Virginia Department of Health, Utility Companies and Federal Agencies. The Public Works Branch will coordinate activities with these organizations, agencies and other Branches within the county EOC.

Electrical outages and other commodity shortages may impact public health and safety services, and every effort must be made to minimize the duration of such outages or shortages and the number of citizens impacted by them.

Other energy shortages, such as interruptions in the supply of natural gas or other petroleum products for transportation and industrial uses, may result from extreme weather, strikes, international embargoes, disruption of pipeline systems, or terrorism.

## **Responsibilities**

The responsibilities of this branch have been organized based on the Emergency Support Function responsibilities identified in the National Response Framework. Each ESF identifies the specific responsibilities of each agency.

Each Emergency Support Branch will update and maintain its own Branch Resource List, and contribute this list to the Master Resource List, maintained by the Emergency Services Coordinator.

The Public Works Branch is responsible for maintaining records of all expenses related to its emergency functions.

## **Department of Public Works**

### **ESF #1 – Transportation**

- Coordinating transportation activities and resources
- Facilitating damage assessments of transportation infrastructure to establish priorities and determine needs of available transportation resources;
- Prioritization and/or allocation of all government transportation resources;
- Processing all transportation requests from county agencies, and other EOC branches
- Facilitate movement of the public in coordination with other transportation agencies.

- Identify viable transportation routes to, from and within the emergency or disaster area

### ESF #3 – Public Works and Engineering

- Activate the necessary equipment and resources to address the emergency;
- Ensure generators and auxiliary equipment are operational at all county facilities;
- Identify private contractors and procurement procedures;
- Prioritize debris removal in coordination with VDOT;
- Specify locations for debris collection, as needed;
- Inspect county water and sewer infrastructure for damage;

### Building Inspector's Office

#### ESF #3 – Public Works and Engineering

- Coordinate a county-wide initial damage assessment (IDA) and provide the assessment to county Emergency Services Coordinator (*See Annex B: Damage Assessment Support*);
- Facilitate emergency repair of damaged infrastructure and critical facilities;
- Develop work priorities in conjunction with other agencies when necessary; and
- Obtain required waivers and clearances related to public works support.
- Acquire outside assistance with repairs to facilities that are beyond the capability of the community; and
- Post appropriate signage to close buildings.

### Fluvanna County Public Schools

#### ESF #1 – Transportation

- Provide school buses for evacuations, as needed
- Document expenses related to the event.

### Department of Parks & Recreation

#### ESF #3-Public Works & Engineering

- Assist the Department of Public Works with damages assessment and debris removal
- Provide other assistance as directed by the Public Works Branch coordinator; and



- Document expenses related to the event.

### **Virginia Cooperative Extension (Fluvanna Unit)**

#### **ESF #3-Public Works & Engineering**

- Assist the Department of Public Works with damages assessment of agricultural properties; and
- Document expenses related to the event.

### **VDOT**

#### **ESF #3-Public Works & Engineering**

- Assist the Department of Public Works with damage assessments of transportation infrastructure to establish priorities and determine needs of available transportation resources;
- Prioritize debris removal in coordination with Public Works; and
- Document expenses related to the event.

## Emergency Coordination Guide Social Services Branch

### Primary Agency

Department of Social Services

### Collaborating Agencies

American Red Cross

Fluvanna County Schools

Thomas Jefferson Health District

Sheriff's Office

### Purpose

The purpose of this coordination guide is to bring the responsibilities of Emergency Support Function (ESF) #6 under one element within the Emergency Operations Center. The county's emergency operations center does not operate based on emergency support functions. However, the responsibilities of the Director of Social Services or his designee are identified in this guide as they relate to the identified emergency support function.

### Scope

This guide aligns the duties of the Social Services Branch with the Emergency Support Functions comparable to the day-to-day operations of the primary and secondary county agencies identified in this guide. The Department of Social Services will coordinate the responsibilities associated with the following Emergency Support Function:

- ESF #6 - Mass Care, Housing, & Human Services - address the non-medical mass care, housing, and human services needs of individuals and/or families impacted by emergency incidents.

### Concept of Operations

Some emergencies may necessitate evacuation of affected areas. Individuals and families may be deprived of normal means of obtaining food, clothing, shelter and medical needs. Family members may become separated and unable to locate each other. Individuals may develop serious physical or psychological problems requiring specialized medical services.

The responsibility for the provision of temporary emergency shelter and mass care for victims is the responsibility of the county government. Additionally, as a result of a major

emergency/disaster affecting other jurisdictions within the Commonwealth of Virginia, the county may be requested to shelter evacuees.

Sheltering, feeding and emergency first aid activities may begin before, during, or after an emergency. Staging of these facilities may occur before the disaster when the emergency is anticipated.

As a result of a disaster, citizens in affected areas may be without adequate food supplies. Every effort will be made to identify affected populations and supply them with adequate nutritional resources.

Efforts will be made to coordinate among agencies providing information to create Family Assistance Center (FAC) that will serve as a single unified inquiry points for families. The FAC will strive to provide the most accurate and up-to-date information available regarding the whereabouts and status of missing persons and/or disaster casualties.

Animals will need to be adequately cared for during emergencies. All aspects of animal care and control will be handled by a group of volunteers, as specified in Support Annex C. The Virginia Cooperative Extension, Fluvanna Unit assists with agricultural animals. These include establishing animal shelters; rescue and evacuation; health care, food and water, disposal, identification and reuniting pets with their owners, and protection of citizens from any dangers (illness or injuries) posed by animals.

## **Responsibilities**

The responsibilities of this branch have been organized based on the Emergency Support Function responsibilities identified in the National Response Framework. Each ESF identifies the specific responsibilities of each agency.

Each Emergency Support Branch will update and maintain its own Branch Resource List, and contribute this list to the Master Resource List, maintained by the Emergency Services Coordinator.

The Social Services Branch is responsible for maintaining records of all expenses related to its emergency functions.

## **Department of Social Services**

### **ESF #6 – Mass Care, Housing, & Human Services**

- Provide personnel, equipment, supplies, and other resources to support in setting up and operating shelter facilities;
- Provide for the mass feeding of evacuees and relief workers at the shelter facilities.
- Assist in the coordination of the Family Assistance Center;
- Assist with the development and maintenance of a shelter operations plan;
- Identify food assistance needs;
- Work to obtain critical food supplies that are unavailable from existing inventories; and
- Through coordination with the Public Works and Emergency Management branches, arrange for transportation and distribution of food supplies to impacted areas.

- Assist in providing mental health counseling and support services; and
- Submit reports to the EOC on shelter operations and status, feeding needs of affected populations, and requests for additional resources.

### **American Red Cross**

#### **ESF #6 – Mass Care, Housing, & Human Services**

- Provide personnel, equipment, supplies, and other resources to support in setting up and running of shelter facilities;
- Assist with mass feeding of evacuees and relief workers at the shelter facilities;
- Assist in the coordination of the Family Assistance Center; and
- Assist with the development and maintenance of a shelter operations plan.

### **Fluvanna County Public Schools**

#### **ESF #6 – Mass Care, Housing, & Human Services**

- Coordinate with the Emergency Management Branch on the opening and closing of public schools;
- Provide personnel, equipment, supplies and other resources needed to assist in shelter operations for victims of the affected emergency/disaster area;
- Facilitate the opening of county schools as emergency shelter sites upon request by the Director of Emergency Management or his/her designee;
- Provide personnel to assist in the mass feeding of evacuees and relief workers at the shelter sites; and
- Assist in the development and maintenance of a shelter operations plan.

### **Thomas Jefferson Health District**

#### **ESF #6 – Mass Care, Housing, & Human Services**

- Provide personnel, supplies and other resources to assist in shelter operations for disaster victims with medical needs on site for first 24 hours and thereafter available via remote access;
- Ensure provision of medical support at the shelter sites; and
- Assist in the development and maintenance of a shelter operations plan.

### **Sheriff's Office**

#### **ESF #6 – Mass Care, Housing, & Human Services**

- Provide security at shelter facilities;
- Rescue lost or stranded animals and transport to animal shelters;

### **Fluvanna SPCA and other Animal Care Agencies**

NOTE: See specifics for Emergency Pet Sheltering Plan in Annex C.

#### **ESF #6 – Mass Care, Housing, & Human Services**

- Receive and care for animals at animal shelters, mobile animal trailers, or other designated reception areas;
- Register, tag and maintain accurate records; and
- Long-term shelter of unclaimed animals.

## Annex A - Mass Care and Sheltering

### Coordinating Agency

Fluvanna Department of Social Services

### Collaborating Agencies

Thomas Jefferson Health District  
 Fluvanna Sheriff's Office  
 Volunteer Rescue Squads  
 Fluvanna County Public Schools  
 American Red Cross  
 Fluvanna Chaplaincy  
 Fluvanna SPCA and other animal care agencies  
 Region 10 Community Services Board  
 Lake Monticello Owners' Association (LMOA)

### Purpose

Provide basic, immediate support to disaster victims in Fluvanna County, including shelter, food and emergency relief supplies and support.

### Scope

This Annex provides services and programs that assist individuals, households, and families in four basic areas of necessity: mass care, emergency assistance, housing, and human services. These basic necessities can include short-term and long-term housing needs of victims, organizing feeding operations, providing emergency first aid at designated shelters, counseling, and support for special needs populations, and coordinating distribution of emergency relief items.

This Annex applies to all individuals and organizations involved in mass care activities required to support disaster response and recovery operations in Fluvanna County. Specifically, this Annex addresses:

- Short-term and immediate needs of disaster victims. Recovery and long-term issues will be managed through the Emergency Management Branch.
- The full range of non-medical mass care services:
  - Sheltering
  - Organizing feeding operations
  - Providing emergency relief supplies

- Providing emergency first aid at designated sites
- Collecting and providing information on disaster victims to family members
- Coordinating bulk distribution of emergency relief items
- Coordinating and providing assistance to individuals with functional

## Situation

The Department of Social Services (DSS) is responsible for coordinating the reception and care of evacuees. Public school employees may be assigned support tasks. Security will be provided by the Sheriff's Office. The Health Department will provide nurses or medical personnel for shelter operations as needed. If staffing levels are insufficient, the Health Department will notify the Emergency Services Coordinator (ESC) and request the Volunteer Rescue Squads establish a medical care service at the shelter center(s).

See **Annex C** for the Emergency Pet Sheltering Plans. Currently, co-location of pet sheltering is not available in Fluvanna. We are in process of making new arrangements for co-location at the County's designated shelter at Fluvanna High School.

## Concept of Operations

General – Potential hazards, such as flooding, hazardous materials incidents, or terrorist incidents, may require the evacuation of selected areas. The actual emergency situation or incident will, of course, determine the scope of the evacuation, shelter-in-place, and the number of evacuees.

Shelter Location – In the event of an evacuation/displacement of residents, or shelter-in-place scenario, or when the Director of Emergency Management decides an alternate or additional facility is required, he/she will advise DSS. DSS will then activate one or more of the County's shelter centers and will designate a manager to be responsible for operations at the facility. In the event of an incident where instructions direct residents to shelter-in-place, the Emergency Services Coordinator (ESC) will serve as the primary County point of contact for dissemination of information.

The County's designated shelter is the Fluvanna County High School, which is equipped with a generator. With DSS as lead for shelter setup, operations and teardown, the Schools will assist with food services and janitorial services. The Sheriff's Office will provide security.

Information to Evacuees – Once shelter has been established, the public should be informed immediately. The ESC should produce a news release detailing the shelter's location and safest way to reach the shelter (Emergency Services Branch). The release should also advise evacuees to bring the following items with them, if time and circumstances permit: one change of clothing, medication, baby food, supplies, as required, and sleeping bags or blankets. Evacuees should also be advised to secure their homes and turn off utilities before leaving. Evacuees will also be advised to make arrangements to care for their pets, as animals are not allowed at the shelter centers for people. In a declared local emergency, an animal shelter may be opened at a pre-determined location (ESF #11 and Annex C). Once at the shelter, evacuees should be regularly informed about the status of the incident. The ESC should update each shelter's DSS manager, who should then

disseminate this information to evacuees. This information should be accessible to all including those with sensory, intellectual, and cognitive disabilities, and those with limited English proficiency. The DSS manager at each shelter will obtain contact information for the appropriate agencies/officials for evacuees to determine the status of injured or missing relatives to the extent allowable under confidentiality regulations.

Records – Upon arrival at the shelter, registration forms will be completed for each family (Tab 1). Records will be maintained by DSS on the whereabouts of all evacuees throughout emergency operations. DSS, as trained and certified Red Cross workers, will provide food and shelter operations. The Health Department will complete a Health Assessment Form for each individual needing or requesting assistance. All forms will be maintained as a medical record by the Health Department.

Access & Functional Needs Populations – DSS will ensure that access and functional needs populations are provided for during an emergency or incident (Tab 2). The Americans with Disabilities Act Accessibility Guidelines will govern shelter site selection and operation. Adequate shelter space will be given to evacuees with functional/medical needs or others with assistive devices such as wheelchairs or walkers. Public information materials will be modified and disseminated to access and functional needs populations, their families, and service providers to ensure they are aware of the primary hazards and the planned response and mitigation actions to be taken. Information materials will also be provided to other special needs populations such as foreign nationals or the mentally ill. Unaccompanied minors will be processed by DSS not limited to making arrangements to contact the parent/guardian of that minor. To accommodate persons with special medical needs in a shelter, these individuals must be able to care for themselves or bring a personal caretaker. Individuals that have or develop medical needs will be assessed by shelter nurses and a determination will be made if it is safe for them to stay in the shelter. If it is not safe, they will be referred to a more appropriate facility. If the incident requires a higher degree of medical care, these operations will be handled in coordination with the Health Branch.

Counseling – Crisis counseling services will be provided, as required, by trained mental health professionals of the Region 10 Community Services Board.

Reports – Daily situation reports will be provided to the Emergency Operations Center (EOC) about the status of evacuees and of operations at the shelter center(s). Clear and detailed records must be maintained, including all costs incurred, in order to be eligible for post-disaster assistance.

Shelter Security – The Sheriff's Office will provide security for shelter locations, including parking areas. Local Volunteer Fire Companies will inspect these areas and implement additional fire protection measures, as required.

## **Responsibilities**

All agencies will assume the responsibility of maintaining a record of their expenditures relating to damage assessment activities.



Action Checklist	
<b>Routine Operations</b>	<p>DSS will develop plans and procedures to receive and care for an indeterminate number of evacuees. (Plans and procedures should also be developed in the event an incident occurs which requires evacuees to shelter-in-place.)</p> <p>The Director of Social Services will designate shelter manager(s) and other key shelter personnel.</p> <p>The ESC or designee will:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Designate shelter center(s) and determine maximum capacities for each shelter center (Tab 3).</li> <li><input type="checkbox"/> Coordinate training and exercises.</li> <li><input type="checkbox"/> Pre-identify special needs populations.</li> <li><input type="checkbox"/> Negotiate agreements with local motels/hotels or other facilities for lodging displaced persons (Tab 3 and 4).</li> <li><input type="checkbox"/> Provide instructions on lodging outside of Fluvanna County in the event the number of displaced persons exceeds the capacity of local shelters (Tab 5).</li> <li><input type="checkbox"/> Pre-identify the organizations/agencies directly involved in evacuations and sheltering (Tab 4).</li> <li><input type="checkbox"/> Develop public communication plans, including emergency alert systems.</li> <li><input type="checkbox"/> Pre-identify locations/organizations outside of Fluvanna County which will provide additional lodging if necessary.</li> <li><input type="checkbox"/> Develop memorandum of understanding (MOU) with neighboring jurisdictions which will provide assistance if needed (Tab 5).</li> <li><input type="checkbox"/> Ensure resilient, reliable, and interoperable communications at shelter locations.</li> </ul>
<b>Increased Readiness</b>	<p>In the event a natural or man-made disaster or incident is threatening the local area:</p> <p>DSS will:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> DSS will review and update plans and procedures.</li> <li><input type="checkbox"/> Confirm task assignments and alert key personnel and organizations/agencies to stand-by status.</li> <li><input type="checkbox"/> Prepare the necessary forms.</li> <li><input type="checkbox"/> Anticipate and resolve special problems, such as receiving nursing home patients, closing of schools, etc.</li> <li><input type="checkbox"/> DSS will keep accurate records and document disaster-related expenses for the duration of the emergency.</li> </ul> <p>The ESC will:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Establish plans for identifying, screening, and handling evacuees exposed to such hazards as infectious waste, polluted floodwaters, chemical hazards.</li> </ul>

	<input type="checkbox"/> Notify Red Cross and the Health Department of potential shelter operations and request they remain on stand-by.  The PIO will: <input type="checkbox"/> Create pre-scripted public messages <input type="checkbox"/> Notify the public of the imminent danger. <input type="checkbox"/> Notify the public of what to bring to shelters.
<b>Response Operations</b>	<p><b>Mobilization Phase:</b></p> <p>In this phase, conditions continue to worsen, requiring full scale mitigation and preparedness activities. When an evacuation order has been issued,</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> DSS will activate the shelter center or activate agreements for other lodging, as required.</li> <li><input type="checkbox"/> The ESC will notify the Health Department and Red Cross with a time to report for shelter operations.</li> <li><input type="checkbox"/> The ESC will (1) Manage and support the evacuation/transportation of special needs populations, (2) Determine decontamination needs, (3) Notify partnering organizations of needs.</li> </ul> <p>The Thomas Jefferson Health District will:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Conduct medical assessment to determine the appropriate location for evacuees with medical needs</li> <li><input type="checkbox"/> Provide basic health support to the entire shelter population and staff</li> <li><input type="checkbox"/> Monitor and respond to potential communicable disease outbreaks</li> <li><input type="checkbox"/> Facilitate access to medical care not provided at the shelter</li> <li><input type="checkbox"/> Facilitate provision of or access to prescription medications, as needed</li> <li><input type="checkbox"/> Assist caretakers of evacuees with providing the evacuees with activities of daily living. This includes assisting with feeding, personal hygiene, overseeing medication administration, etc</li> </ul> <p><b>Response Phase:</b></p> <p>In this phase, disaster strikes. An emergency response is required to protect lives and property. DSS will continue to receive, care for and feed displaced persons.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Once a shelter center has been opened, VDEM will be updated immediately through the use of WebEOC.</li> <li><input type="checkbox"/> Schools will provide mass transportation, as required.</li> <li><input type="checkbox"/> The designated shelter managers will; (1) receive and care for evacuees/displaced persons, (2) register and maintain accurate records on their status and (3) provide mass feeding, as required, (4) distribute other emergency relief items such as hygiene kits, cleanup items, or infant care supplies, as needed,</li> </ul>

	(5) The designated shelter managers will provide daily reports to the EOC.
<b>Recovery Operations</b>	<input type="checkbox"/> During this phase, DSS will continue to provide for the lodging and care of displaced persons until notified by the ESC. <input type="checkbox"/> The ESC will coordinate re-entry planning, including the establishment of public safety conditions acceptable for re-entry. <input type="checkbox"/> DSS and partnering organizations will return designated shelter centers to pre-emergency operations (Tab 6). <input type="checkbox"/> Document, consolidate, and report disaster-related expenses. (FORMS)
<b>Mitigation</b>	<input type="checkbox"/> As appropriate, identify potential opportunities for mitigating the impacts of future incidents. <input type="checkbox"/> Implement identified mitigation actions <input type="checkbox"/> Work with stakeholders to identify potential vulnerabilities and improve services that may have been disrupted during an incident.

**Notes:****Prearrangements to include:**

- ☐ Shelter designations; secondary/satellite designations; MOUs;
- ☐ "How to" checklists – "How to set up a shelter," "How to feed people in a shelter"
- ☐ "Go kits" for shelter set up (organize trailers); additional supply needs?
- ☐ Management structure & SOGs/SOPs
- ☐ Mass Feeding arrangements
- ☐ Pre-scripting messaging – include what to bring, shelter open & what's available; special needs/medical needs
- ☐ Consider emergency relief items (personal items kits from Target)
- ☐ Transportation plan?
- ☐ Security plan?
- ☐ Re-entry plans and closing of shelters ("How to" checklist)
- ☐

Record keeping for staffing (OT budgets; cafeteria workers, DSS, county staff)

Food costs budgets

## TAB 1 to Annex A – Virginia Shelter Registration / Intake Form

### Virginia Shelter Registration / Intake Form

Shelter ID Number: \_\_\_\_\_

Shelter Name/Location: _____		Date/Time: __/__/__ __:____ AM PM	
Family Name (Last): _____		Given Name (First): _____	
Home Address: _____		Apt: _____	
City: _____		Postal Code: _____	
Home Phone: ____-____-____		Cellular Phone: ____-____-____ Preferred Language: _____	
Date of Birth: __/__/__		Unaccompanied Minor: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Gender: <input type="checkbox"/> Female <input type="checkbox"/> Male	
Do you receive any Federal aid ( Medicare, Medicaid): <input type="checkbox"/> Yes <input type="checkbox"/> No		State aid (WIC): <input type="checkbox"/> Yes <input type="checkbox"/> No	
Emergency Contact Information – to give or receive critical health information			
Contact Person Name: _____		Phone: ____-____-____	

Family Members / Caregiver Present in Shelter						
Last Name / First Name	Age	Gender	Arrival Date	Departure Date	Relocation Address/ Phone	Caregiver
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>
		<input type="checkbox"/> M <input type="checkbox"/> F				<input type="checkbox"/>

Animals					
Did you bring any animals with you? <input type="checkbox"/> Yes <input type="checkbox"/> No			Service animal: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Species (Cat, Dog)	Name	Breed/Color	Age	Gender	Spayed/ Neutered
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> Y <input type="checkbox"/> N
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> Y <input type="checkbox"/> N
				<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> Y <input type="checkbox"/> N

Health Information				
Are you currently experiencing any of the following:				
<input type="checkbox"/> Y <input type="checkbox"/> N	Diarrhea		<input type="checkbox"/> Y <input type="checkbox"/> N	Unexplained weight loss
<input type="checkbox"/> Y <input type="checkbox"/> N	Rash		<input type="checkbox"/> Y <input type="checkbox"/> N	Night sweats
<input type="checkbox"/> Y <input type="checkbox"/> N	Fever		<input type="checkbox"/> Y <input type="checkbox"/> N	Severe sore throat
<input type="checkbox"/> Y <input type="checkbox"/> N	Cough		<input type="checkbox"/> Y <input type="checkbox"/> N	Severe stiff neck
<input type="checkbox"/> Y <input type="checkbox"/> N	Productive cough		<input type="checkbox"/> Y <input type="checkbox"/> N	Infected wound
<input type="checkbox"/> Y <input type="checkbox"/> N	Coughing up blood		<input type="checkbox"/> Y <input type="checkbox"/> N	Acute mental symptoms

Do you have any medical concerns that may need immediate attention:				
<input type="checkbox"/> Y <input type="checkbox"/> N	Difficulty breathing		<input type="checkbox"/> Y <input type="checkbox"/> N	Severe pain (headache, toothache, etc.)
<input type="checkbox"/> Y <input type="checkbox"/> N	Chest pain		<input type="checkbox"/> Y <input type="checkbox"/> N	Injury that needs immediate medical attention
<input type="checkbox"/> Y <input type="checkbox"/> N	Other	Describe: _____		

Are you or do you think you could be pregnant?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure
If yes, what is your due date?	___/___/___ (MM/DD/YY) OR
When was your last menstrual period?	___/___/___ (MM/DD/YY)
If unsure, when was your last menstrual period?	___/___/___ (MM/DD/YY)

Name of Medication*	Dose	Frequency	Has medication?	Days of supply on hand	Requires medication immediately	Requires Rx refill
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N

\*If medication name unknown fill in purpose of medication (e.g., blood pressure med)

Interviewer Name: \_\_\_\_\_ Interviewer Signature: \_\_\_\_\_

## TAB 2 To Annex A – Access and Functional Needs Populations

### REQUIRING SPECIAL CARE IN TIME OF EMERGENCY

General. Commercial and charitable visiting nurse or aid organizations may call in individuals or lists of individuals with special needs. Such calls should be patched to the DSS representative on duty in the EOC.

Churches who call in known elderly should be encouraged to verify or provide transport for those which can be moved by private auto, identify those which need handicapped vehicle or ambulance transport, and provide reports back to the DSS EOC representative of those who have been provided for. In order to best identify the transportation need, callers should be asked for a brief summary of the specific handicap.

If established, the DSS EOC representative will "scrub" the various lists against each other in order to delete the inevitable duplications and assemble as current a list as possible. This list should not be considered a comprehensive list of the entire special needs population in Fluvanna.

Telecommunications device for the deaf (TDD) services are available in the Communications dispatch center, and should be augmented as necessary to a full keyboard position during mobilization for any large-scale disaster.

During increased readiness for large-scale disasters/incidents, the list will be sorted by evacuation zones, geographic village or street listings with assistance from the 911 staff, in order to provide geographic listings for transportation/officers/fire/rescue.

As in-field warning progresses, "found" individuals lacking family or other appropriate transportation will be identified back to the EOC.

#### Special Transportation Resources

- Fluvanna County Public Schools has four (4) Wheelchair buses
- JAUNT also has wheelchair accessible transportation

### **TAB 3 to Annex A – Closing Designated Shelters Procedures**

- ☐ DSS and partnering organizations must be notified of when to stop providing lodging/assistance to displaced persons.
- ☐ Plans must be in place for closing the shelters and ensuring evacuees' basic needs are still met.
- ☐ Agreements must be made beforehand detailing the responsibilities of shelter operators and partnering organizations in returning designated shelter centers to pre-emergency operations. These agreements should also detail the care and maintenance of shelters during emergencies.
- ☐ Proper documentation must continue until shelters are returned to pre-emergency operations.

## Annex B - Damage Assessment Support

### Coordinating Agency

Emergency Management Branch

### Collaborating Agencies

Building Inspector's Office

Commissioner of the Revenue's Office

Public Works

### State Agencies

Virginia Department of Transportation

Virginia Department of Emergency Management

### Purpose

The Damage Assessment Support Annex describes the coordinating processes used to ensure the timely and accurate assessment and reporting of damages in the county after an emergency or disaster. It provides procedures to estimate the nature and extent of the damage and outlines details of the damage assessment process as required by the Commonwealth for determination of the need to request a Presidential Disaster Declaration as outlined in the Stafford Act.

### Scope

Damage assessment activities are an evaluation (in dollars) of the estimated cost for damages or loss to agriculture, infrastructure, real property (County, state and private) and equipment. This annex covers a broad scope of responsibilities, assignments and standard forms to be used in the overall process; it is applicable to departments and agencies that are assisting with the post-event damage assessment as coordinated by the Emergency Services Coordinator. This document will address general situations with no consideration given for special incident scenarios.

### Definitions

**Initial Damage Assessment (IDA):** Independent County review and documentation of the impact and magnitude of a disaster on individuals, families, businesses, and public property. This report is due into the Virginia Emergency Operations Center in the required format (see Tab 1) within 72 hours of disaster impact. The Governor will use this information to determine if a Preliminary Damage Assessment needs to be requested from FEMA in response to outstanding needs.



**Preliminary Damage Assessment (PDA):** A joint venture between FEMA, State and local government to document the impact and magnitude of the disaster on individuals, families, businesses, and public property. The Governor will use the information gathered during the PDA process to determine whether Federal assistance should be requested.

## Policies

The Initial Damage Assessment (IDA) results will be reported to the Virginia EOC within 72 hours of the incident (WebEOC –primary; Fax or Call – secondary). At the Incident Commander’s request, the first priority for damage assessment may be to assess County structural/infrastructure damage. A Federal/State supported Preliminary Damage Assessment will be conducted in coordination with the County to verify IDA results and determine long-term needs. This data will be used to determine the need for a Presidential Disaster Declaration. An estimate of expenditures and obligated expenditures will be submitted to both the County and the VEOC before a Presidential Disaster declaration is requested.

Additional reports will be required when requested by the Director of Emergency Management or Emergency Services Coordinator, depending on the type and magnitude of the incident. Supplies, equipment and transportation organic to each organization will be utilized by that organization in the accomplishment of its assigned responsibility or mission. Additional supplies, equipment and transportation essential to the continued operation of each organization will be requested through the EOC. The approval to expend funds for response and recovery operations will be given by the Director of Emergency Management or designee. Each agency or department should designate a responsible person to ensure that actions taken and costs incurred are consistent with identified missions.

## Situation

Following any significant disaster/emergency, a multitude of independent damage assessment activities will be conducted by a variety of organizations including American Red Cross, insurance companies, utility companies, and others. Outside of these assessments, a series of local, state and federal damage assessment activities will be conducted.

During the recovery phase of a disaster, the County will conduct a systematic analysis of the nature of the damage to public and private property, which estimates the extent of damage based upon actual observation and inspection. Damage assessment will be performed on an urgent basis to provide an initial estimate of damage. A damage estimate of public and private property is required for the County to determine actions needed, the priority establishment of properties, the allocation of local government resources, and what, if any, outside assistance will be required.

Important to note, public funds cannot be spent for private property in the response and recovery phases of a disaster, unless a Presidential declaration is made and funding is secured for this purpose. The County will perform damage assessments for private property, but cannot use public funds for response.

Based upon the local damage assessment reports, the Governor may request a Presidential declaration of a “major disaster,” “major emergency,” or a specific federal agency disaster

declaration (Small Business Administration, Department of Agriculture, Corps of Engineers, etc.) to augment state/local/private disaster relief efforts. The President, under a “major emergency” declaration may authorize the utilization of any federal equipment, personnel and other resources. The President under a “major disaster” declaration may authorize two basic types of disaster relief assistance:

1. Individual Assistance (IA)

- a. Temporary housing;
- b. Individual and family grants (IFG);
- c. Disaster unemployment assistance;
- d. Disaster loans to individuals, businesses and farmers;
- e. Agricultural assistance;
- f. Legal services to low-income families and individuals;
- g. Consumer counseling and assistance in obtaining insurance benefits;
- h. Social security assistance;
- i. Veteran’s assistance; and
- j. Casualty loss tax assistance.

2. Public Assistance (PA)

- a. Debris removal;
- b. Emergency protective measures; and
- c. Permanent work to repair, restore or replace road systems, water control facilities, public buildings and equipment, public utilities public recreational facilities, etc.

## Assumptions

- Fast and accurate damage assessment is vital to effective disaster responses;
- Damage will be assessed by pre-arranged teams of local resource personnel;
- If promptly implemented, this plan can expedite relief and assistance for those adversely affected;
- A catastrophic emergency will require the expenditure of large sums of local funds. Financial operations will be carried out under compressed schedules and intense political pressures, which will require expeditious responses that meet sound financial management and accountability requirements;
- Damage to utility system and to the communications systems will hamper the recovery process; and
- A major disaster affecting the county could result in the severance of a main transportation artery resulting in a significant alteration of lifestyle in the community.

## Concept of Operations

The ultimate responsibility of damage assessment lies with the local governing authority. The Emergency Services Coordinator or his/her designee will be responsible for damage assessments, collection of the data and preparation of necessary reports through the functions of ESF 14: Long Term Community Recovery and Mitigation. Damage assessments will be conducted by qualified, trained local teams under the supervision of the Building Inspector's Office. The damage assessment teams will be supported by multiple agencies from the County. If the nature of the incident is such that local resources are incapable of assessing the damage, state assistance will be requested through normal resource request procedures to the VEOC.

## Responsibilities

All agencies will assume the responsibility of maintaining a record of their expenditures relating to damage assessment activities.

### Public Works Branch

- Maintain a list of critical facilities that will require immediate repair if damaged;
- Assess damage and coordinate repairs to ensure the continued operation of County infrastructure;
- Collect and compile damage data regarding public and private utilities;
- Appoint a representative to be located within the EOC to direct damage assessment operations to include operation of the teams, collecting data, and developing accurate and appropriate reports for the Emergency Services Coordinator;
- Collect and compile incoming damage reports from teams in the field, from other operations directors, and outside agencies, systems and companies; and
- Provide periodic situation reports to the EOC.

### Building Inspector's Office

- Assemble the appropriate team and develop damage assessment plans, policies and procedures;
- Solicit cooperation from companies and local representatives of support agencies to serve as member of damage assessment teams;
- Conduct damage assessment training programs for the teams;
- Coordinate disaster teams conducting field surveys;
- Using existing policies and procedures, determine the state of damaged buildings and place notification/placards as needed;
- Using existing policies and procedures, facilitate the issuance of building permits and for the review and inspection of the site-related and construction plans submitted for the rebuilding/restoration of buildings;

- Assist in the establishment of the sequence of repairs and priorities for the restoration of affected areas;
- Correlate and consolidate all expenditures for damage assessment to the Department of Finance; and
- Ensure that there will be an escort available for any State or Federal damage assessments and prepare an area map with the damage sites prior to their arrival;

#### **Commissioner of the Revenue's Office**

- Provide staff to attach to damage assessment teams as subject matter experts on dollar loss; and
- Work with damage assessment staff at the EOC to compile the Initial Damage Assessment and Preliminary Damage Assessment.

#### **Emergency Management Branch**

- Collect, report and maintain estimates of expenditures and obligations required for response and recovery activities;
- Maintain accurate records of funds, materials and man-hours expended as a direct result of the incident;
- Provide direction and overall control of damage assessment for the County;
- Submit report of damages to the Virginia EOC within 72 of the incident in the appropriate Initial Damage Assessment format; and
- Ensure appropriate and adequate public information and education regarding the damage assessment process.

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## Tab 1 to Annex B - Damage Assessment Team Assignments

The Building Official will report to the EOC when activated by the Emergency Services Coordinator. Damage assessment teams will be assembled and instructions provided relative to the emergency. Team leaders will be designated to compile information for situation and damage assessment reports.

TEAM ASSIGNMENTS (based on categories in Damage Assessment Form)

### I. **PRIVATE PROPERTY**

#### Category A – Residential/Personal Property

Houses, manufactured homes, apartments, duplexes (identify number of families and units affected) – Include estimate for structures, private bridges, fencing and vehicles/boats.

Team: Building Inspector/Assessor

#### Category B – Business and Industry

Industrial plants and businesses (facilities, equipment, materials, commercial vehicles).

Team: Building Inspector/Assessor

#### Category C – Agriculture

An agricultural parcel is at least 5 acres. Include estimate of all damage to houses, manufactured homes, crops (type and acres), farm buildings, livestock (number and type), fencing (in miles) and equipment (pieces and type).

Team: Extension Agents

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## Tab 2 to Annex B - Damage Assessment Telephone Report

LOCAL GOVERNMENT DAMAGE ASSESSMENT – TELEPHONE REPORT					
1. CALLER NAME			2. PROPERTY ADDRESS (include apt. no; zip code)		
3. TELEPHONE NUMBER			4. TYPE OF PROPERTY	5. OWNERSHIP	
Home	Work	Cell	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family (usually Apts.) <input type="checkbox"/> Business <input type="checkbox"/> Check here if residence is a vacation home—not a primary residence	<input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Lease (business only)	
Best time to call	Best number to use				
6. CONSTRUCTION TYPE					
<input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> Mobile Home <input type="checkbox"/> Manufactured <input type="checkbox"/> Other					
7. TYPE OF INSURANCE					
<input type="checkbox"/> Property <input type="checkbox"/> Sewer Back-up <input type="checkbox"/> Flood (Structure) <input type="checkbox"/> Flood (Contents) <input type="checkbox"/> Wind/Hurricane <input type="checkbox"/> None					
8. DAMAGES (Check all that apply)					
HVAC <input type="checkbox"/> Yes <input type="checkbox"/> No    Water Heater <input type="checkbox"/> Yes <input type="checkbox"/> No    Electricity <input type="checkbox"/> On <input type="checkbox"/> Off    Natural Gas <input type="checkbox"/> On <input type="checkbox"/> Off Roof Intact <input type="checkbox"/> Yes <input type="checkbox"/> No    Foundation <input type="checkbox"/> Yes <input type="checkbox"/> No    Windows <input type="checkbox"/> Yes <input type="checkbox"/> No    Sewer <input type="checkbox"/> OK <input type="checkbox"/> Not OK Major Appliances <input type="checkbox"/> Yes <input type="checkbox"/> No    Basement Flooding <input type="checkbox"/> Yes - Depth__Feet    Furnace <input type="checkbox"/> Yes <input type="checkbox"/> No					
9. SOURCE OF DAMAGES					
<input type="checkbox"/> Sewer back-up <input type="checkbox"/> Primarily Flood <input type="checkbox"/> Wind/Wind driven rain <input type="checkbox"/> Tornado Other <input type="checkbox"/> _____					
10. Based on the damages reported, the property is currently <input type="checkbox"/> Habitable <input type="checkbox"/> Uninhabitable					
11. CALLER'S ESTIMATE OF DAMAGES					
REPAIRS		CONTENTS		TOTAL	
\$		\$		\$	



12. COMMENTS

12. CALL TAKER

13. DATE & TIME REPORT TAKEN

### Tab 3 to Annex B – Cumulative Initial Damage Assessment Report

**PRIMARY:** Input into WebEOC

**SECONDARY:** VDEM VEOC Phone Number (804) 674-2400 Fax Number (804) 674-2419

<b>Jurisdiction:</b>	Fluvanna County								
<b>Date/Time IDA Report Prepared:</b>									
<b>Prepared By:</b>									
<b>Call back number:</b>									
<b>Fax Number:</b>									
<b>Email Address:</b>									
<b>Part I: Private Property CUMULATIVE DAMAGES</b>									
<b>Type Property</b>	<b># Destroyed</b>	<b># Major Damage</b>	<b># Minor Damage</b>	<b># Affected</b>	<b>Dollar Loss</b>	<b>% Flood Insured</b>	<b>% Property Insured</b>	<b>% Owned</b>	<b>% Secondary</b>
<b>Single Dwelling Houses</b> (inc. condo units)									
<b>Multi-Family Residences</b> (count each unit)									
<b>Manufactured Residences (Mobile)</b>									
<b>Business/Industry</b>									
<b>Non-Profit Organization Buildings</b>									
<b>Agricultural Facilities</b>									

Part II: Public Property (Includes eligible non-profit Facilities) CUMULATIVE DAMAGES		
Type of Property	Estimated Dollar Loss	% Insured
Category A (Debris Removal)		
Category B (Emergency Protective Measures)		
Category C (Roads and Bridges)		
Category D (Water Control Facilities)		
Category E (Public Buildings and Equipment)		
Category F (Public Utilities)		
Category G (Parks and Recreation Facilities)		
<b>TOTAL</b>	\$0.00	
<b>Additional Comments:</b>		

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

**Tab 4 to Annex B – Public Assistance Damage Assessment Guidelines**

Category	Purpose	Eligible Activities
A: Debris Removal	Clearance of trees and woody debris; building wreckage; sand, mud, silt, and gravel; vehicles; and other disaster-related material deposited on public and, in very limited cases, private property	<ul style="list-style-type: none"> <li>Debris removal from a street or highway to allow the safe passage of emergency vehicles</li> <li>Debris removal from public property to eliminate health and safety hazards</li> </ul>
B: Emergency Protective Measures	Measures taken before, during, and after a disaster to save lives, protect public health and safety, and protect improved public and private property	<ul style="list-style-type: none"> <li>Emergency Operations Center activation</li> <li>Warning devices (barricades, signs, and announcements)</li> <li>Search and rescue</li> <li>Security forces (police and guards)</li> <li>Construction of temporary levees</li> <li>Provision of shelters or emergency care</li> <li>Sandbagging • Bracing/shoring damaged structures</li> <li>Provision of food, water, ice and other essential needs</li> <li>Emergency repairs • Emergency demolition</li> <li>Removal of health and safety hazards</li> </ul>
C: Roads and Bridges	Repair of roads, bridges, and associated features, such as shoulders, ditches, culverts, lighting and signs	<ul style="list-style-type: none"> <li>Eligible work includes: repair to surfaces, bases, shoulders, ditches, culverts, low water crossings, and other features, such as guardrails.</li> </ul>
D: Water Control Facilities	Repair of irrigation systems, drainage channels, and pumping facilities. Repair of levees, dams, and flood control channels fall under Category D, but the eligibility of these facilities is restricted	<ul style="list-style-type: none"> <li>Channel alignment • Recreation</li> <li>Navigation • Land reclamation</li> <li>Fish and wildlife habitat</li> <li>Interior drainage • Irrigation</li> <li>Erosion prevention • Flood control</li> </ul>
E: Buildings and Equipment	Repair or replacement of buildings, including their contents and systems; heavy equipment; and vehicles	<ul style="list-style-type: none"> <li>Buildings, including contents such as furnishings and interior systems such as electrical work.</li> <li>Replacement of pre-disaster quantities of consumable supplies and inventory. Replacement of library books and publications.</li> <li>Removal of mud, silt, or other accumulated debris is eligible, along with any cleaning and painting necessary to restore the building.</li> <li>All types of equipment, including vehicles, may be eligible for repair or replacement when damaged as a result of the declared event.</li> </ul>
F: Utilities	Repair of water treatment and delivery systems; power generation facilities and distribution lines; and sewage collection and treatment facilities	<ul style="list-style-type: none"> <li>Restoration of damaged utilities.</li> <li>Temporary as well as permanent repair costs can be reimbursed.</li> </ul>

G: Parks, Recreational Facilities, and Other Items	Repair and restoration of parks, playgrounds, pools, cemeteries, and beaches. This category also is used for any work or facility that cannot be characterized adequately by Categories A-F	<ul style="list-style-type: none"> <li>• Roads, buildings, and utilities within those areas and other features, such as playground equipment, ball fields, swimming pools, tennis courts, boat docks and ramps, piers, and golf courses.</li> <li>• Grass and sod are eligible only when necessary to stabilize slopes and minimize sediment runoff.</li> <li>• Repairs to maintained public beaches may be eligible in limited circumstances.</li> </ul>
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Only states, local government agencies and authorities, public utilities, and certain non-profit organizations may be eligible for Public Assistance grants.

*Eligibility Criteria:* Virginia Population per latest US Census x annual multiplier for state eligibility; Locality population per latest US Census x annual local multiplier for local eligibility.

Adapted from the *Public Assistance Guide, FEMA 322* ; Additional policy information is available at <http://www.fema.gov/government/grant/pa/policy.shtm>

## Tab 5 to Annex B – Individual Assistance Damage Assessment Guidelines



### Individual Assistance Damage Assessment Level Guidelines

Damage Definitions	General Description	Things to Look For	Water Levels
<b>DESTROYED</b>	<b>DESTROYED</b>	<b>DESTROYED</b>	<b>DESTROYED</b>
Structure is a total loss.  <u><b>Not economically feasible to rebuild.</b></u>	Structure leveled above the foundation, or second floor is gone. Foundation or basement is significantly damaged.	Structure leveled or has major shifting off its foundation or only the foundation remains. Roof is gone, with noticeable distortion to walls.	More than 4 feet in first floor.  More than 2 feet in <b>mobile home</b> .
<b>MAJOR</b>	<b>MAJOR</b>	<b>MAJOR</b>	<b>MAJOR</b>
Structure is currently uninhabitable. Extensive repairs are necessary to make habitable.  <u><b>Will take more than 30 days to repair.</b></u>	Walls collapsed. Exterior frame damaged. Roof off or collapsed. Major damage to utilities: furnace, water heater, well, septic system.	Portions of the roof and decking are missing. Twisted, bowed, cracked, or collapsed walls. Structure penetrated by large foreign object, such as a tree. Damaged foundation.	2 to 4 feet in first floor without basement. 1 foot or more in first floor with basement. 6 inches to 2 feet in <b>mobile home</b> with <b>plywood</b> floors. 1 inch in <b>mobile home</b> with <b>particle board</b> floors.
<b>MINOR</b>	<b>MINOR</b>	<b>MINOR</b>	<b>MINOR</b>
Structure is damaged and uninhabitable. Minor repairs are necessary to make habitable.  <u><b>Will take less than 30 days to repair.</b></u>	Interior flooring / exterior walls with minor damage. Tree(s) fallen on structure. Smoke damage. Shingles / roof tiles moved or missing.	Many missing shingles, broken windows and doors. Loose or missing siding. Minor shifting or settling of foundation. Minor damage to septic system.	2 inches to 2 feet in first floor without basement. 1 foot or more in basement. <u>Crawlspace</u> – reached insulation. <u>Sewage</u> - in basement. <b>Mobile home</b> , "Belly Board" to 6 inches.
<b>AFFECTED HABITABLE</b>	<b>AFFECTED HABITABLE</b>	<b>AFFECTED HABITABLE</b>	<b>AFFECTED HABITABLE</b>
Structure has received minimal damage and is <u><b>habitable without repairs.</b></u>	Chimney or porch damaged. Carpet on first floor soaked. Broken windows.	Few missing shingles, some broken windows. Damage to air conditioning units / etc. Some minor basement flooding.	Less than 2 inches in first floor Minor basement flooding. <b>Mobile home</b> , no water in "Belly Board".

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**IDA Tips: Estimating Water Depths**

**Brick - 2 1/2 inches per course**

**Lap or aluminum siding - 4 inches or 8 inches per course**

**Stair risers - 7 inches**

**Concrete or cinder block - 8 inches per course**

**Door knobs - 36 inches above floor**

**Standard doors - 6 feet 8 inches**

*Additional information: [www.VAEmergency.com](http://www.VAEmergency.com)*

*Adapted from FEMA 9327.1-PR April 2005*

*Revised 03/13/07 VDEM*

## Annex C - Emergency Pet Sheltering

### Primary Agency

Animal Care Coordinator (Agency or Individual TBD)

### Cooperating Agencies

Emergency Management Branch

Sheriff's Office, Animal Control

Fluvanna County SPCA

Caring for Creatures

Virginia Cooperative Extension Service (Fluvanna Unit)

### Foreword

This annex was developed in order to comply with the Federal Pet Evacuation and Transportation Standards Act, PETS Act, which was passed into law in October 2006. This legislation requires state and local emergency management agencies to include companion and service animals in their disaster response plans, as pet owners qualify as people with special needs in disasters.

Animals are often overlooked during and after a disaster, until they have become a problem. It is generally assumed that they can fend for themselves and not present additional problems for society. This policy recognizes that animals could become a problem for society if not appropriately cared for and controlled.

When evacuation is imminent, it is very likely that people will not evacuate their homes if this includes abandoning their pets. It is expected that some of these pets will be taken to public shelters. This policy is intended to plan for these and other disaster situations with an orderly and effective response system. Concentration is on care of animals abandoned or lost and those brought to public shelters.

### Purpose

The purpose of this policy is to establish organizational responsibilities and general policies and procedures for the care of companion animals during natural and man-made emergencies and disasters. A major goal of this policy is to minimize animal suffering, loss of life, and subsequent disability by ensuring timely and coordinated assistance.

The Animal Disaster Plan coordinates public and private sector resources to meet the animal-service needs that may arise during an emergency including:



- Rescue and capture of animals that have escaped confinement
- Evacuation/transportation
- Sheltering
- Veterinary care for the sick and injured
- Quarantine of infectious or contaminated animals
- Disposal of dead animals

**MISSION.** To provide guidelines for rapid response to disasters affecting the health, safety, and welfare of animals both domestic and livestock. Resources in emergency preparedness, response and recovery include but are not limited to, small and large animal care, facility usage and displaced pet/livestock assistance.

## Definitions

**Companion Animals:** are domestic animals serving as household pets and family companions. **Only** dogs and cats are included in this policy. Companion animals cannot be admitted into the human emergency shelter.

**Service Animals:** as defined by the Americans with Disability Act (ADA) is a service guide dog, signal dog, or any other animal that is individually trained to assist an individual with a disability. If they meet this definition, animals are considered service animals under ADA regulations regardless of whether they have been licensed or certified by a state or local government. Service animals will be admitted to Red Cross shelters with their owner.

**Emergency Pet Shelter:** is a short-term pet shelter for dogs and cats in the initial response phase of a disaster. The Emergency Pet Shelter will remain open in concurrence with emergency shelters for citizens. Owned pets must be picked up as soon as the emergency is over or a boarding fee will be charged.

## Scope

The scope of this policy is to provide coordinating actions during an initial response phase of a disaster for pet owners. This policy considers the needs of the following domestic pets: dogs and cats. Owners of exotic pets and livestock must act responsibly and take appropriate actions in providing care or evacuating their animals. Domestic animals found roaming after a disaster has occurred will be taken to the Fluvanna SPCA by Animal Control Officers.

## Situation and Assumptions

Natural or man-made emergencies and disasters occur which require citizens to evacuate their homes. Some residents will not want to leave pets such as dogs and cats behind.

Some pet owners may plan on a short-term absence during an emergency, and leave pets at home supplied with adequate food and water however; owners may want to go back into their home to retrieve them after the height of the disaster, risking their safety. Mass care facilities for citizens may not permit animals other than those used for special needs assistance.

The owners of pets, when notified of an upcoming emergency will take reasonable steps to shelter and provide for animals under their care and control. During emergency evacuation, owners may seek extended care for pets in a facility other than the pet's home. Pets left unattended may be at risk to themselves and to the general population.

Events, such as natural disasters or hazardous material spills could create needs to evaluate people from their homes, which could also displace companion animals. These hazards could also cause injury or death to animals and allow animals to roam unattended. The duration of these hazards is variable as is their effect on the county. Any one of the potential hazards could cause the separation of animals from their owners. Secondary events, such as power outages, could prolong the situation. Smaller scale events, such as a fire at an animal care facility or an animal transportation accident could also require emergency animal care.

Animal care personnel will participate in emergency operations on a voluntary basis.

If an emergency incapacitates local veterinary activities or if the magnitude of the emergency exceeds local veterinary resources, veterinary resources from adjacent counties and/or state may be requested.

### Pet Population Estimates

Species	Percentage of US Households Owning Pets	Average Number of Pets per Pet-Owning Household
Dogs	36.5	1.6
Cats	30.4	2.1
Birds	3.1	2.3
Horses	1.5	2.7

Source: 2012 U.S. Pet Ownership & Demographics Sourcebook

<https://www.avma.org/KB/Resources/Statistics/Pages/Market-research-statistics-US-pet-ownership.aspx>

Sixty-five percent of U.S. households, or about 79.7 million families, own a pet, according to the 2016 National Pet Owners Survey conducted by the American Pet Products Association (APPA). The American Veterinary Medical Association gives the above statistics to estimate local pet ownership.

Species	Estimated Numbers in Fluvanna
Dogs	5518
Cats	6032
Birds	674
Horses	387

Other Fluvanna County-related statistics:

Total Households	9449
Number of Farms	327
Total Farm acreage	48,883
Average Farm size (acres)	149 acres
Number of Cattle	6,730 (55 <sup>th</sup> in State)

Source: Fluvanna County website – Quick Facts; Updated January 2012

## Concept of Operations

Currently, co-location of people sheltering and pet sheltering is not available in Fluvanna. We are in process of making new arrangements for co-location at the County's designated shelter at Fluvanna High School. However, until such arrangements are finalized, a designated emergency pet shelter will be determined as needed, IF local sheltering with existing pet care facilities is unavailable.

Emergency Pet Sheltering in Fluvanna is handled by a volunteer collaboration of pet care organizations, including Caring for Creatures, Fluvanna SPCA, and \_\_\_\_\_, and with collaboration with the Virginia Cooperative Extension (Fluvanna Unit). This collaborative group will:

- **Coordinate preparedness activities with the appropriate public and private sector organizational representatives.** The activities include planning that addresses provisions for protection of companion and farm animals, and animals in animal shelters. Coordination with State and National animal protection volunteer groups will be necessary to ensure the needs of animals are met during disaster situations, as well as providing volunteer training opportunities.
- **Assess the situation and make a decision on the number and location of shelters that will be used to house animals.** Typical facilities include the jurisdiction's animal shelter(s), veterinary hospitals, boarding kennels. Facilities for agricultural animals could include boarding stables, horse farms, and dairy farms, and/or public land (after obtaining clearance through the EOC).
- **Make provisions** for purchasing, stockpiling, or otherwise obtaining the essential stocks (food, water, medical, etc.) needed to support an extended stay (3-14 days) in shelters within the risk area or in mass care facilities.
- Based on information on the high-hazard areas in the jurisdiction, **make an initial estimate** of the numbers and types of animals that may need to be evacuated and/or sheltered.
- Coordinate the actions needed to **obtain sufficient personnel** to staff animal shelters, as needed.
- Ensure each animal shelter has a **highly visible identity marker** and sign that identifies its location, with signs from major intersections directing people to shelter(s).

- Coordinate with the EOC to facilitate **dissemination of information to the public** on the location of the companion animal shelters that will be opened, to include information on the Fluvanna County/FSPCA/CFC websites.
- If appropriate, coordinates with personnel in public shelters to **act as a referral source** for individuals with service animals.
- **Open pet shelters** and provide food, water, and medical care, as needed, for the animals in the shelter. Keep shelters open as long as is deemed necessary by the Animal Care Coordinator. Ensure each shelter receives the necessary supplies to sustain itself.
- **Form emergency response teams** (evacuation, shelter, veterinary treatment, search and rescue, etc.) that include trained professionals and volunteers to accomplish necessary actions during response operations.
- **Coordinate the services and assistance** provided to the animal victims. Activities may include the protection, care, and disposal (if appropriate) of animal victims impacted by disasters.
- Coordinate to arrange travel routes and schedules the timing for **evacuation of farm animals**, animals in kennels, veterinarian hospitals, animal shelters, etc., from the risk area.
- As appropriate, **mobilize transportation vehicles** (stock trailers, trucks equipped with animal cages, etc.) that may be used to evacuate the animals, to include transportation accommodations for large breed animals.
- **Implement evacuation** by sending evacuation team(s) to load and transport the animals being evacuated.
- As appropriate, **dispatch search and rescue teams** to look for animals left behind by their owners, stray animals, and others needing transportation to a safe location, in areas other than a mandated evacuation area. This need assessment will determine subsequent rescue efforts.
- **Coordinate with the Environmental Health** on the location, collection, and disposal of dead animals.
- When appropriate, **terminate shelter operations** and close the facility.

## Responsibilities

All agencies will assume the responsibility of maintaining a record of their expenditures relating to emergency activities.

### Animal Care Coordinator

Coordinates all evaluation planning activities and assists, as appropriate, the animal care and control agency staff's efforts to:

- Identify facilities that may be used to house evacuated animals.
- Protect and care for animals during and following catastrophic emergencies, as well as participate in the evacuation of animals at risk during catastrophic emergencies.
- Disseminates to the public appropriate action(s) that should be taken to protect and care for companion and farm animals that are to be evacuated or left behind.
- Contact the ESC to coordinate response activities with the recognized animal-care responders.
- Manage the public and private sector efforts to meet the animal service needs that arise including: Rescue and capture of animals that have escaped confinement, evacuation, sheltering, care of the injured, sick, and stray and disposal of dead animals.
- In coordination with the State Veterinarian and the USDA (located at the Virginia Department of Emergency Management office), assist in the isolation, euthanasia and disposal of diseased animals.
- Handle inquiries regarding actions to protect and care for companion animals, farm animals, (location of animal shelters, provisions and requirements, - e.g. use of leashes and cages – for transportation of companion animals, etc.) and available emergency assistance including how and where to get help for companion and farm animals.

### FSPCA and Caring for Creatures

- Coordinates with animal control to obtain information for dissemination to the public on the appropriate action that should be taken to protect and care for companion and farm animals during disaster situations.
- Disseminates information on appropriate actions to protect and care for companion animals that are to be evacuated or left behind.
- Makes public announcements about availability of animal shelters and their locations.
- Coordinates the preparedness actions that should be accomplished in order to feed, shelter, and provide medical treatment for animals during and after catastrophic emergencies.

- Upon notification by the Animal Care Coordinator at the EOC, provides a listing of the location of the animal shelters that have been opened to house and care for companion animals.
- Feed, shelter, and secure veterinary treatment for animals during catastrophic emergencies.
- Provides information to owners about shelters that have been opened to house and care for animals.
- Prepare a resource list that identifies the agencies/organizations that are responsible for providing the supplies (medical, food, and other necessary items) needed to treat and care for injured and sick animals during large-scale emergencies and disasters to include state and national resources.
- Activates emergency response teams (evacuation, shelter, medical treatment, search and rescue, etc.) as needed.

### **Emergency Management Branch**

- Determine the need for an Emergency Pet Shelter and notify the Regional Animal Shelter if impending shelter operations

### **Sheriff's Office (Animal Control Division)**

- Upon request of Emergency Management, and direction of the Sheriff, Animal Control will be responsible for transporting the pet trailer to pre-selected sheltering locations;
- Assist with transportation of dogs and cats to the Emergency Pet Shelter that belong to citizens that are seeking refuge at shelters, and have arrived at these shelters with their pets;
- Assist in animal rescue operations and participate in coordinating a volunteer training program, which may include information provided by FEMA, The Humane Society of the United States, and/or The American Society for the Prevention of Cruelty to Animals via their websites.

### **Health & Medical Services Branch**

- Address health concerns as well as sanitary and safety issues as appropriate.
- Recommend methods of proper isolation of diseased animals and disposal of dead animals.
- Supervise prevention and control of epizootic and zoonotic diseases.
- Provide support when dealing with the safe isolation of diseased animals and coordinates with the animal care agencies and animal control to dispose of these animals when necessary in cooperation with the USDA.

## Public Works Branch

- VDOT will provide assistance in the disposal of diseased animals in disaster operations as requested by the licensed State representative at the local level.

Administration Action Checklist	
<b>Routine Operations</b>	<input type="checkbox"/> Develop and maintain plans to provide animal care and control in time of emergencies. <input type="checkbox"/> The Fluvanna County Emergency Operations Plan provides an organizational structure, chain of command, and outlines the duties and responsibilities of the designated Animal Care Coordinator involved in implementation of the response to a disaster or major emergency. The Virginia Cooperative Extension Service Agent shall be designated as the Animal Care Coordinator. <input type="checkbox"/> Develop procedures for public information and education on animal disaster preparedness, to include a directory of recognized animal health care responders, licensed veterinarians and guidelines for individual owners on appropriate responses to disasters. <input type="checkbox"/> Assign emergency duties and provide training of volunteers as appropriate. <input type="checkbox"/> Identify essential shelters and develop procedures to provide for their security in time of emergency. Identify individuals qualified to make determinations regarding animal behavior with respect to legal authority and knowledge to make those decisions. <input type="checkbox"/> Review and update plans and procedures, if necessary, as time permits.
<b>Increased Readiness</b>	<input type="checkbox"/> Alert on-duty personnel <input type="checkbox"/> Monitor the situation and be prepared to mobilize, if required. <input type="checkbox"/> Request stand-by of volunteers
<b>Mobilization Phase</b>	<input type="checkbox"/> Alert all personnel <input type="checkbox"/> Activate resources as needed <input type="checkbox"/> Activate Animal Care Units <input type="checkbox"/> Implement evacuation, if requested by landowner
<b>Response Phase</b>	<input type="checkbox"/> Maintain effective communication with the EOC, shelters and field personnel. <input type="checkbox"/> Search, rescue and transport animals to shelters. <input type="checkbox"/> Receive and care for animals. <input type="checkbox"/> Identify, control and, if necessary, recommend the destruction of animals to the proper authorities that pose hazards to the well-being and safety of citizens. Recommend methods of proper disposal of dead animals in coordination with the Health Department/Environmental Health Officer, the animal control officer and local veterinarians.

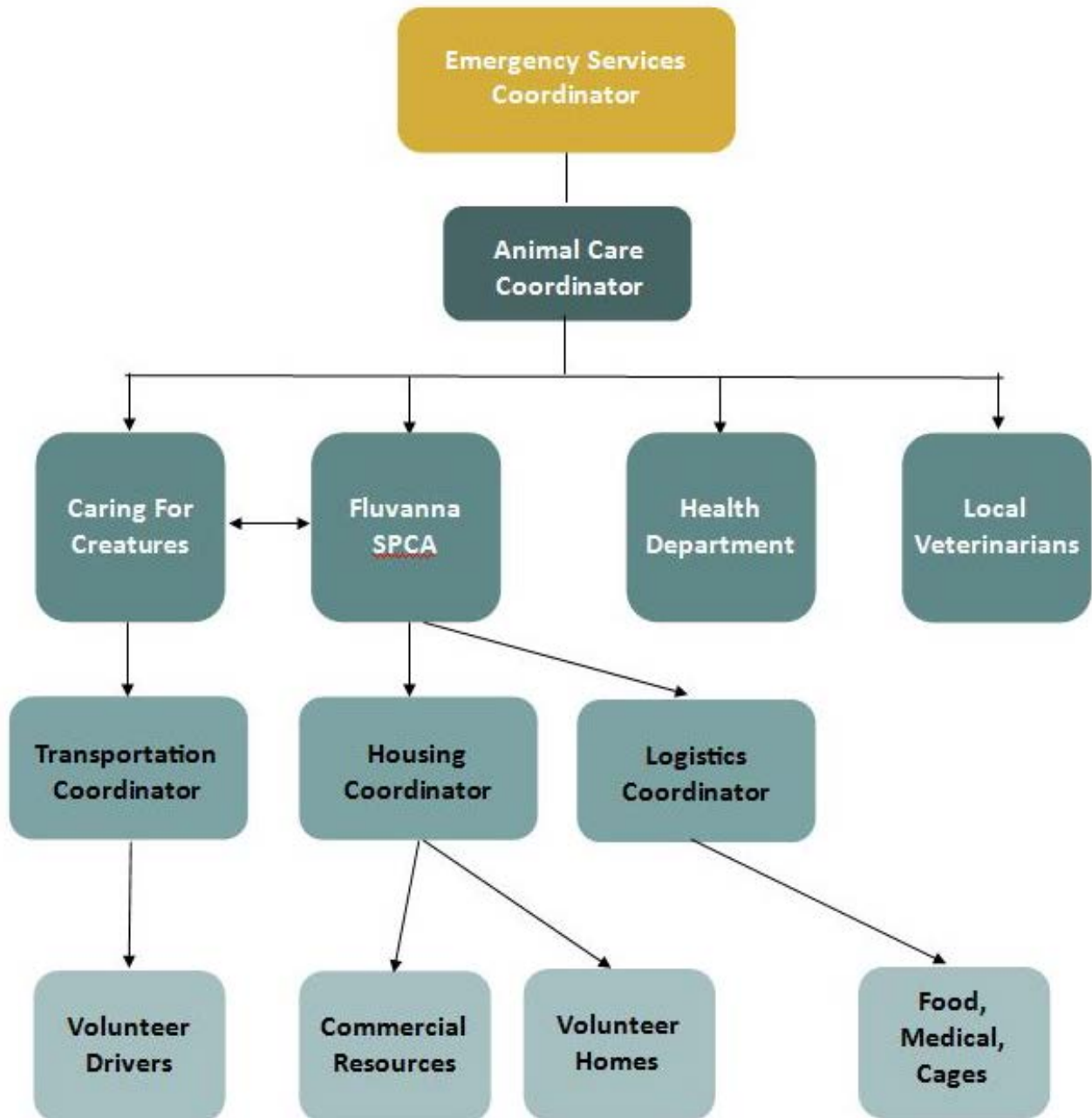
	<input type="checkbox"/> Register, tag and maintain accurate records. <input type="checkbox"/> Provide food, water, and waste disposal for small and large animals at the shelter. <input type="checkbox"/> Provide care for sick and/or injured animals. Maintain secure veterinary medical facilities and supplies. <input type="checkbox"/> Recommend methods and supervise prevention and control of epizootic and zoonotic diseases in conjunction with the Fluvanna County Health Department.
<b>Recovery Phase</b>	<input type="checkbox"/> Identify and dispose of dead animals. <input type="checkbox"/> Provide documentation of injuries and deaths of animals and cascading events resulting from emergencies and disasters and report this information to the state through the EOC. <input type="checkbox"/> Reunite animals with owners. <input type="checkbox"/> Open long-term shelter of animals for homeless owners. <input type="checkbox"/> Report disaster related expenses to state agencies. <input type="checkbox"/> Deactivate shelter.
<b>Evaluation Phase</b>	<input type="checkbox"/> Determine what worked well and what improvements need to be made. <input type="checkbox"/> Evaluate whether or not the individuals responsible for the plan kept their commitments. <input type="checkbox"/> Revise the plan if necessary.



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## Tab 1 to Annex C - Emergency Pet Sheltering

### Organizational Chart of Animal Emergency Response



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## Tab 2 to Annex A - Emergency Pet Sheltering

### Memorandum of Understanding (MOU)

BETWEEN FLUVANNA COUNTY, THE VIRGINIA COOPERATIVE EXTENSION SERVICE, CARING FOR CREATURES (ANIMAL SANCTUARY), THE FLUVANNA COUNTY SHERIFF'S OFFICE (ANIMAL CONTROL), FLUVANNA COUNTY PUBLIC SCHOOLS, AND THE FLUVANNA SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS (Fluvanna SPCA).

Purpose: To clarify responsibilities in a disaster to care for animals in Fluvanna County among the agencies listed.

Background: The participating stakeholders and signatories to this document have developed an Animal Control Plan (ACP) for use during emergencies and natural disasters. The ACP appears as an appendix to the Fluvanna County Emergency Operations Plan. To execute the plan, each of the stakeholders has designated responsibilities in responding to such an emergency. This MOU is intended to ensure participating stakeholders have a cooperative and effective response for caring for pets and animals during emergencies and natural disasters.

Signatories:

\_\_\_\_\_  
Virginia Cooperative Extension (Fluvanna Unit)

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Caring for Creatures

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Fluvanna County Sheriff's Department

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Fluvanna Society for the Prevention of Cruelty to Animals

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Fluvanna County Public Schools

\_\_\_\_\_  
Date:

\_\_\_\_\_  
Fluvanna County (designated representative)

\_\_\_\_\_  
Date:

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB X**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	EST 16:01 – Hotel Street Capital LLC et al				
<b>MOTION(s):</b>	I move that the Board of Supervisors approve/deny/defer EST 16:01, a request to establish the creation of a Conservation Easement for 232.003 acres of Tax Map 19-A-39C and 30-A-110 [if approved], subject to the property restrictions listed in the staff report and the Deed of Easement being subject to approval as to form by the County Attorney.				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		X			
<b>STAFF CONTACT(S):</b>	Brad Robinson, Senior Planner				
<b>PRESENTER(S):</b>	Brad Robinson, Senior Planner				
<b>RECOMMENDATION:</b>					
<b>TIMING:</b>					
<b>DISCUSSION:</b>	To establish the creation of a Conservation Easement with respect to 232.003 acres of Tax Map 19, Section A, Parcel 39C and Tax Map 30, Section A, Parcel 110				
<b>FISCAL IMPACT:</b>					
<b>POLICY IMPACT:</b>	<p>The Board of Supervisors may:</p> <ul style="list-style-type: none"> <li>• Approve this request, allowing the creation of a conservation easement; OR</li> <li>• Deny this request, preventing the creation of a conservation easement; OR</li> <li>• Defer this request and make a final decision at a later date.</li> </ul>				
<b>LEGISLATIVE HISTORY:</b>	<p>Review of conservation easement in accordance with Chapter 5.5 of the Fluvanna County Code (Conservation Easements Program).</p> <p>Application was received on November 28, 2016.</p> <p>TRC reviewed the request on January 12, 2017.</p>				
<b>ENCLOSURES:</b>	Staff Report (with accompanying attachments)				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
					X





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## COUNTY OF FLUVANNA

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*"Responsive & Responsible Government"*

BOS2017-02-15 p. 720/876  
132 Main Street  
P.O. Box 540  
Palmyra, VA 22963  
(434) 591-1910  
Fax (434) 591-1911  
[www.fluvannacounty.org](http://www.fluvannacounty.org)

### STAFF REPORT

**To:** Fluvanna County Board of Supervisors  
**Case Number:** EST 16:01  
**Tax Map:** 19-A-39C & 30-A-110

**From:** Brad Robinson  
**District:** Palmyra  
**Date:** February 15, 2017

**General Information:**

This request is to be heard by the Board of Supervisors on Wednesday, February 15, 2017 at 7:00 pm in the Circuit Court Room in the Courts Building.

**Owner/Applicant:**

Hotel Street Capital LLC, Grayson Love and Company LLC and Warrenton Investments Inc.

**Representative:**

Jack Hanssen, Moyes & Associates PLLC

**Requested Action:**

To establish the creation of a Conservation Easement with respect to 232.003 acres of Tax Map 19, Section A, Parcel 39C and Tax Map 30, Section A, Parcel 110 (Attachment A)

**Location:**

The property is located on the western side of U.S. Route 15 (James Madison Highway) at its intersection with State Route 644 (Friendship Road), approximately 0.25 miles north of State Route 661 (Rescue Lane). (Attachment B)

**Existing Zoning:**

R-3, Residential, Planned Community (conditional)

**Planning Area:**

Rural Preservation Planning Area

**Existing Land Use:**

The Laurel Ridge Golf Course and Clubhouse previously existed on the property. The Golf Course has closed and the Clubhouse is vacant.

**Adjacent Land Use:**

Adjacent properties are zoned A-1, Agricultural, General. Camp Friendship is adjacent to the property to the north.

**Zoning History:**

A special exception permit (SEP 91:05) was approved on October 16, 1991 to allow for a hotel/conference center on Tax Map 19, Section A, Parcels 39 & 39A. A special use permit (SUP 95:13) was approved on January 17, 1996 to allow for a golf course. A final site plan (SDP 06:11) was approved on July 25, 2008 for a resort and conference center. A subdivision (SUB 06:96) was

approved on April 14, 2008 which subdivided the 10-acre parcel (19-A-39C) off Tax Map 19, Section A, Parcel 39. Rezoning request ZMP 08:05 was denied on February 18, 2009. ZMP 09:02 was approved on May 20, 2009. ZMP 12:02 was denied on February 19, 2014. ZMP 14:01 and SUP 14:02 was approved on August 6, 2014.

### **Purpose of Conservation Easements:**

As stated in Sec. 5.5-2. of the Fluvanna County Code, “The Board of Supervisors finds that a substantial area of rural land in the County has been converted to uses not consistent with or conducive to agriculture, forestry, or other traditional rural uses; that regulatory land-use planning tools may not, in themselves, be sufficient to inhibit the conversion of farm and forest land, clean water and airsheds, biological diversity, scenic vistas and rural character have a public value as well as a private value. Therefore, the Board of Supervisors has determined that it is advisable to establish a program, pursuant to Virginia Code Sec.10.1-1700, *et seq.*, by which the County can acquire conservation easements voluntarily offered by owners to serve as one means of assuring that the County’s resources are protected and efficiently used; to help in preserving open-space and the rural character of the County by (a) preserving farm and forest lands; (b) conserving and protecting water resources; (c) conserving and protecting biodiversity and wildlife and aquatic habitat; (d) improving the quality of life for the inhabitants of the County; (e) assuring availability of lands for agricultural, forestall, recreational, or open-space use; and (f) promoting tourism through the preservation of scenic resources”. (Ord. 06-21-06)

### **Analysis**

In accordance with Sec. 5.5-6 of the Fluvanna County Code, the Board of Supervisors must consider several criteria when determining whether to accept a proposed conservation easement:

- I. The use of the parcel subject to the conservation easement must be consistent with Comprehensive Plan;
- II. The proposed terms of the conservation deed of easement must be consistent with the minimum terms and conditions set forth in Sec. 5.5-7 of the County Code; and
- III. The acceptance of the proposed conservation easement is consistent with the purposes of the Conservation Easements Program.

As stated in the applicant’s draft deed, the Easement is granted to Fluvanna County exclusively, and will be held in perpetuity. Proposed restrictions on the property include:

1. Further subdivision of the property into more than the existing two lots is prohibited;
2. No permanent or temporary building or structure may be built, maintained or replaced on the property other than: one single family dwelling on each parcel; one accessory dwelling on each parcels; non-residential outbuildings and structures commonly and appropriately incidental to the dwellings permitted; and farm buildings or structures;
3. Civic, industrial, commercial or miscellaneous uses other than those specified are prohibited;



4. A forest stewardship plan shall be provided prior to any commercial timber harvesting;
5. Grading, blasting or earth removal shall not materially alter the topography of the property except for dam construction to create private ponds, stream bank restoration and erosion control pursuant to a government permit, or as required in the construction of permitted buildings, structures, private roads and utilities;
6. Accumulation or dumping of trash, refuse, junk or toxic materials is not permitted on the property;
7. Signs will be limited in type and will be no larger than nine (9) square feet;
8. Within a 100' buffer strip along each edge of the Rivanna River, Fishing Lake, wetlands or perennial stream, no buildings or structures, no grazing of livestock, no storage of compost, manure, fertilizers, chemicals, machinery or equipment, and no cultivation or other earthdisturbing activity shall be permitted to protect water quality of the Rivanna River; and
9. The property shall be managed in accordance with a Farm Conservation Plan as long as at least five acres are in agricultural production.

### **Comprehensive Plan:**

#### Natural Environment

As of December 2016, there are 38 conservation and historic easements in the County, totaling 14,770.814 acres (8.036% County land). Most of the easements are owned by the Virginia Outdoors Foundation. The Board of Supervisors created a County easement program in 2006 whereby the County, as a jurisdiction, may hold and protect easements. In 2007, Fluvanna County accepted the first easement under this program. As of 2017, the County has approved four conservation easements that total over nine hundred acres.

#### Land Use Planning Area

The Comprehensive Plan designates this area as within the Rural Preservation Planning Area. The Land Use chapter of the Comprehensive Plan states *“the rural preservation areas are intended to be the least developed areas of the county. Large parks, agricultural and forestal districts, working farms, and passive open spaces should comprise most of the land use, with very low-density residential development.”*

This request is in general conformance with the Comprehensive Plan given the subject parcels are located within a rural area.

### **Technical Review Committee:**

At the Technical Review Committee meeting held on Thursday, January 12, 2017, there were several comments regarding this proposal:

- The Department of Forestry asked what the proposed future use of the property is and if it will be dedicated to agricultural or forestry use.

- VDOT would like the proposed easement to not go all the way to the road(s) in case road/safety improvements need to be accommodated in the future. The intersection of Route 644 (Friendship Road) at Route 15 has a bad approach angle.
- Erosion and Sediment Control stated the resort portion of the property is an abandoned development site. The temporary sediment control structures should be removed as they were not designed to be permanent. The site should be graded and stabilized.

#### Conclusion:

Staff believes that EST 16:01 is in general conformance with Chapter 5.5 of the Fluvanna County Code (Conservation Easements Program) and the Comprehensive Plan. Therefore, approval of this application may be appropriate. Staff notes, however, that a conservation easement does not correspond to the R-3 zoning of the property which “*is intended to permit compact village-style residential development and associated institutional uses, community serving mixed uses, open spaces, and creative design*” (Sec. 22-7-1), and that establishment of a conservation easement on these parcels will prevent development of the approved master plan (ZMP 14:01).

#### Suggested Motion:

I move that the Board of Supervisors [approve/deny] EST 16:01, a request to establish the creation of a Conservation Easement for 232.003 acres of Tax Map 19-A-39C and 30-A-110 [if approved], subject to the property restrictions listed in the staff report and the Deed of Easement being subject to approval as to form by the County Attorney.

#### Attachments:

- A – Application
- B – Zoning Map
- C – Aerial Map
- D – Draft Deed of Easement
- E – Chapter 5.5, Fluvanna County Code

#### Copy:

Applicant – Hotel Street Capital LLC, 31 Garrett Street, Warrenton, VA 20186

Representative – Jack Hanssen, Moyes & Associates PLLC, 21 N. King St, Leesburg, VA 20176

Reset Form



## Application for the Creation of a CONSERVATION EASEMENT

**FEES payable with application:**

Establishment of a new easement = \$750.00 plus mailing costs\*

\*Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified

**Owner Information:**
**1. The property is owned by: (check one)**

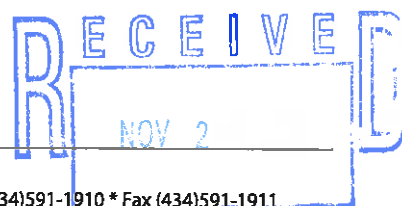
- ☐ One or more persons      ☒ Limited Liability Company  
☐ General Partnership      ☐ Trust  
☐ Limited Partnership      ☐ Other \_\_\_\_\_  
☒ Corporation

**2. Names and contact information for all owners. (For business entities, list general partners, president, trustees or managers, as the case may be)**

Name: Hotel Street Capital, LLC	Phone Number: +1 (540) 347-1000
Address: 31 Garrett Street, Warrenton, Virginia 20186	Email Address: _____
Name: by: Grayson Love and Company, LLC, Manager	Phone Number: _____
Address: by: Thomas James Ross II, Managing Member of	Email Address: _____
Name: Grayson Love and Company, LLC, Manager of Hotel Street Capital, LLC	Phone Number: _____
Address: 31 Garrett Street, Warrenton, Virginia 20186	Email Address: _____
Name: Warrenton Investments, Inc.	Phone Number: +1 (540) 347-1000
Address: 31 Garrett Street, Warrenton, Virginia 20186	Email Address: _____
Name: Thomas James Ross II, President of Warrenton Investments, inc.	Phone Number: _____
Address: _____	Email Address: _____

**3. Source of title (Deed Book and Page Number). If title comes from will, inheritance or other source, please include citation to will book and page number of will or list of heirs or other source document. (Attach a copy of deed/will/list of heirs/other source.)**

30-A-110 - Deed in Lieu recorded in Deed Book 859 Page 634  
 19-A-39C - Deed in Lieu recorded in Deed Book 859 Page 631



Fluvanna County Department of Planning &amp; Community Development \* Box 540 \* Palmyra, VA 22963 \* (434)591-1910 \* Fax (434)591-1911

 This form is available on the Fluvanna County website: [www.fluvannacounty.org](http://www.fluvannacounty.org)

 FLUVANNA COUNTY  
 PLANNING DEPARTMENT

4. Do you own other land in Fluvanna County? ☒ No ☐ Yes

If yes, is the other land contiguous to the land which is the subject of this application? ☐ No ☐ Yes

If yes, please give Tax Map and Parcel Number for each contiguous parcel. \_\_\_\_\_

5. How long has the subject parcel been owned by the current owner or members of the family? \_\_\_\_\_ December 2011

6. List all other persons having interests in the property, including, but not necessarily limited to, lessees, owners of easements in the property and lienholders. (Lienholders must sign to evidence their approval of the easement. Owners of other interests may need to sign as well.) Attach separate sheet listing names and contact information for such persons, as well as a copy of current title report.

### Property Information:

Tax Map and Parcel(s): 19-A-39C & 30-A-110

Election District: Palmyra

Zoning: R-3

Acreage: 10 & 220

Nearest State Highway: Us Route 15

Comprehensive Plan Planning Area: Palmyra Community Planning Area

Buildings/other improvements on this parcel: None on 19-A-39C

Principal uses of property at present time(list all that apply, e.g., Open  
grazing, timber, crops, hunting/fishing, private recreation:

Existing Buildings and other improvements on each parcel: None on 19-A-39C; Clubhouse, Tenant house & garage, shed on 30-A-110

Please describe particular physical features of the property(e.g., historic buildings, cemeteries, streams, Adjoins the Rivanna River unusual topographic features): \_\_\_\_\_

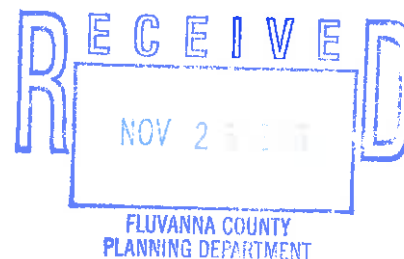
### Proposed restrictions to be imposed by this easement:

1. Please give a summary of the restrictions you propose to apply to this property. If more than one parcel, please indicate if different restrictions are proposed for different parcels: \_\_\_\_\_ Restricted to two lots, conservation see attached Deed of Easement proposed.

2. Please indicate whether the applicant volunteers to have the property be subject to greater restrictions than those contained in the standard sample deed of easement, and if so, delineate those voluntary, additional restrictions. \_\_\_\_\_ N/A

3. Please give a description of the reasons you believe the proposed easement will support the purposes of the Fluvanna County Conservation easements Program: \_\_\_\_\_ Conservation values of property include adjoining Rivanna River, steep slopes and mature forest areas.

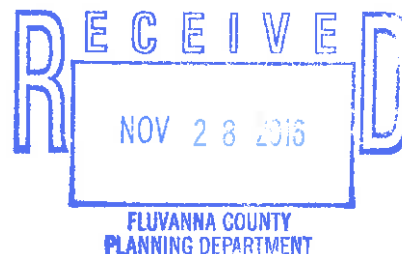
4. Please attach copy of proposed deed of easement.



I/We hereby make application to Fluvanna County for the donation of development rights on the tax parcel(s) identified above on this application form pursuant to Fluvanna County Ordinance Conservation Easements Program. I/We understand and acknowledge that I/we incur no obligation by completing this application, and that Fluvanna County incurs no obligation by its acceptance of this application. I/We hereby certify that, to the best of our knowledge, the information contained in this application and attached materials are true and correct. I/We grant permission to the Conservation Easements Program Administrator or his/her designee to enter the property, after reasonable notice to the owner, for the purposes of evaluating the parcel(s) and verifying required information on the application form. This application form is not a legally binding agreement between the Applicant(s) and Fluvanna County. It is strictly for informational purposes in processing this application.

### ALL OWNERS OF RECORD MUST SIGN AND DATE THIS APPLICATION!

<i>Hotel Street Capital, LLC</i>			<i>10-19-16</i>
Signature	<i>G. Ryan Love</i>	Print Name	Date
<i>Manager by Thomas James Ross, Jr., Manager</i>			
Signature	<i>Thomas James Ross, Jr.</i>	Print Name	Date
<i>Warrenton Investment, Inc. by Thomas James Ross, Jr., President</i>			
Signature	<i>Thomas James Ross, Jr.</i>	Print Name	Date
<i>TH</i>			<i>10-18-16</i>
Signature		Print Name	Date



## THE FAUQUIER BANK

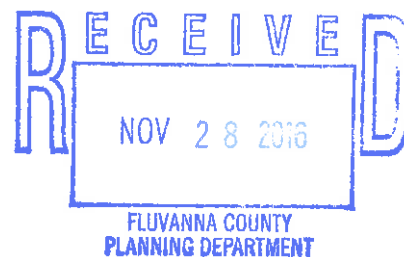
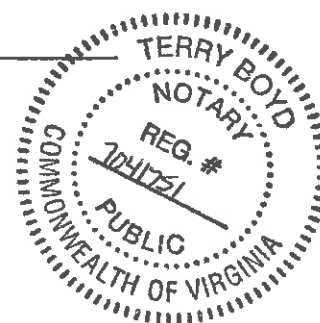
By: Stephanie J. Paladino (SEAL)  
Name: STEPHANIE J PALADINO  
Title: VICE PRESIDENT

STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2016, by  
Stephanie Paladino, as Vice President of THE FAUQUIER BANK.

\_\_\_\_\_  
Notary Public

My Commission Expires: Dec. 31, 2018



## OWNERS OF EASEMENTS:

Central Virginia Electric Cooperative

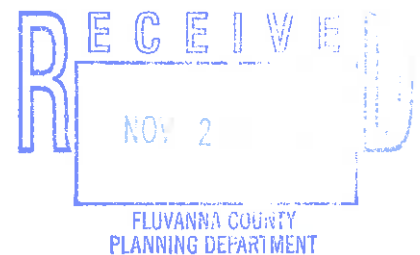
Verizon

Commonwealth of Virginia

Friendship Camp  
573 Friendship Rd  
Palmyra, VA 22963

## LIENHOLDERS:

The Fauquier Bank  
10 Courthouse Square  
Warrenton, Virginia 20186



receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please notify us immediately by telephone.

**From:** Doug Carter [<mailto:altaleagle@sprintmail.com>]  
**Sent:** Friday, September 23, 2016 10:33 AM  
**To:** Arleen Anderson <[Arleen.Anderson@MRWLawFirm.Com](mailto:Arleen.Anderson@MRWLawFirm.Com)>  
**Subject:** Hotel Street Capital and Warrenton Investments

Dear Ms. Anderson,

At your request I have brought down the title to Fluvanna County Tax Parcels 19-A-39C and 30-A-110, the first now owned by Hotel and Warrenton and the second now owned wholly by Hotel.

The first two documents in the attachment are the vesting deeds.

The second two documents are the Deed of Trust and Assignment of Rents and Leases encumbering the properties.

The exceptions shown in the provided title policies are all still in full force and effect, with the exception of items 22. and 23. in the policy for 30-A-110 which have been released.

Judgments: none

Taxes:

19-A-39C paid in full through 12/31/15. There is a balance due of \$30.60 to complete the 6/30/16 payment. \$1,375.50 is due on 12/5/16

30-A-110 paid in full through 6/30/16. \$8,945.32 is due on 12/5/16.

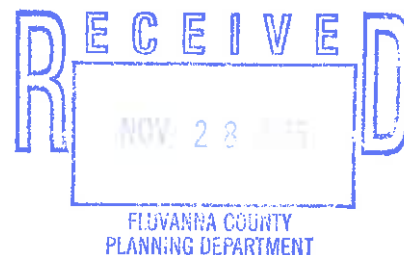
Title is certified through September 22, 2016, at 8:30 A.M.

The charge for this search and report is \$250.00.

Thank you very much.

Very truly yours,

Douglas C. Carter, Attorney  
300 Preston Avenue, Suite 203  
Charlottesville, VA 22902  
434-979-1822





0859  
0631

859 631

## COUNTY OF FLUVANNA, VIRGINIA

PREPARED BY: Thomas James Ross II, Esquire  
 RETURN TO: Thomas James Ross II, Esquire  
 Howard Morrison Ross & Whelan, PLLC.  
 31 Garrett Street  
 Warrenton, Virginia 20186

C 602

10 acres  
 Tax Map Reference Nos. 19-A-39C  
 Assessed Value: \$ 300,000.00  
 Consideration: \$880,000.00

DEED IN LIEU OF FORECLOSURE

This Deed is made this 22<sup>nd</sup> day of December, 2011, by RIVANNA RIVER RESORT, LP, a Virginia limited partnership having an address of 3504 Wedgwood Court, Keswick, Virginia 22947 (the "Grantor"), to HOTEL STREET CAPITAL, LLC, a Virginia limited liability company having an address at 31 Garrett Street, Warrenton, Virginia 20186 as to a one-half (1/2) undivided interest and WARRENTON INVESTMENTS, INC., a Virginia corporation, as to an undivided one-half (1/2) interest as tenants in common (the "Grantees").

Grantor does hereby grant, convey and assign to Grantees, as tenants in common, their respective successors and assigns, absolutely free of any right of redemption or anyone claiming through the Grantor, with special warranty, the real property located in Fluvanna County, Virginia and more particularly described in the attached Exhibit A and incorporated herein by reference (the "Real Property").

This Deed is an absolute conveyance, the Grantor having conveyed the Real Property to the Grantee for a fair and adequate consideration, such consideration being set forth in a Deed in Lieu of Foreclosure Agreement between the Grantor and the HOTEL STREET CAPITAL, LLC.

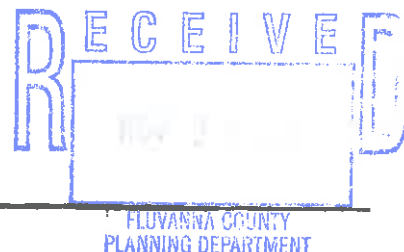
TOGETHER WITH the buildings and improvements thereon, made or being, and the rights, alleys, ways, waters, privileges, appurtenances and advantages, the same belonging, or in anywise appertaining.

Grantor hereby covenants that it will execute such further assurances of the same as may be requisite.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed and the Deed in Lieu of Foreclosure Agreement between the Grantor and the HOTEL STREET CAPITAL with respect to the Real Property. Grantor is not presently in any bankruptcy proceeding.

WITNESS the hand and seal of the Grantor as of the day and year first above written.

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WITNESS/ATTEST:

RIVANNA RIVER RESORT, LP  
BY STONEHENGE ESTATES, INC, A FLORIDA  
CORPORATIONN/ABy:  (SEAL)  
Philip T. Carrow, PresidentACKNOWLEDGEMENTSTATE OF FLORIDA, CITY/COUNTY OF Putnam/Lee to-wit:I HEREBY CERTIFY that on Dec. 22<sup>nd</sup>, 2011, before me, a Notary Public of the STATE OF FLORIDA, personally appeared Philip T. Carrow, who acknowledged that he executed the foregoing Deed for the purposes therein contained as President of Stonehenge Estates, Inc., General Partner of Rivanna River Resort, LP.

(SEAL)

  
Notary Public

My commission expires: \_\_\_\_\_

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## Exhibit A

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 10.000 acres, more or less, by survey, and identified as Lot B and shown by metes and bounds on plat of survey by Lum's Land Surveys, Inc., dated December 15, 2006, revised February 1, 2007, revised March 6, 2007, revised October 9, 2007, and revised November 29, 2007, and recorded in the Clerk's Office of the Circuit Court of said county in Deed Book 764, page 784, together with a perpetual non-exclusive easement of right of way, fifty feet in width providing ingress and egress for Grantor, its licensees, permittees and invitees, to and from the above-identified 10.00 acres, from and to Virginia Route 644 (Friendship Road), centered on the centerline of the private road, known as Friendship Way, as shown on the above-identified plat of survey.

INSTRUMENT #1200302  
RECORDED IN THE CLERK'S OFFICE OF  
FLUVANNA COUNTY ON  
FEBRUARY 23, 2012 AT 12:19PM  
\$280.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$440.00 LOCAL: \$440.00

BOUSON E. PETERSON, CLERK  
RECORDED BY TEL



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## COUNTY OF FLUVANNA, VIRGINIA

PREPARED BY: Thomas James Ross II, Esquire  
 RETURN TO: Thomas James Ross II, Esquire  
 Howard Morrison Ross & Whelan, PLLC.  
 31 Garrett Street  
 Warrenton, Virginia 20186

C 603

222.56 acres  
 Tax Map Reference Nos. 30-A-110  
 Assessed Value: \$ 2,248,500.00  
 Consideration: \$2,100,000.00

DEED IN LIEU OF FORECLOSURE

This Deed is made this <sup>22<sup>nd</sup></sup> day of DECEMBER, 2011, by RIVANNA WOODS GOLF CLUB, LP, a Virginia limited partnership having an address of 3504 Wedgwood Court, Keswick, Virginia 22947 (the "Grantor"), to HOTEL STREET CAPITAL, LLC, a Virginia limited liability company having an address at 31 Garrett Street, Warrenton, Virginia 20186 (the "Grantee").

Grantor does hereby grant, convey and assign to Grantee, its successors and assigns, absolutely free of any right of redemption or anyone claiming through the Grantor, with special warranty, the real property located in Fluvanna County, Virginia and more particularly described in the attached Exhibit A and incorporated herein by reference (the "Real Property").

This Deed is an absolute conveyance, the Grantor having conveyed the Real Property to the Grantee for a fair and adequate consideration, such consideration being set forth in a Deed in Lieu of Foreclosure Agreement between the Grantor and the Grantee.

TOGETHER WITH the buildings and improvements thereon, made or being, and the rights, alleys, ways, waters, privileges, appurtenances and advantages, the same belonging, or in anywise appertaining.

Grantor hereby covenants that it will execute such further assurances of the same as may be requisite.

Grantor declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed and the Deed in Lieu of Foreclosure Agreement between the Grantor and the Grantee with respect to the Real Property. Grantor is not presently in any bankruptcy proceeding.

WITNESS the hand and seal of the Grantor as of the day and year first above written.

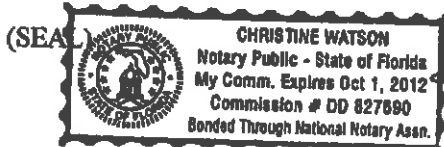
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WITNESS/ATTEST:

RIVANNA WOODS GOLF CLUB, LP  
BY STONEHENGE ESTATES, INC, A FLORIDA  
CORPORATIONN/ABy: [Signature] (SEAL)  
Philip T. Carrow, PresidentACKNOWLEDGEMENTSTATE OF FLORIDA, CITY/COUNTY OF Ft. Myers / Lee to-wit:I HEREBY CERTIFY that on Dec. 22<sup>nd</sup>, 2011, before me, a Notary Public of  
the STATE OF FLORIDA, personally appeared Philip T. Carrow, who acknowledged that he  
executed the foregoing Deed for the purposes therein contained as President of Stonehenge  
Estates, Inc., General Partner of Rivanna WOODS GOLF CLUB, LP.[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



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## Exhibit A

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 220.56 acres, more or less, and identified as Area X, Area Y, Area Z and TMP 30-A-110 and shown by metes and bounds on plat of survey by Dominion Development Resources, dated June 24, 2008, last revised August 7, 2008, entitled "PLAT SHOWING BOUNDARY ADJUSTMENT FOR TAX MAP 19, SECTION A, PARCELS 38 & 39 AND TAX MAP 30, SECTION A, PARCEL 110 RIVANNA WOODS GOLF CLUB, LP", a copy of which is recorded in Plat Book 2, Page 351, and to which plat reference is hereby made.

AREA X BEING a portion of the property conveyed to Friendship Camp, Incorporated, by Deed from William C. Pettit, III, single, and Virginia Davis Pettit, widow, dated June 19, 1991, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 223, Page 217.

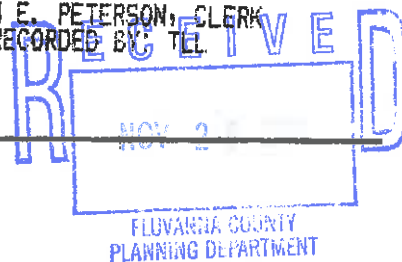
ALSO BEING the same property conveyed to Friendship Camp, Incorporated by Deed from Barbara Witcher, dated June 6, 2008, and recorded June 18, 2008, in the aforesaid Clerk's Office, in Deed Book 768, Page 951.

AREAS Y AND Z BEING a portion of the property conveyed to Charles R. Ackenbom by Deed of assumption from Beatrice Ackenbom-Kelly, formerly Beatrice L. Ackenbom, and Sidney Kelly, her husband, dated October 26, 1983, and recorded October 28, 1983, in the aforesaid Clerk's Office, in Deed Book 152, Page 475.

TMP 30-A-110 BEING the same property conveyed to Friendship Camp, Incorporated, a Virginia corporation by Deed from Walter W. Wurfel and Sara J. Fitzgerald, dated October 27, 2004, and recorded December 9, 2004, in the aforesaid Clerk's Office, in Deed Book 610, Page 204.

INSTRUMENT #1200603  
RECORDED IN THE CLERK'S OFFICE OF  
FLUVANNA COUNTY ON  
FEBRUARY 23, 2012 AT 12:29PM  
\$2,248.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$1,124.25 LOCAL: \$1,124.25

BOUSON E. PETERSON, CLERK  
RECORDED BY TEL



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Prepared by/Return to:  
Williams Mullen, PC  
8300 Greensboro Drive, Suite 1100  
McLean, Virginia 22102  
Attn.: Edmund D. Harlee

Tax Map No.: 30-A-110  
19-A-39C

**DEED OF TRUST**

This DEED OF TRUST (as amended or supplemented from time to time, this "Deed of Trust") is made and entered into as of the 20th day of March 2012, by and among **HOTEL STREET CAPITAL, L.L.C.**, a Virginia limited liability company (the "Grantor"), having an address at 31 Garrett Street, Warrenton, Virginia 20186; and **JEFFREY A. SISSON, TRUSTEE**, and **GLORIA J. BOWMAN, TRUSTEE**, each having an address at 10 Courthouse Square, Warrenton, Virginia 20186, either one of whom may act (the "Grantee", hereinafter sometimes individually and collectively called the "Trustee" or "Trustees"); and THE FAUQUIER BANK, a Virginia banking corporation, its successors and assigns and any other person who may at any time be the holder of the Note, as hereinafter defined (the "Bank").

WHEREAS, the Grantor is indebted to the Bank in the principal sum of One Million Nine Hundred Thousand and no/100 Dollars (\$1,900,000.00) (the "Loan"), which indebtedness is evidenced by that certain Commercial Note dated March 20, 2012, in the amount of \$1,900,000.00, (which promissory note, together with any modifications, extensions or renewals thereof or substitutions therefor, is hereinafter called the "Note"), the Loan and interest thereon to be payable at the time or times, in the manner and at the rate or rates stated in the Note, which is incorporated herein by this reference;

WHEREAS, the Grantor wishes and intends by the execution and delivery of this Deed of Trust to secure (a) the prompt payment of the principal, interest and all other sums due on the Note, this Deed of Trust and any other document or agreement evidencing, securing or otherwise relating to the indebtedness evidenced by the Note, including, without limitation, any loan agreement (the "Loan Documents"), (b) the performance of and compliance with all of the terms, covenants, conditions, stipulations and agreements contained in the Note, this Deed of Trust and the other Loan Documents, and (c) certain other indebtedness as hereinafter set forth.

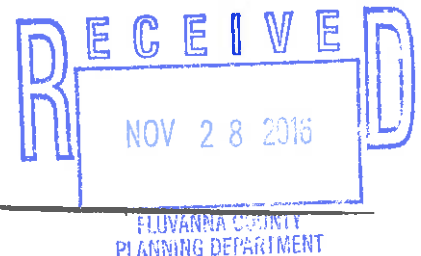
NOW, THEREFORE, the Grantor agrees as follows:

**ARTICLE I**  
**DEFINITIONS**

**Section 1.1. Definitions.** The following terms, as used herein, have the following meanings:

"Condemnation" means any taking of or damage to the Property or any interest therein under the exercise of the power of eminent domain, or any transfer of the Property or any interest therein by sale in lieu of the exercise of such power.

*Ref To:* HOWARD, MORRISON  
ROSS and WHELAN  
31 GARRETT STREET  
WARRENTON, VA 20186



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"Default" means any of the events set forth in Section 5.1 of this Deed of Trust.

"Equipment" means all equipment, machinery, furniture, furnishings, fixtures of every kind (whether affixed to the Property or not) and all other items of tangible personal property now or hereafter owned by the Grantor or in which the Grantor has or acquires any interest, which are placed in or upon and used in connection with the operation, occupancy or enjoyment of the Land or the Improvements, together with any substitutions, replacements or accessions thereto or therefor, any additions thereto and all proceeds of the foregoing.

"Hazardous Materials" means any oil, hazardous materials, hazardous wastes, hazardous substances or toxic substances, as defined in 42 U.S.C. §§9601 et seq., 42 U.S.C. §§6901 et seq., 15 U.S.C. §2601 et seq. and the regulations promulgated thereunder, and all applicable federal, state and local laws, rules and regulations relating to the environment, as any of the same may be amended from time to time.

"Impositions" shall mean all taxes, fees, assessments, levies, utility charges, ground rents, insurance premiums payable on any insurance the Grantor is required to maintain hereunder, amounts required to be paid to obtain or renew Permits and other similar charges (whether or not required by a governmental body) which are assessed, levied or imposed against the Property or the Grantor's interest therein or incurred in the ownership, operation, occupancy, maintenance and use of the Property.

"Improvements" means all buildings, improvements and structures now or hereafter located on the Land and all replacements thereof and additions thereto.

"Income" means all of the rents, benefits, revenues, security deposits, profits and other sums now or hereafter due, or to which Grantor may now be or hereafter become entitled, arising from or issuing out of the Leases, whether or not yet earned by performance.

"Interest Rate" means the rate of interest which is from time to time applicable under the Note.

"Land" means the parcel or parcels of real estate described in Exhibit A attached hereto, together with all easements, rights-of-way and appurtenances belonging thereto, including, without limitation, all reversionary interests therein and all right, title and interest of Grantor in and to the land lying in the bed of every street, road, avenue or alley, opened or proposed, which adjoins such real estate.

"Leases" means all leases, tenant contracts, rental agreements, franchise agreements, license agreements or other occupancy agreements, whether oral or written, now existing or hereafter entered into, for the use or occupancy of all or any part of the Property, together with all modifications or renewals thereof.

"Legal Requirements" means all existing and future laws, codes, ordinances, rules, regulations, orders and decrees of governmental authorities and courts having jurisdiction over the Property or the Grantor and all terms, conditions and requirements of all Permits.





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"Obligations" means (i) the prompt payment of the principal, interest and all other sums due on the Note, this Deed of Trust and the Loan Documents, (ii) the performance of and compliance with all of the terms, covenants, conditions, stipulations and agreements contained in the Note, this Deed of Trust and the Loan Documents, and (iii) the payment of all costs and expenses, including attorneys' fees incurred or paid by the Trustee or by the Bank on account of any litigation at law or in equity which may arise in respect to this Deed of Trust or the Property while this Deed of Trust continues, and of all moneys which may be advanced as herein provided for the protection of the lien and security interest of the Bank in and to the Property, with interest at the Interest Rate on all such costs and sums so advanced from the date of such advance.

"Permits" means all permits, licenses, registrations, certificates, authorizations and approvals now or hereafter issued or required to be issued by any governmental or quasi-governmental authority for the ownership, use or operation of the Property.

"Property" means the Land, the Improvements and the Equipment.

"Security Property" means any and all of the property of the Grantor referred to in Section 2.1.

"UCC" means at any time the Uniform Commercial Code as the same may from time to time be in effect in the Commonwealth of Virginia, provided that, if, by reason of mandatory provisions of law, the validity or perfection of any security interest granted herein is governed by the Uniform Commercial Code as in effect in a jurisdiction other than Virginia then, as to the validity or perfection of such security interest, "UCC" shall mean the Uniform Commercial Code in effect in such other jurisdiction.

**Section 1.2. Interpretation.** For the purpose of construing this Deed of Trust, unless the context indicates otherwise, words in the singular number shall be deemed to include words in the plural number and vice versa, and words in one gender shall be deemed to include words in the other genders. The titles to articles and section headings are for convenience only and neither limit nor amplify the provisions of this Deed of Trust.

## ARTICLE II CONVEYANCE OF SECURITY PROPERTY

**Section 2.1. Grant to Trustees.** In trust to secure the Obligations, the Grantor hereby grants and conveys the Land and the Improvements to the Trustees with General Warranty and English Covenants of Title, subject to such easements, conditions and restrictions of record as may be applicable thereto and approved by the Bank, and further grants and conveys to the Trustees (i) any and all other, further, or additional right, title, or interest in, to or under the Property which may be acquired by the Grantor, including, without limitation, the direct or indirect acquisition of fee simple title to the Land; (ii) the Equipment; (iii) the Income; (iv) the Leases; (v) the Permits; and (vi) the proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, all proceeds payable under any policy of insurance with respect to the damage or destruction of all or any part of the Property and all proceeds from any Condemnation.



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**Section 2.2. Security Agreement.** With respect to the Equipment and the other personal property included in the Security Property, this Deed of Trust shall be a security agreement between the Grantor and the Bank encumbering each and every item of the Equipment and other personal property to secure the Obligations. The Grantor hereby authorizes the Bank to file in the appropriate office in the jurisdictions in which the Property is located, and in such other offices or jurisdictions as the Bank may require, financing or continuation statements meeting the requirements of the UCC to perfect the security interests hereby granted. The remedies for any violation of this security agreement shall be, at the option of the Bank, (i) those hereinafter set forth in this Deed of Trust, (ii) those prescribed by general law, (iii) those contained in the UCC or (iv) any combination of the foregoing, it being the understanding of the parties that upon the occurrence of a Default, the Bank may proceed as to both real and personal property in accordance with the rights and remedies granted herein with respect to real property. All substitutions for, replacements of and additions to the Equipment and other personal property shall immediately be subject to the security interest hereinabove granted, and the Grantor agrees to maintain such property free and clear of liens, encumbrances and security interests of others.

**Section 2.3. Assignment of Leases and Income.** As additional security for the Obligations, the Grantor hereby assigns to the Bank the Grantor's interest in the Leases and the Income. The Grantor agrees to execute and deliver to the Bank such additional instruments, in form and substance satisfactory to the Bank, as may hereafter be requested by the Bank from time to time further to evidence and confirm such assignment. The foregoing assignment constitutes an absolute, present and irrevocable assignment and shall be fully operative in accordance with its terms without any further action by the parties hereto. It is expressly understood, however, that the Grantor may collect the amounts hereby assigned until the occurrence of a Default and until the election of the Bank to exercise or have the Trustees exercise any of the available remedies under this Deed of Trust. Nothing contained in this Section 2.3 shall be deemed to interfere in any way with the ability of the Trustees to sell any of the Security Property at foreclosure under the Deed of Trust or to prevent the Bank or the Trustees from exercising any of the other remedies afforded them under this Deed of Trust.

### ARTICLE III COVENANTS OF GRANTOR

**Section 3.1. Payment and Performance.** The Grantor shall pay all amounts owed and perform all other obligations secured by any other lien now or hereafter placed on the Property.

**Section 3.2. Maintenance of the Property.** The Grantor shall keep the Property in good condition and repair and shall not (i) commit or permit waste to be committed thereon, (ii) make or allow any alterations or additions thereto without the prior written consent of the Bank or (iii) do or suffer to be done any act which will or may decrease the value of the Property.

**Section 3.3. Use of Property; Compliance with Legal Requirements.** The Grantor shall cause the Property to be used and operated in the same manner as it is presently being used and operated, and shall comply with all Legal Requirements, whether now existing or later enacted, whether foreseen or unforeseen, and whether involving any change in governmental policy or requiring structural or other changes to the Property, irrespective of the cost of making the same. Without the prior consent of the Bank, the Grantor shall not (i) initiate, support or acquiesce in (A) any zoning reclassification of the



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Property, including, without limitation, a rezoning to a less intensive use than is currently permitted or (B) the issuance of a variance or conditional or special use permit for the Property, (ii) impose or consent to any restrictive covenant upon the Property, (iii) file or consent to the filing of any subdivision plat affecting the Property or (iv) consent to the annexation of the Property by any municipality. The Grantor shall promptly notify the Bank of any proposed zoning reclassification, variance, conditional or special use permit, restrictive covenant, subdivision or annexation affecting the Property.

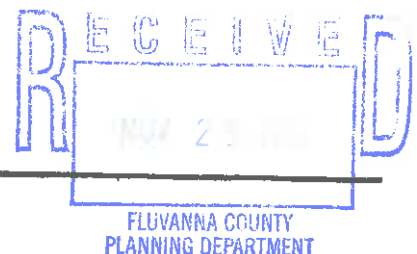
**Section 3.4. Restrictive Covenants.** The Grantor shall at all times comply with its obligations under all recorded restrictions, conditions, easements and covenants ("Restrictive Covenants") encumbering the Property and shall duly enforce its rights under all Restrictive Covenants encumbering other property for the benefit of the Land and/or the Improvements. If the Grantor receives any notice (whether oral or written) that any Restrictive Covenant has been violated, the Grantor shall promptly notify the Bank and take such steps as the Bank may require to correct such violation.

**Section 3.5. Management of Property.** The Grantor shall not enter into a management agreement or otherwise permit any other party to manage the leasing and/or operation of the Property without the Bank's prior consent. If the Bank approves a management agreement or arrangement, the Grantor shall, at the Bank's request, assign its interest thereunder to the Bank as additional security for the Obligations.

**Section 3.6. Impositions.** The Grantor shall pay when due all Impositions. However, after giving the Bank ten days' notice of its intention to do so, the Grantor may, in good faith, at its own expense and in its own name, contest any Imposition other than an insurance premium. In the event of such a contest, the Grantor may permit the Imposition being contested to remain unpaid during the period of the contest and any subsequent appeal unless, in the reasonable opinion of the Bank, such action may impair the lien of this Deed of Trust or any security interest granted to the Bank by any of the Loan Documents, in which event the Grantor shall satisfy such Imposition promptly or the payment thereof shall be secured by posting with the Bank a bond with surety or a letter of credit, either of which must be issued by an institution approved by and in a form and amount approved by the Bank. Upon request, the Grantor shall furnish the Bank proof of payment of all Impositions.

**Section 3.7. Insurance.** The Grantor shall maintain at its expense and for the benefit of the Bank, such insurance policies with respect to the Property as the Bank may reasonably require, with such insurance companies and in such amounts as shall, at all times, be satisfactory to Bank, and with loss payable to the Bank, including, without limitation (i) insurance against all risks of physical loss and damage to the Improvements and the Equipment in the amount of the full replacement cost thereof without deduction for depreciation, (ii) insurance against liability for bodily injury (and death resulting therefrom), and (iii) insurance against liability for damage to property. Each policy shall provide that it may not be canceled, modified or allowed to lapse without at least 30 days' prior written notice to the Bank. The Grantor shall deliver to the Bank originals or certified copies of all policies of insurance it is required to maintain.

**Section 3.8. Insurance and Tax Escrow.** If required by the Bank, the Grantor shall pay the Bank monthly, together with and in addition to the payments of principal of and interest on the Note and any sums due under any of the other Loan Documents, an amount determined by the Bank to be necessary



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to enable the Bank to pay each Imposition one month before it becomes due. If the total payments made to the Bank pursuant to the preceding sentence are less than the amount required to pay any Imposition one month before it becomes due, the Grantor shall pay the Bank, on demand, the amount necessary to make up such deficiency. If there is an excess of such payments, the excess will reduce subsequent payments required under this Section 3.8. The Bank shall not be required to pay interest on any sums held pursuant to this Section 3.8. If a Default has occurred, the Bank may at its option apply any amounts received pursuant to this Section 3.8 to the payment of the Obligations in such order as the Bank may elect.

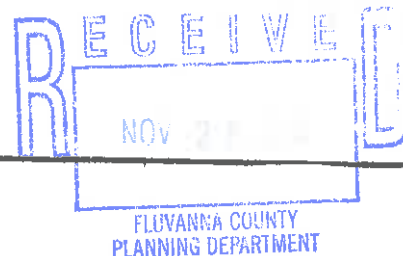
**Section 3.9. Sale or Encumbrance of the Property.** The Grantor shall not, without the prior written consent of the Bank, (i) lease, sell or transfer the Property or any portion thereof or any interest therein; (ii) encumber or pledge the Property or any interest therein, in whole or in part, (iii) grant a lien or security interest in the Property or any portion thereof or (iv) permit any mechanic's, materialman's, laborer's, statutory or other lien (whether or not junior to the liens created by this Deed of Trust) to be created, filed of record or remain outstanding upon all or any part of the Property. For purposes of this Section 3.9, any change, or any transaction which results or could result in any change, in the Control of the Grantor shall be deemed a transfer of the Property. As used in this Section 3.9, the term "Control" means (a) ownership, control, or power to vote 20% or more of any class of voting securities of the Grantor, directly or indirectly or acting through one or more other persons; (b) control in any manner over the election or appointment of a majority of the directors, trustees, managers or general partners (or individuals exercising similar functions) of the Grantor; (c) the direct or indirect power to exercise a controlling influence over the management or policies of the Grantor, whether through the ownership of voting securities, by contract, or otherwise; or (d) conditioning in any manner the transfer of 20% or more of any class of voting securities of the Grantor upon the transfer of 20% or more of any class of voting securities of another person. Solely for the purpose of complying with the provisions of section 6.1-330.88 of the 1950 Code of Virginia, as such section may be amended, and without modifying or limiting the foregoing, the Grantor is advised of the following:

**NOTICE - THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY CONVEYED.**

If the Property is comprised of one-to-four-family residential dwelling units, this Deed of Trust does not prohibit an encumbrance on the Property subordinate to this Deed of Trust.

**Section 3.10. Payment of Filing Fees and Taxes.** The Grantor will pay all fees, taxes and expenses incident to the execution, acknowledgment, recording and filing of any of the Loan Documents or any amendment or supplement hereto, any financing statement, continuation statement or security agreement with respect to the Equipment and any instrument of further assurance relating to its compliance with the terms, conditions and covenants contained in any of the Loan Documents.

**Section 3.11. Right of Inspection.** The Bank and the Trustees shall have the right to enter upon and inspect the Property at such reasonable time or times as they may desire, either in person or through their duly authorized agents or representatives.



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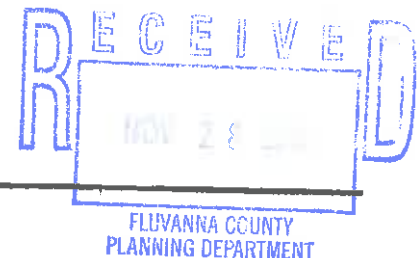
**Section 3.12. Taxation of Deed of Trust.** In the event of the enactment after the date of this Deed of Trust of any Legal Requirement changing in any way the laws for the taxation of deeds of trust or debts secured thereby, or the manner of the collection of any such taxes, so as to adversely affect the Bank, the Grantor shall, upon 30 days' prior written request from the Bank assume and agree, in writing, to pay any additional amount which the Bank would otherwise be required to pay because of such change, and thereafter such amount shall be deemed an Imposition.

**Section 3.13. Environmental Compliance.**

(a) **Maintenance of the Property.** The Grantor shall maintain the Property at all times so that (i) there are no Hazardous Materials at the Property except those listed on an inventory furnished to and approved by the Bank, which shall be kept current at least annually and shall identify the type, quantity and location of each such Hazardous Material; (ii) there is no release or discharge to the environment or threat of such discharge or release of any Hazardous Materials; (iii) the Property shall not be subject to any Legal Requirement or subject to liability to any person because of the presence of (A) stored, leaked or spilled petroleum products, (B) underground storage tanks or (C) an accumulation of rubbish, debris or other solid waste, or because of the presence, release, threat of release, discharge, storage, treatment, generation or disposal of any Hazardous Materials, including but not limited to asbestos and items or equipment containing polychlorinated biphenyls (PCBs) in excess of 50 parts per million; and (iv) no condition exists which is or may be characterized by any governmental authority as an actual or potential danger to the environment or public health.

(b) **Notices of Violations, Etc.** The Grantor shall provide to the Bank, within five days after the Grantor's receipt thereof, copies of all notices from governmental authorities alleging any threat to the environment or violation of any environmental Legal Requirement or requesting information regarding the Property's compliance with the same or regarding environmental conditions of the Property or the Grantor's practices with respect to such conditions. The Grantor also shall promptly notify the Bank of any Default which exists with respect to the Grantor's obligations under Section 3.13(a). If any such Default exists or if the Bank has reason to believe that such a Default exists, the Bank shall have the right at any time thereafter to conduct an environmental audit and site inspection of the Property, and the Grantor shall cooperate with the Bank in conducting such audit and inspection. In addition, the Bank may undertake any voluntary remediation in response to the action or threat of action by any third party including a governmental authority with respect to the matters specified in Section 3.13(a). Any costs incurred by the Bank in conducting such audit and inspection or in such remediation efforts and interest thereon at the Interest Rate shall be payable on demand and shall be secured by this Deed of Trust.

**Section 3.14. Payment of Costs.** In addition to such other amounts as it has agreed to pay pursuant to the provisions of this Deed of Trust, the Grantor shall pay all expenses, including attorneys' fees, incurred by the Bank or the Trustees in (i) the collection of any sum, the payment of which is secured hereby, (ii) preserving the Security Property or disposing of all or any part of the same, whether by foreclosure or otherwise, (iii) participating in any litigation or administrative proceeding involving the Property or the Loan Documents, whether as a plaintiff or a defendant, (iv) conducting any additional title examinations requested by the Trustees or the Bank, or (v) obtaining any appraisal of the Property the Bank may request from time to time. All of such expenses and fees and interest thereon at the Interest Rate shall be payable on demand and shall be secured by this Deed of Trust.





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**Section 3.15. Further Assurances.** The Grantor shall, at its expense, perform such further acts and execute, acknowledge and deliver all such documents as the Bank shall, from time to time, reasonably require to assure the Bank that the Grantor is complying with all of the Obligations to be performed by it and that the liens and security interests granted by this Deed of Trust are perfected and preserved.

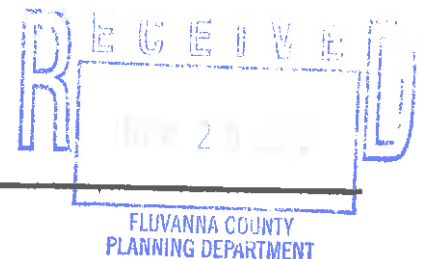
**Section 3.16. Notice of Foreclosure.** The Grantor shall promptly notify the Bank of the institution of any foreclosure sale of the Property or any other proceeding to enforce any lien on the Property.

**Section 3.17. Loan to Value.** If at any time (i) the applicable laws or regulations governing the Bank require a re-appraisal of the Property or (ii) it appears to the Bank that the Market Value of the Property is such that the Bank deems itself insecure, then the Bank may, at the Grantor's expense, obtain a current appraisal of the Property. If the appraisal indicates a Market Value of the Property such that the principal amount of the Loan, plus the principal amount of all other extensions of credit secured by the Property, exceeds 65.0% of the combined Market Value (as hereinafter defined) of the Property, and any other property then securing the Loan (the "Loan-to-Value Ratio"), then the Grantor will, within 30 days after the request by the Bank, either pay down the Loan with its own funds or provide additional collateral acceptable to the Bank such that the Loan-to-Value Ratio will not be exceeded. If the Grantor provides additional collateral, the Grantor will execute and deliver such documents as the Bank requires to pledge the same as security for the Loan and will furnish such other information and documentation as the Bank may require in connection therewith, all at the Grantor's cost. As used herein, "Market Value" will have the meaning provided in the applicable statutes and regulations of the Commonwealth of Virginia and the Federal Deposit Insurance Corporation relating to appraisals for real estate loans made by Virginia banking corporations which are not members of the Federal Reserve System, as such statutes and regulations may be amended from time to time.

#### ARTICLE IV DAMAGE, DESTRUCTION AND CONDEMNATION

**Section 4.1. Notice.** In the case of (i) any damage to or destruction of all or any part of the Property, (ii) a Condemnation of all or any part of the Property, (iii) the loss of all or any part of the Property because of failure of title or (iv) the commencement of any proceeding or negotiation which might result in such a Condemnation or loss, the Grantor shall promptly give notice thereof to the Bank describing generally the nature and extent of such damage, destruction, Condemnation, loss, proceeding or negotiation.

**Section 4.2. Restoration of the Property.** If all or any part of the Property is destroyed or damaged and the Bank permits the available proceeds of insurance to be applied to such repair or restoration, the Grantor shall promptly repair or restore the Property to its condition immediately before such damage or destruction, with such alterations and additions as the Bank may approve.



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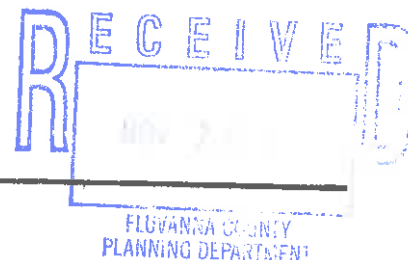
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**Section 4.3. Application of Insurance Proceeds.** If all or any part of the Property is destroyed or damaged, the Bank may, after deducting the reasonable expenses incurred in the collection and administration of the proceeds of any insurance paid because of such damage or destruction (including attorneys' fees), at its option (i) apply the remainder of such proceeds to the payment of such of the Obligations as then may be due in such order as the Bank may determine, (ii) hold the remainder of such proceeds as additional collateral for the Obligations or (iii) make the remainder of such proceeds available to the Grantor for the purpose of repairing or restoring the Property as required by Section 4.2 of this Deed of Trust subject to such terms and conditions as the Bank would customarily impose with respect to the disbursement of the proceeds of a real estate construction loan. If the insurance proceeds are applied to the cost of repairing or restoring the Property, any balance of such proceeds remaining after the completion of the repair or restoration work may, at the Bank's option, (i) be applied to the payment of such of the Obligations as may be then due in such order as the Bank may determine, (ii) be held by the Bank as additional Collateral for the Obligations and/or (iii) be released to the Grantor or to whomsoever may be lawfully entitled to receive the same.

**Section 4.4. Condemnation.** If all or any substantial portion of the Property shall be damaged, taken or transferred through Condemnation, then the entire amount of all compensation and other amounts payable as a result of such Condemnation shall, at the Bank's option, (i) be applied to the payment of such of the Obligations as may be then due in such order as the Bank may determine and/or (ii) be held by the Bank as additional collateral for the Obligations. The term "substantial portion of the Property" as used in this Section 4.4 shall mean so much of the Property as shall have, in the Bank's opinion, a material effect on the ability of the Grantor, as applicable, to use and operate the Property in the same manner as it is currently being used and operated, to make required payments of principal and interest on the Note or otherwise to pay and perform the Obligations. No settlement respecting any Condemnation shall be effected without the consent of the Bank. The Bank and the Trustees are each hereby authorized, at their option, to commence, appear in and prosecute, in their own names or in the name of the Grantor, any action or proceeding relating to any Condemnation, and to settle or compromise any claim in connection therewith. If less than a substantial portion of the Property is damaged, taken or transferred in a Condemnation, then the Bank, after deducting from the Condemnation proceeds all of its expenses incurred in the collection and administration of such sums, including attorneys' fees, may (i) apply the remainder of such proceeds to the payment of such of the Obligations as may then be due in such order as the Bank may determine, (ii) hold the remainder of such proceeds as additional collateral for the Obligations or (iii) require the Grantor to repair, restore or replace the Property or the affected portion thereof as nearly as practical to its condition immediately prior to the Condemnation, and in such event any proceeds of the Condemnation shall be applied to the costs of such repair, restoration or replacement on the same terms and conditions as are specified in Section 4.3 of this Deed of Trust regarding the application of insurance proceeds.

#### ARTICLE V DEFAULT; REMEDIES

**Section 5.1. Default.** Each of the following shall constitute a "Default" under this Deed of Trust:



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(i) the failure to pay when due any principal of or interest on the Note, or to pay any other sum secured by this Deed of Trust, or any other sum due and payable under any of the Loan Documents;

(ii) the failure to maintain at all times the insurance required by Section 3.7 of this Deed of Trust, the failure to comply with the provisions of Section 3.9 of this Deed of Trust or the failure of the Grantor to notify the Bank of any default with respect to the Grantor's obligations under Section 3.13(a) of this Deed of Trust;

(iii) the occurrence of any default in the performance or observance of, or under the terms of, any other warranty, covenant, condition or provision contained in the Note, this Deed of Trust or any of the other Loan Documents;

(iv) the occurrence of any default under any of the documents evidencing any indebtedness secured by a lien against the Property or any part thereof which is subordinate or prior to the lien of this Deed of Trust;

(v) the death, incompetence, merger, consolidation, reorganization, dissolution, or termination of existence of the Grantor; or the pledge, lease or other disposition of all or substantially all of the assets of the Grantor;

(vi) the inability of the Grantor to pay its debts as they mature, the insolvency of the Grantor, the filing of a petition by or against the Grantor under the provisions of any bankruptcy, reorganization, arrangement, insolvency, liquidation or similar law for relief of debtors, the appointment or application for appointment of any receiver for the Grantor or the property of the Grantor, the issuance or service of any attachment, levy, garnishment, tax lien or similar process against the Grantor or the property of the Grantor, the entry of a judgment against the Grantor, or an assignment for the benefit of creditors by the Grantor; or

(vii) the determination by the Bank that (A) there has occurred an adverse change in the financial condition of the Grantor, (B) the value of the Property has been impaired, or (C) there has occurred or developed an event or condition which impairs the prospect of payment or performance of any of the Obligations.

**Section 5.2. Acceleration of Note.** Upon the occurrence of a Default, the entire unpaid principal amount of the Note, all accrued but unpaid interest thereon, if any, and all other sums now or hereafter secured by this Deed of Trust shall, at the option of the Bank, immediately become due and payable.

**Section 5.3. Surrender of Possession.** Upon the occurrence of a Default the Grantor shall, upon demand of the Bank, promptly surrender to the Bank or the Trustees, or their employees or agents, the actual possession of the Property (the term "Property" as hereinafter used in this Article V shall mean all of the Property or any part thereof, as the Bank shall select), and the Bank or the Trustees, or their employees or agents may enter and take possession of the Property, without the appointment of a receiver





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or filing an application therefor, and may exclude the Grantor and its employees and agents wholly therefrom. If the Grantor shall fail, upon demand, to surrender the Property, the Bank or the Trustees may obtain a judgment or decree requiring the Grantor to surrender immediate possession of the same.

**Section 5.4. Right to Manage Property.**

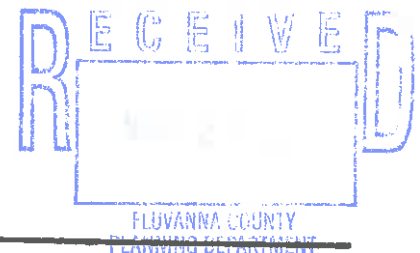
(a) **Right to Manage, Etc.** Upon any entering or taking possession of the Property pursuant to Section 5.3 of this Deed of Trust, the Bank or the Trustees may use, manage, operate and control the Property and, in so doing, shall have access to the books, papers and accounts of the Grantor relating to the Property and may collect all of the Income from the Property. In addition, the Bank or the Trustees may (i) complete any construction then in process on the Property; (ii) maintain and restore the Property and make such repairs, additions and improvements thereto and thereon, and purchase or otherwise acquire such additional fixtures, equipment and other property as they may deem necessary to facilitate the operation of the business of the Property; (iii) contest or compromise any claim or encumbrance against the Property (including, without limitation, any lien prior or subordinate to the lien of this Deed of Trust); (iv) employ such counsel, accountants, contractors and other persons as any of them shall deem necessary to assist it; (v) insure or keep the Property insured; (vi) perform all acts required of the Grantor with respect to the Property, including acts required of it under any Lease; and (vii) exercise all of the rights and powers which the Grantor possessed with respect to the Property to the same extent as the Grantor could have exercised the same. Any amounts collected from the Property shall, after deducting therefrom sums expended pursuant to the provisions of this Section 5.4(a), be, at the option of the Bank, (i) applied to the payment of such of the Obligations as may be then due in such order as the Bank may determine or (ii) held by the Bank as additional collateral for the Obligations.

(b) **Appointment of Attorney-in-Fact.** For the purpose of carrying out the provisions of Section 5.4(a) of this Deed of Trust, the Grantor hereby irrevocably appoints the Bank and the Trustees, any one of whom may act, the true and lawful attorneys-in-fact for the Grantor and authorizes them, or any one of them, to perform any act described in Section 5.4(a) and any and all actions necessary and incidental thereto. This power of attorney is a power coupled with an interest which cannot be revoked.

**Section 5.5. Appointment of Receiver.** Upon the occurrence of a Default, the Bank, upon application to a court of competent jurisdiction, shall be entitled as a matter of right and without notice, to the appointment of a receiver to take possession of and to operate the Property and to collect all amounts assigned hereunder. The receiver shall have all of the rights and powers permitted under the laws of Virginia.

**Section 5.6. Environmental Audit.** Upon the occurrence of a Default, the Bank may undertake or direct to be undertaken a full or partial environmental audit and site inspection of the Property, taking all reasonable measures to determine the condition of the Property and the Grantor's compliance with applicable environmental Legal Requirements and the Grantor shall cooperate fully with such audit and inspection.

**Section 5.7. Right to Cure Defaults.** If any Default occurs hereunder or under any of the Loan Documents, the Bank or the Trustees, without prior notice to or demand upon the Grantor and without waiving or releasing such Default (in addition to any other rights and remedies they may have),



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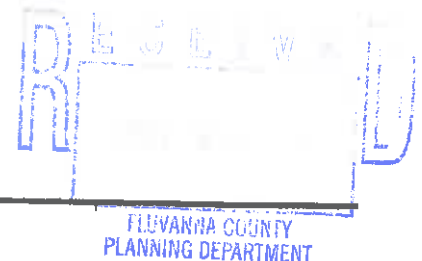
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may, but shall be under no obligation to, make any payment or take such action as may be necessary to cure the Default. If the Bank makes any payment or takes any action to satisfy the requirements of any instrument imposing a lien on the Property which is prior to the lien of this Deed of Trust, the Bank shall be subrogated to the rights of the holder of such prior lien.

**Section 5.8. Foreclosure.** Upon the occurrence of a Default, the Bank, at its option, may effect the foreclosure of this Deed of Trust by directing the Trustees to sell all of the Property, any one or more parcels of the Property (if more than one) or any portion or portions thereof, as the Bank may select, at public auction at such time and place and upon such terms and conditions as may be required or permitted by applicable law, after having first advertised the time, place and terms of sale not less than once a week for two successive weeks (the last day of which may be the day of sale) in a newspaper having general circulation in the city or county in which the Property lies. In the event of any such sale, the Bank may bid for and purchase the Property (or such portion thereof as may be offered for sale) and shall be entitled to apply all or any part of the amount secured by this Deed of Trust as a credit to the purchase price. At any foreclosure sale, such portion of the Property as is offered for sale may, at the Bank's option, be offered for sale for one total price, and the proceeds of such sale accounted for in one account without distinction between the items of security or without assigning to them any proportion of such proceeds, the Grantor hereby waiving the application of any doctrine of marshalling. If less than all of the Property is sold at foreclosure and any of the Obligations remain outstanding after the sale proceeds are applied thereto, this Deed of Trust shall continue as a lien on the Property remaining unsold, and the Bank may at any time thereafter direct the Trustees to sell the same as provided above.

**Section 5.9. No Reinstatement.** If a Default shall have occurred and the Bank or the Trustees shall have commenced to exercise any of the remedies permitted hereunder, then a tender of payment by the Grantor or by anyone on behalf of the Grantor of the amount necessary to satisfy all sums due hereunder, or the acceptance by the Bank of any such payment so tendered, shall not, without the prior consent of the Bank, constitute a reinstatement of the Note or this Deed of Trust.

**Section 5.10. Indemnification by Grantor.** The Grantor shall indemnify and save harmless the Bank and the Trustees from and against all liabilities, claims, damages, penalties, fines, losses, costs and expenses (including, without limitation, attorneys' fees) arising from (i) any personal injury or damage to property occurring on or about the Property, (ii) the breach by the Grantor of any of its obligations under this Deed of Trust (including, without limitation, the Grantor's covenants in Section 3.13 of this Deed of Trust) and (iii) the exercise and performance by the Bank or the Trustees of their powers and duties under this Deed of Trust and the other Loan Documents and, in the case of the Trustees, as a result of their serving in such capacity hereunder; provided, however, that the Grantor shall not be required to indemnify the Bank or the Trustees against acts which are the result of their respective willful misconduct or gross negligence. If any action, suit or proceeding is brought against the Bank or the Trustees for which the Grantor is required to provide indemnification under this Section 5.10, the Grantor, upon request and at its expense, shall defend such action, suit or proceeding, or cause the same to be defended by counsel designated by the Grantor and approved by the Bank. Such approval shall not be withheld unreasonably and shall not be required in the case of defense by counsel designated by any insurance company undertaking such defense pursuant to any applicable policy of insurance. The obligations of the Grantor under this Section 5.10 shall survive payment of the Note and acquisition by the Bank of the Property or any portion thereof at foreclosure or by deed in lieu of foreclosure.



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**Section 5.11. Remedies Cumulative.** No right, power or remedy conferred upon or reserved to the Bank or the Trustees by this Deed of Trust is intended to be exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the other Loan Documents or now or hereafter existing at law or in equity.

**Section 5.12. Waiver Relating to Remedies.** The Grantor (i) hereby waives, to the full extent provided by law, any requirement that the Bank or the Trustees present evidence or otherwise proceed before any court, clerk or other judicial or quasi-judicial body before exercising the power of sale contained in this Deed of Trust and (ii) agrees that upon the occurrence of a Default, neither the Grantor nor anyone claiming through or under the Grantor will seek to take advantage of any moratorium, reinstatement, forbearance, appraisal, valuation, stay, extension, homestead exemption or redemption law now or hereafter in force, in order to prevent or hinder the enforcement of the provisions of this Deed of Trust and hereby waives to the full extent that it may lawfully so do, the benefit of all such laws.

**Section 5.13. Costs Incurred by Bank and Trustees.** Any and all costs and fees (including attorneys' fees) incurred by the Bank or the Trustees in exercising their rights and remedies under this Article V, together with interest thereon at the Interest Rate, shall be payable by the Grantor on demand and shall be secured by this Deed of Trust.

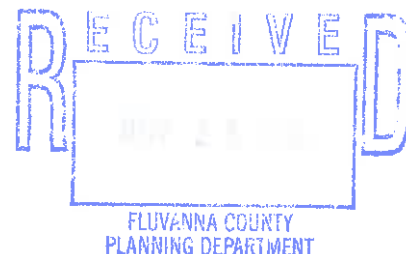
**Section 5.14. Waiver of Jury Trial.** THE GRANTOR IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY SUIT, ACTION, PROCEEDING, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS DEED OF TRUST, WHETHER SUCH SUIT, ACTION, PROCEEDING, OR COUNTERCLAIM IS INSTITUTED BY THE BANK, THE GRANTOR, THE TRUSTEES OR ANY OTHER PARTY.

## ARTICLE VI THE TRUSTEES

**Section 6.1. Any Trustee May Act; Substitution Permitted.** The powers of the Trustees may be exercised by either Trustee or by any successor Trustee with the same effect as if exercised jointly by both of them. The Grantor hereby grants to the Bank, in its sole discretion, the right and power to appoint a substitute trustee or trustees for any reason whatsoever. Such substitution shall be made by an instrument duly executed and acknowledged and recorded where this Deed of Trust is recorded.

**Section 6.2. Compensation and Expenses.** The Grantor shall pay the Trustees just compensation for any and all services performed and all their expenses, charges, counsel fees and other obligations incurred in the administration and execution of the trusts hereby created and the performance of their duties and powers hereunder, which compensation, expenses, fees and disbursements shall constitute a part of the Obligations secured hereby.

**Section 6.3. Performance of Duties; Liability.** The Trustees shall perform and fulfill faithfully their obligations hereunder, but they shall be under no duty to act until they receive notice of the occurrence of a Default from the Bank and arrangements have been made which are satisfactory to them



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for the indemnification to which they are entitled, the payment of their compensation and the reimbursement of any expenses they may incur in the performance of their duties. They shall have no liability for their acts except willful misconduct or gross negligence.

#### ARTICLE VII MISCELLANEOUS

**Section 7.1. Successors and Assigns.** This Deed of Trust shall inure to the benefit of and be binding on the parties hereto and their respective heirs, personal representatives, successors and assigns.

**Section 7.2. Severability.** If any provision of this Deed of Trust, or the application thereof in any circumstance, is deemed to be unenforceable, the remainder shall not be affected thereby and shall remain enforceable.

**Section 7.3. Applicable Law.** This Deed of Trust shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

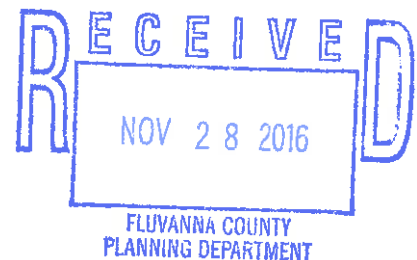
**Section 7.4. Notices.** Any notice or demand required or permitted under this Deed of Trust shall be deemed given when actually received by the addressee, or deposited in the United States mail, postage prepaid, by registered or certified mail, addressed to the respective party at the address first set forth above (or addressed in such manner as the party being notified shall have requested by such written notice to the other parties).

**Section 7.5. Approvals and Consents.** All approvals and consents required or permitted by this Deed of Trust shall be in writing, shall be signed by the party from whom the consent or approval is sought and, unless otherwise provided herein, may be withheld by such party in its sole discretion.

**Section 7.6. Amendments.** This Deed of Trust may only be amended, supplemented or terminated in writing, signed by all of the parties hereto.

**Section 7.7. No Partnership.** Nothing in this Deed of Trust shall be construed as making any party a partner or joint venturer with any other party.

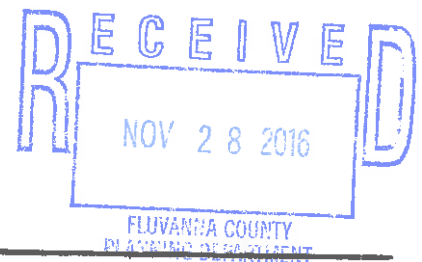
**Section 7.8. Renewal or Extension, Etc.** The Grantor agrees that the rights of the Bank and the obligations of the Grantor hereunder are absolute and unconditional, and without in any way affecting such rights and obligations, and without notice to or further consent of the Grantor (a) advances may be made from time to time under the Note, (b) the Obligations, or any part thereof, may be renewed or extended beyond maturity, the interest rate may be adjusted, and the terms of the Obligations may otherwise be modified, as often as may be desired, (c) the Bank may release or discharge any party who is or may become liable for the Obligations, (d) the Bank may release or discharge any collateral which is or may become security for the Obligations and (e) the Bank may do, or fail to do, any other act which might, but for the provisions of this Section, constitute a legal or equitable discharge of the Grantor's obligations hereunder. The Grantor further waives any right it may have to require the Bank to proceed against any other party liable for the Obligations or any other collateral securing the Obligations before exercising any remedies herein granted to the Bank.



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**Section 7.9. Failure to Exercise Rights.** No delay or failure to act by the Bank or the Trustees, however long continued, with respect to any right, power or remedy available to them shall be construed as a waiver of any such right, power or remedy or of any Default. No waiver of any right, power or remedy or of a Default shall be effective unless such waiver is in writing and signed by the Bank, and any such waiver shall be effective only in the specific instance and for the specific purpose for which it is given.



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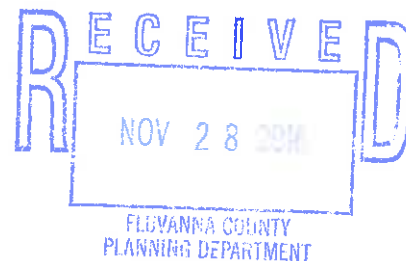
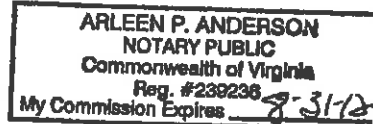
WITNESS the following signature and seal.

HOTEL STREET CAPITAL, L.L.C. [SEAL]

By: Grayson Love & Company, L.L.C.,  
its Managing MemberBy: Thomas James Ross II  
Managing MemberSTATE OF VA  
CITY/COUNTY OF Fauquier, to wit:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March 2012, by Thomas James Ross II, as Managing Member of Grayson Love & Company, L.L.C., a Virginia limited liability company and Managing Member of Hotel Street Capital, L.L.C., a Virginia limited liability company, on behalf of the company.

  
 Notary Public

 My Commission expires: \_\_\_\_\_  
 Notary Registration Number: \_\_\_\_\_




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**PARCEL 1:**

AND

**PARCEL2:**

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 10.000 acres, more or less, by survey, and identified as Lot B and shown by metes and bounds on plat of survey by Lum's Land Surveys, Inc., dated December 15, 2006, revised February 1, 2007, revised March 6, 2007, revised October 9, 2007, and revised November 29, 2007, and recorded in the Clerk's Office of the Circuit Court of said county in Deed Book 764, page 784, together with a perpetual non-exclusive easement of right of way, fifty feet in width providing ingress and egress for Grantor, its licensees, permittees and invitees, to and from the above-identified 10.00 acres, ~~known as the~~ <sup>known as the</sup> ~~private road, known as the~~ <sup>private road, known as the</sup> ~~Friendship Road~~ <sup>Friendship Road</sup>, centered on the centerline of the private road, known as the Friendship Way, as shown on the above-identified plat of survey.

BOUSON E. PETERSON, CLERK  
RECORDED BY: TLE

RECORDED BY: TLL

PLANNING DEPARTMENT

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Prepared by/Return to:  
Williams Mullen, PC  
8300 Greensboro Drive, Suite 1100  
McLean, Virginia 22102  
Attn.: Edmund D. Harlee

Tax Map No.: 30-A-110  
19-A-396

### ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES (as amended or supplemented from time to time, this "Assignment of Leases") is made as of March 20, 2012, between HOTEL STREET CAPITAL, L.L.C. (the "Borrower") and THE FAUQUIER BANK, its successors and assigns (the "Lender").

The Lender has loaned to the Borrower the amount of \$1,900,000.00. The loan is secured by a deed of trust (as amended or supplemented from time to time, the "Deed of Trust"), on the real estate described in Exhibit A attached hereto, among the Borrower, Jeffrey A. Sisson, Trustee, Gloria J. Bowman, Trustee, and the Lender. As additional security for the loan and the other obligations described hereinafter, the Lender has required that the Borrower execute this Assignment of Leases.

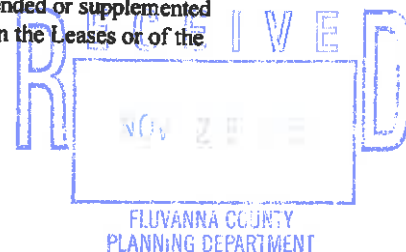
NOW, THEREFORE, the Borrower agrees as follows:

1. **Definitions.** Terms used in this Assignment of Leases which are defined in the Deed of Trust shall, for the purpose of this Assignment of Leases, have the meanings set forth in the Deed of Trust, unless the context indicates otherwise. Any conflicts between the terms of this Assignment of Leases and the Deed of Trust shall be resolved in favor of this Assignment of Leases. For the purpose of construing this Assignment of Leases, unless the context indicates otherwise, words in the singular number shall be deemed to include words in the plural number, and vice versa, and words in one gender shall be deemed to include words in the other genders. The section headings are for convenience only and neither limit nor amplify the provisions of this Assignment of Leases.

2. **Assignment.** As additional security for the Obligations, the Borrower hereby assigns to the Lender the Borrower's interest in the Leases and the Income. The Borrower agrees to execute and deliver to the Lender such additional instruments, in form and substance satisfactory to the Lender, as may hereafter be requested by the Lender from time to time to further evidence and confirm such assignment. The assignment made in this Section 2 constitutes an absolute, present and irrevocable assignment and shall be fully operative in accordance with its terms without any further action by the parties hereto. It is expressly understood, however, that the Borrower shall have a license to collect the amounts hereby assigned until the occurrence of a Default under the Deed of Trust and until the election of the Lender to exercise or have the Trustees exercise any of the available remedies hereunder or under any of the other Loan Documents.

3. **Representations of Borrower.** The Borrower represents that (a) its interest as lessor under the Leases is free and clear of all liens and it has the power and authority to execute and deliver this Assignment of Leases, (b) the copies of the Leases heretofore submitted to the Lender for its approval are true, correct and complete copies of the Leases and such Leases have not been amended or supplemented and are in full force and effect, (c) no other assignment of the Borrower's interest in the Leases or of the

Key To: HOWARD, MORRISON  
ROSS and WHELAN  
31 GARRETT STREET  
WARRENTON, VA 20186





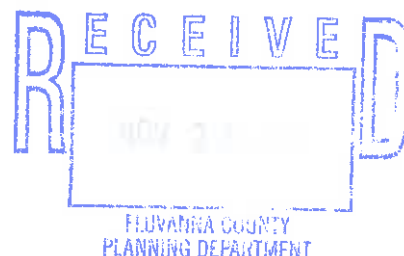
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Borrower's right to receive the Income due thereunder has been made and (d) there are no defaults under the Leases.

4. Covenants of Borrower. The Borrower hereby covenants that:

- (a) Further Assignments, Amendments, etc. Without the prior written consent of the Lender, which may be withheld in the Lender's sole discretion, the Borrower shall not (i) make any further assignment of the Leases or the Income or any part thereof; (ii) accept or permit any prepayment of rent or other amount due under a Lease (except for security deposits) more than one month in advance of the date when due; or (iii) (A) amend, supplement, renew or terminate, or permit the amendment, supplementation, renewal, or termination of, any of the Leases, (B) release or consent to the release of any party liable or potentially liable under a Lease or (C) consent to the assignment or sublease by any of the tenants under any of the Leases (each, a "Tenant"). The Borrower hereby authorizes the Lender to give written notice of this Assignment of Leases to any Tenant.
- (b) Performance of Obligations. The Borrower shall faithfully meet its obligations under all of the terms of each of the Leases and shall at all times do all things necessary to compel performance by each other party to the Leases of all of the obligations required of it.
- (c) Payment of Expenses. The Borrower shall pay to the Lender upon demand all expenses, including attorneys' fees, incurred pursuant to authority granted to the Lender in this Assignment of Leases.
- (d) Approval of Leases; Forms. The Borrower shall not enter into any Lease without the Lender's prior approval as to each Tenant and as to form and substance of each Lease; provided, however, that the Borrower may use a standard form of lease approved by the Lender without thereafter obtaining the approval of the Lender as to such form so long as the Lender has approved (i) each Tenant, (ii) the specific lease terms not set forth in the standard form and (iii) any amendment or supplement to such form.
- (e) Subordination of Leases. Unless otherwise permitted by the Lender, each of the Leases shall be, and by its terms shall expressly provide that it is, subject and subordinate to the lien of the Deed of Trust, including the provisions thereof relating to the application of proceeds of insurance and condemnation, but so long as the Lender has previously approved the Lease and the Tenant thereunder is not in default, the Lender agrees that it will not terminate such Lease upon or after a foreclosure of the Deed of Trust except in accordance with the terms of the Lease. At the Lender's request, each Tenant and the Borrower shall execute a subordination, nondisturbance and attornment agreement in form and substance satisfactory to the Lender.
- (f) Notice of Default. The Borrower shall notify the Lender promptly of any default of which the Borrower has knowledge on the part of any party to any of the Leases in the performance of such party's obligations thereunder.



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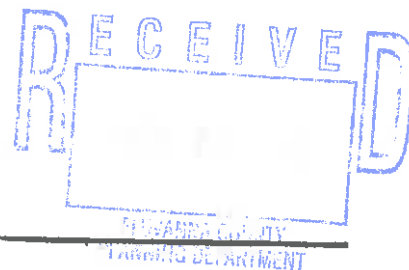
5. **Lender's Rights and Remedies.** Upon the occurrence of a Default under the Deed of Trust:

(a) **Right to Collect; Application of Sums Collected.** The Lender shall be entitled, upon notice to the Borrower, to collect and retain the Income, whether or not the Lender takes possession of the Property (the term "Property" as hereinafter used in this Section 5 shall mean the Property or any part thereof). Any sums collected by the Lender pursuant to the provisions of this Assignment of Leases shall, after deducting therefrom any amount expended pursuant to the provisions of this Section 5, be applied to the payment of the Obligations in such order as the Lender may determine. The Lender's acceptance of this Assignment of Leases, the exercise of its rights hereunder and the application of any amount collected hereunder to the payment of the Obligations shall not be deemed to cure or waive any Default under the Deed of Trust, invalidate any action taken pursuant thereto or preclude the Lender from exercising any other right or remedy it may have been granted under any of the Loan Documents.

(b) **Right to Manage Property.** Upon any entering or taking possession of the Property pursuant to the Deed of Trust, the Lender may use, manage, operate and control the Property and, in so doing, shall have access to the books, papers and accounts of the Borrower relating to the Property and may collect all of the Income from the Property. In addition, the Lender may (i) maintain and restore the Property and make such repairs, additions and improvements thereto and thereon, and purchase or otherwise acquire such additional fixtures and equipment and other property as it may deem necessary to facilitate the operation of the business of the Property; (ii) contest or compromise any claim or encumbrance against the Property (including, without limitation, any lien prior or subordinate to this Assignment of Leases); (iii) employ such counsel, accountants, contractors and other persons as it shall deem necessary to assist it; (iv) insure or keep the Property insured; (v) perform all acts required of the Borrower with respect to the Property, including acts required of it under any Lease; and (vi) exercise all of the rights and powers which the Borrower possessed with respect to the Property to the same extent as the Borrower could have exercised the same, including, without limitation, canceling or modifying Leases, evicting Tenants and bringing or defending in its own name or in the Borrower's name suits in connection with the Leases. Any amounts expended by the Lender in exercising its rights under this Section 5, together with interest thereon at the interest rate then applicable under the note secured by the Deed of Trust, shall be payable by the Borrower on demand and shall be secured by this Assignment of Leases and by the Deed of Trust.

(c) **Power of Attorney.** For the purpose of carrying out the provisions of this Section 5, the Borrower hereby irrevocably appoints the Lender its true and lawful attorney-in-fact and authorizes it to perform any act described in this Section 5, and to take any and all actions necessary and incidental thereto. This power of attorney is a power coupled with an interest which cannot be revoked.

(d) **Right to Cure Default.** If any Default under the Deed of Trust shall occur with respect to the Borrower's obligations hereunder, including any default by the Borrower under any of the Leases, the Lender shall have the right to cure such Default, and any amounts expended by the Lender in curing such Default, together with interest thereon at the interest rate then applicable under the note secured by the Deed of Trust, shall be payable by the Borrower on demand and shall be secured by this Assignment of Leases and the Deed of Trust.



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(e) Limitation of Lender's Liability: Indemnification. The assignment hereunder of the Leases to the Lender and any exercise by the Lender of its remedies provided in this Section 5 are not intended to impose on the Lender any personal liability with respect to, and the Lender shall not be personally obligated to perform, any of the Borrower's obligations under the Leases, whether such obligations accrue before or after the Lender takes possession of the Property pursuant to this Section 5. If the Lender does take actual possession of the Property upon the occurrence of a Default, the sole recourse of the Tenants on account of any breach in such obligations occurring before the Lender takes possession shall be against the Borrower, and their sole recourse on account of any breach in such obligations occurring after the Lender takes possession shall be, to the extent of any judgment obtained for monetary damages, against the interest of the Lender in the Property and not against the Lender personally. The Borrower shall indemnify, defend and hold the Lender harmless from and against any liability, claims, damages and costs (including attorneys' fees) arising from the Leases and the Borrower's obligations thereunder.

(f) Waiver of Jury Trial. TO THE EXTENT PERMITTED BY LAW, THE BORROWER WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO ENFORCE OR COLLECT ANY OF THE OBLIGATIONS OR OTHERWISE RELATING TO THE LOAN OR ANY OF THE LOAN DOCUMENTS, WHETHER SUCH ACTION OR PROCEEDING IS INSTITUTED BY THE LENDER, THE BORROWER OR ANY OTHER PARTY.

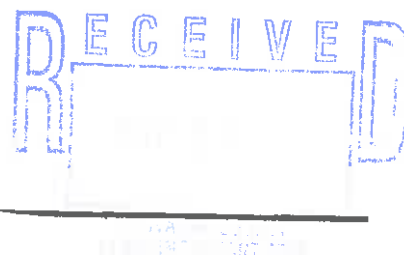
6. Subordination to Deed of Trust. This Assignment of Leases, and the rights hereby granted, are subordinate to the Deed of Trust and the rights granted to the Lender and the Trustees therein, and nothing contained herein shall be deemed to interfere in any way with the ability of the Trustees to sell any of the Property at foreclosure under the Deed of Trust or to prevent the Lender or the Trustees from exercising any of the other remedies afforded them in any of the other Loan Documents. However, this Assignment of Leases shall remain in full force and effect and the Lender may exercise its remedies hereunder upon the occurrence of a Default under the Deed of Trust until the earlier of (a) the election by the Lender or the Trustees to exercise any of the remedies provided in Sections 5.3, 5.4 or 5.5 of the Deed of Trust in lieu of the remedies provided hereunder or (b) the execution and delivery of a trustee's deed to the Property after a foreclosure sale under the Deed of Trust.

7. Release of Assignment of Leases. The release of record of the Deed of Trust shall constitute a release of this Assignment of Leases.

8. Successors and Assigns. This Assignment of Leases shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, successors and assigns.

9. Applicable Law. This Assignment of Leases shall be governed by the laws of the Commonwealth of Virginia.

10. Notices. All notices, demands, requests and other communications required or permitted hereunder shall be in writing and shall be delivered in person or shall be sent by express courier or by registered or certified mail, postage prepaid, return receipt requested, at the addresses of the Lender and the



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Borrower set forth in the Deed of Trust or to such other persons or addresses as the party entitled to notice shall have specified by at least ten days' prior notice given to the other parties in the manner provided herein. All such notices, demands, requests and other communications shall be deemed to have been given upon the earlier of (a) delivery at the appropriate address specified above, whether in person, by express courier or by mail, or (b) two days after the postmark date of mailing. Rejection or other refusal to accept or the inability to deliver because of a changed address of which no notice was given shall not invalidate the effectiveness of any notice, demand, request or other communication.

11. **Approvals and Consents.** All approvals and consents required or permitted by this Assignment of Leases shall be in writing, shall be signed by the party from whom the consent or approval is sought and, unless otherwise provided herein, may be withheld by such party in its sole discretion.

12. **Amendments.** This Assignment of Leases may only be amended, supplemented or terminated in writing, signed by the Borrower and the Lender.

WITNESS the following signature and seal.

HOTEL STREET CAPITAL, L.L.C. [SEAL]  
By: Grayson Love & Company, L.L.C.,  
its Managing Member

By:   
Thomas James Ross II  
Managing Member

STATE OF VA  
CITY/COUNTY OF Fauquier, to wit:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March 2012, by Thomas James Ross II, as Managing Member of Grayson Love & Company, L.L.C., a Virginia limited liability company and Managing Member of Hotel Street Capital, L.L.C., a Virginia limited liability company, on behalf of the company.

  
Notary Public

My Commission expires: \_\_\_\_\_  
Notary Registration Number: \_\_\_\_\_

ARLEEN P. ANDERSON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #239236  
My Commission Expires 8-31-12

RECEIVED

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## EXHIBIT A

## PARCEL 1:

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 220.56 acres, more or less, and identified as Area X, Area Y, Area Z and TMP 30-A-110 and shown by metes and bounds on plat of survey by Dominion Development Resources, dated June 24, 2008, last revised August 7, 2008, entitled "PLAT SHOWING BOUNDARY ADJUSTMENT FOR TAX MAP 19, SECTION A, PARCELS 38 & 39 AND TAX MAP 30, SECTION A, PARCEL 110 RIVANNA WOODS GOLF CLUB, LP", a copy of which is recorded in Plat Book 2, Page 351, and to which plat reference is hereby made.

AREA X BEING a portion of the property conveyed to Friendship Camp, Incorporated, by Deed from William C. Pettit, III, single, and Virginia Davis Pettit, widow, dated June 19, 1991, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 223, Page 217.

ALSO BEING the same property conveyed to Friendship Camp, Incorporated by Deed from Barbara Witcher, dated June 6, 2008, and recorded June 18, 2008, in the aforesaid Clerk's Office, in Deed Book 768, Page 951.

AREAS Y AND Z BEING a portion of the property conveyed to Charles R. Ackenbom by Deed of assumption from Beatrice Ackenbom-Kelly, formerly Beatrice L. Ackenbom, and Sidney Kelly, her husband, dated October 26, 1983, and recorded October 28, 1983, in the aforesaid Clerk's Office, in Deed Book 152, Page 475.

TMP 30-A-110 BEING the same property conveyed to Friendship Camp, Incorporated, a Virginia corporation by Deed from Walter W. Wurfel and Sara J. Fitzgerald, dated October 27, 2004, and recorded December 9, 2004, in the aforesaid Clerk's Office, in Deed Book 610, Page 204.

AND

## PARCEL 2:

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 10.000 acres, more or less, by survey, and identified as Lot B and shown by metes and bounds on plat of survey by Lum's Land Surveys, Inc., dated December 15, 2006, revised February 1, 2007, revised March 6, 2007, revised October 9, 2007, and revised November 29, 2007, and recorded in the Clerk's Office of the Circuit Court of said county in Deed Book 764, page 784, together with a perpetual non-exclusive easement of right of way, fifty feet in width providing ingress and egress for Grantor, its licensees, invitees, to and from the above-identified 10.00 acres, known as Friendship (Friendship Road), centered on the centerline of the private road, known as Friendship Way, as shown on the above-identified plat of survey.

BOUSON E. PETERSON, CLERK  
RECORDED BY: TLL

FLUVANNA COUNTY  
CLERK'S OFFICE

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# OPTION TO PURCHASE REAL PROPERTY

This Option to Purchase Real Property is made and entered into by and between GRAYSON, LOVE & COMPANY, L.L.C., and/or its assigns, option purchaser (hereinafter collectively referred to as Purchaser) and RIVANNA WOODS GOLF CLUB, LP, option seller (hereinafter Seller) this 15 day of August, 2008.

## WITNESSETH

### Recitals

A.) The Seller, RIVANNA WOODS GOLF CLUB, LP, is the owner of certain real property, with improvements thereon located in the County of Fluvanna County, Virginia, more specifically described and identified on Exhibit A, attached hereto and incorporated by this reference (Property) consisting of approximately 218 acres.

B.) The Purchaser, GRAYSON, LOVE & COMPANY, L.L.C., and Seller, RIVANNA WOODS GOLF CLUB, LP, wish to enter into an agreement granting the Purchaser the exclusive option to purchase ten (10) single family lots to be developed on the Property ("the Lots") on the terms and conditions set forth herein which option shall be independent and separate from any other agreement or transaction between the parties which is intended to be executed by the parties contemporaneously with this option.

NOW THEREFORE, in consideration of the purchase price of the option, paid by Purchaser and received by Seller, together with other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, the Seller does hereby grant, bargain and sell to Purchaser the exclusive option to purchase the property on the terms and conditions set forth herein.

1.) Duration and Effective Date of Option. Unless extended, the option hereby granted Purchaser shall expire five (5) years from the date hereof or six (6) months after the date Seller gives Purchaser notice that the lots have been finished and the lots have in fact been finished. For the purpose of this Section, the term "finished" shall mean that a lot has been created as a legal building lot, all utilities (water, sewer, and electric) have been delivered to the lot boundary line and are available without charge or fee, all access roads to the lot have been completed and installed, and that there are no conditions precedent to the issuance of a Building Permit for such lot.

2.) Purchase Price.

a) OF OPTION. As and for a part of an inducement to make or cause a loan to be made to Seller, the Seller grants this option to Purchaser, which shall be and is adequate consideration for the Purchase Price of the Option.

FLUVANNA COUNTY  
PLANNING DEPARTMENT

Re

Insight Settlement Services, LLC  
2987 Lake Monticello Road, Suite A  
Palmira, VA 22963  
4790



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b) OF PROPERTY. In the event Purchaser exercises this option to purchase, the full purchase price of the Property shall be SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) per single family lot to be developed on the Property, which amount shall be payable in lawful money of the United States in accordance with the terms hereof.

3.) Exercise of Option. Purchaser may exercise this option by sending written notice, addressed to Seller, the estate of Seller or Seller's successors. The written notice shall be sufficient if it expresses Purchaser's intention to exercise this option and is mailed regular U.S. mail, postage prepaid to 3504 Wedgewood Court, Keswick, Virginia 22947 or to such other address Seller may provide to Purchaser in writing.

4.) Settlement After Exercise of Option.

a) Date for Settlement. Settlement, that is the payment of the purchase price and delivery of the deed, shall occur within sixty days of the date the Purchaser exercises this option, unless otherwise mutually agreed by the parties or their successors.

b) Title. Title to the Property shall be conveyed free and clear of all liens and encumbrances subject only to easements and rights of way of record which do not render title unmarketable. Title shall be insurable at standard rates by a nationally recognized title insurance company. Title shall be conveyed by general warranty deed and Seller or Seller's successors, heirs or executor(s) shall execute such affidavits, documents or agreements as may reasonably be required by Purchaser's title insurer as necessary to fully insure the title to the property without exception (except for customary easements, rights of way or other matters which do not affect the marketability of the title).

c) Costs of Settlement. Purchaser shall pay all recording charges (including the Grantor's tax), settlement fees and title insurance premiums. Seller shall pay its own attorney's fees.

d) Condition of Improvements. Purchaser shall accept the improvements upon the Property in "AS IS" condition at the time of settlement.

e) Damage or Loss. In the event of damage or loss to the property as a result of fire, act of God or other casualty the Seller shall restore the premises to its pre-damage/casualty condition at his own cost and expense whereupon the Expiration Date of the Option shall be extended by an amount of time equal to the time during which the property was untenantable.

5. Seller's Obligations. For the duration of the Option period Seller shall perform and discharge the following payment or other obligations:

a) Pay when due all amounts due under all certain Deeds of Trust (and the Notes secured thereby) secured by the Property;



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- b) At Settlement, pay and/or remove any and all other liens or charges affecting the Lots;
- c) Pay when due all real estate taxes or other assessments levied against the Property;
- d) Pay when due all charges assessed or levied by any Homeowners Association; and
- e) Permit no further encumbrance on the Property unless such encumbrance provides for the release of the Lots upon payment of amounts less than the Purchase Price of the Lots.

6.) Failure to Exercise Option. If Purchaser fails to exercise this option in accordance with its terms, this option and the rights of Purchaser shall automatically and immediately terminate without notice and all sums paid pursuant to this Agreement shall be the Property of Seller.

7.) Time of Essence. Time is of the essence with respect to all aspects of this option and settlement hereunder.

8.) Binding Effect. This option will be binding upon and will inure to the benefit of the parties, their heirs, successors and assigns. This option shall be construed in accordance with the laws of the Commonwealth of Virginia.

This Agreement, unless modified or amended in writing, contains the final and entire agreement of the parties and the parties shall not be bound by any terms, condition or oral statements, warranties or representations, not contained herein.

9.) Memorandum. The parties agree that a memorandum of this option may be recorded among the land records of Fluvanna County, Virginia.

10.) No Brokers/Disclosure. The Seller and Purchaser each confirm that no real estate broker or agent is entitled to a fee or commission as a result of this transaction.

11.) Miscellaneous.

a) Attorney's Fees. If either party to this Agreement shall bring a cause of action against the other party for enforcement of the Agreement, the prevailing party shall recover reasonable attorney's fees involved.

b) Financing Disclaimer. The parties to this Agreement acknowledge that speculation of availability of financing or assumption of existing loans towards the purchase of this property is impossible to predict. Therefore the parties agree that these items shall not be a condition of performance of this Agreement and the parties agree they have not relied upon any



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representation or warranties by either party.

c) Automatic Extension of the Term of Option. The term of this Option shall be automatically extended for up to three (3) five (5) year periods if Seller has not created and developed the Lots to a finished condition as of the expiration date of the initial term or the prior extension of the term.

d) Alternative Development of Property. Seller, at Seller's sole option and discretion may seek to develop the Property which does not result in the development of conventional single family lots.

In the event Seller achieves such an alternative development, Purchaser's option shall apply to any ten units of any type of residential dwelling (condominium, townhouse, duplex, patio home, or semi-detached single family dwelling) at a purchase price equal to the list price of such unit minus a discount of 14.29%. Purchaser may elect to purchase such units in an unimproved condition if they are fee simple lots, such as townhouse lots, duplexes or semi-detached/zero lot line lots in which case Purchaser shall comply with all design and appearance standards and restrictive covenants established for the community.

Witness the following signatures and seals.

Purchaser:

GRAYSON, LOVE & COMPANY, L.L.C.

By.

Thomas James Ross II, Managing Member

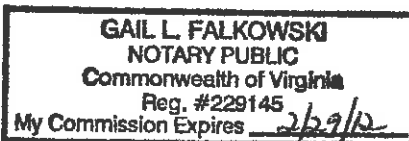
STATE OF VIRGINIA  
COUNTY OF FAUQUIER,

The foregoing instrument was acknowledged before me this 21 day of August, 2008, by Thomas James Ross II, Managing Member of GRAYSON, LOVE & COMPANY, L.L.C..

Gail L. Falkowski  
NOTARY PUBLIC

Reg. # 229145

My commission expires: 2/29/12



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Seller:

RIVANNA WOODS GOLF CLUB, LP, a  
Virginia limited partnershipBy: STONEHENGE ESTATES, INC., a Florida  
Corporation, its General PartnerBy:  (Seal)  
Phil Carrow, Its PresidentSTATE OF VIRGINIA  
COUNTY OF FluvannaThe foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2008, by  
Phil Carrow, President, Stonehenge Estates, Inc.Reg. # \_\_\_\_\_  
My commission expires: \_\_\_\_\_Mary M. Martin  
NOTARY PUBLIC

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## EXHIBIT A

ALL THAT certain tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 220.56 acres, more or less, and identified as Area X, Area Y, Area Z and TMP 30-A-110 and shown by metes and bounds on plat of survey by Dominion Development Resources, dated June 24, 2008, last revised August 7, 2008, entitled "PLAT SHOWING BOUNDARY ADJUSTMENT FOR TAX MAP 19, SECTION A, PARCELS 38 & 39 AND TAX MAP 30, SECTION A, PARCEL 110 RIVANNA WOODS GOLF CLUB, LP", a copy of which is recorded in Plat Book 2, page 349 and to which plat reference is hereby made.

AREA X BEING a portion of the property conveyed to Friendship Camp, Incorporated, by deed from William C. Pettit, III, single, and Virginia Davis Pettit, widow, dated June 19, 1991, recorded in the Clerk's Office, Circuit Court, Fluvanna County, Virginia, in Deed Book 223, page 217.

ALSO BEING the same property conveyed to Friendship Camp, Incorporated by deed from Barbara Witcher, dated June 6, 2008, recorded June 18, 2008 in the aforesaid Clerk's Office, in Deed Book 768, page 951.

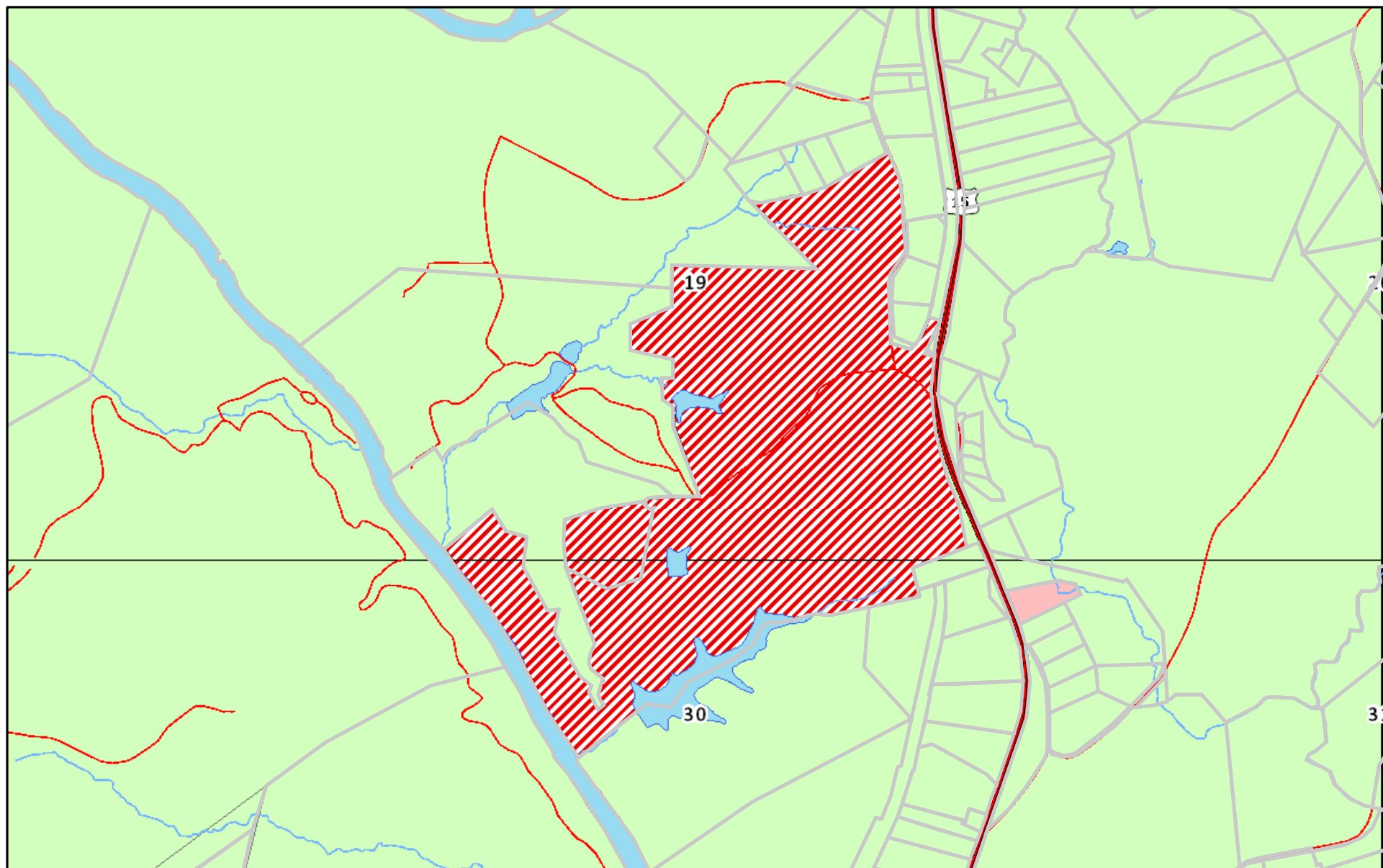
AREAS Y AND Z BEING a portion of the property conveyed to Charles R. Ackenbom by deed of assumption from Beatrice Ackenbom-Kelly, formerly Beatrice L. Ackenbom, and Sidney Kelly, her husband, dated October 26, 1983, recorded October 28, 1983, in the aforesaid Clerk's Office, in Deed Book 152, page 475.

TMP 30-A-110 BEING the same property conveyed to Friendship Camp, Incorporated, a Virginia corporation by deed from Walter W. Wurfel and Sara J. Fitzgerald, dated October 27, 2004, recorded December 9, 2004, in the aforesaid Clerk's Office, in Deed Book 610, page 204.

INSTRUMENT #0804790  
RECORDED IN THE CLERK'S OFFICE OF  
FLUVANNA COUNTY ON  
OCTOBER 28, 2008 AT 02:27PM

BOUSON E. PETERSON, CLERK  
RECORDED BY: KMR

## Zoning - 19-A-39C &amp; 30-A-110



February 7, 2017

1:18,056

0 0.15 0.3 0.6 mi

0 0.225 0.45 0.9 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







**Prepared by Grantor's Counsel:**

John C. Hanssen, Esq. (VSB #48359)

MOYES &amp; ASSOCIATES, PLLC

21 N. King Street

Leesburg, Virginia 20176

<b>Tax Map No.</b>	<b>Acreage</b>
19-A-39C	10
30-A-110	222.003
<b>Total</b>	<b>232.003</b>

**Consideration:** \$0.00**DEED OF GIFT OF EASEMENT**

Exempted from recordation tax

Under the Code of Virginia (1950), as amended,  
 Sections 58.1-811 (A) (3), 58.1-811 (D) and from Circuit Court Clerk's fee under  
 Section 17.1-266

THIS DEED OF GIFT OF EASEMENT (the "**Easement**"), made this \_\_\_\_ day of \_\_\_\_\_, 2016, by and among the **HOTEL STREET CAPITAL, LLC** and **WARRENTON INVESTMENTS, INC.**, their successors and assigns (herein called, "**Grantor**"); and **THE BOARD OF SUPERVISORS OF FLUVANNA COUNTY** of the Commonwealth of Virginia, its successors and assigns, grantee (the "**Grantee**") whose address is 132 Main Street, Palmyra, Virginia, 22963; **THE FAUQUIER BANK**, a Virginia banking corporation (the "**Lender**"), and **JEFFREY A. SISSON, TRUSTEE** and **GLORIA J. BOWMAN, TRUSTEE**, either of whom may act (the "**Trustees**").

**RECITALS:**

- A. **Whereas**, Grantor is the owner in fee simple of two parcels of real property known as "Poplar Ridge" situated on the Rivanna River in the Palmyra Magisterial District on James Madison Highway (State Route 15) in Fluvanna County, Virginia, containing in the aggregate, 232.003 acres, more or less, and more thoroughly described in Exhibit "A" attached hereto and incorporated herein, and hereinafter referred to as "the **Property**," and desires to convey to Grantee, for the public purpose identified herein, a perpetual open-space easement over the Property as herein set forth; and
- B. **Whereas**, Grantee is the governing body of a political subdivision of the Commonwealth of Virginia and a "qualified organization" and "eligible donee" under Section 170(h)(3) of the Internal Revenue Code and Treasury Regulation §1.170A-14(c)(1), is a public body under Section 10.1-1700 of the Code of Virginia, 1950, as amended, and is willing to accept an open-space easement over the Property as herein set forth; and

- C. **Whereas**, Chapter 461 of the Acts of 1966, codified in Chapter 17, Title 10.1, of the Code of Virginia, as amended (the “Open-Space Land Act”), declares that the preservation of open-space land serves a public purpose by curbing urban sprawl, preventing the spread of urban blight and deterioration and encouraging more economic and desirable urban development, helping provide or preserve necessary park, recreational, historic and scenic areas, and conserving land and other natural resources, and authorizes the acquisition of interests in real property, including easements in gross, as a means of preserving open-space land; and
- D. **Whereas**, the Open-Space Land Act declares it to be the public policy of the Commonwealth to encourage preservation of open-space land and authorizes the Grantee to hold real property or any estate or interest therein for the purpose of preserving the natural, scenic, historic, scientific, open-space and recreational lands of the Commonwealth.
- E. **Whereas**, the Property consists of forested floodplain, steep slopes, and forested and open fields;
- F. **Whereas**, the Property is situated in an environmentally sensitive area along the Rivanna River, which is designated as a Virginia Scenic River under Va. Code § 10.1-416, with approximately 2,200 linear feet of frontage thereon, a public water supply source and publicly accessible waterway;
- G. **Whereas**, the Property contains a freshwater lake known as “**Fishing Lake**” which has a perennial outflow into the Rivanna River;
- H. **Whereas**, the Property has approximately 1,650 linear feet of frontage on James Madison Highway (State Route 15) and 2,295 feet of frontage on Friendship Way (State Route 644);
- I. **Whereas**, the Property is directly across the Rivanna River from Pleasant Grove Park, a public park, and the Fluvanna Natural Heritage Trail;
- J. **Whereas**, 26 U.S.C.A. §170(h)(1) of the Internal Revenue Code, the “**Revenue Code**”, defines a qualified conservation contribution as a contribution (A) of a “qualified real property interest”, (B) to a “qualified organization”, (C) exclusively for “conservation purposes”; and
- K. **Whereas**, §170(h)(2)(C) defines the term “qualified real property interest” as “a restriction (granted in perpetuity) on the use which may be made of the real property.” An easement granted in perpetuity qualifies as a qualified real property interest under this section, Treasury Regulations §1.170A-14(b)(2); and
- L. **Whereas**, §170(h)(4) of the Revenue Code defines a conservation purpose as “(i) the preservation of land areas for outdoor recreation by, or the education of, the general public, (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem, (iii) the preservation of open space (including farmland and forest land) where such preservation is (I) for the scenic enjoyment of the general public, or (II) pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a

significant public benefit, or (iv) the preservation of an historically important land area or certified historic structure;” and

M. **Whereas**, this open-space easement in gross constitutes a restriction granted in perpetuity on the use which may be made of the Property, and is in furtherance of and pursuant to the clearly delineated governmental policies set forth below:

- (i) The policies of the Commonwealth of Virginia as set forth in:
  - a. Section 1 of Article XI of the Constitution of Virginia, which states that it is the Commonwealth’s policy “to protect its atmosphere, lands and waters from pollution, impairment, or destruction, for the benefit, enjoyment, and general welfare of the people of the Commonwealth”;
  - b. The Virginia Conservation Easement Act (Code of Virginia, §§10.1-1009 et seq.), which provides for the conveyance of conservation easements in perpetuity for the purposes noted above;
  - c. The Virginia Open Space Land Act (Code of Virginia, §§10.1-1700 et seq.), which provides for the conveyance of conservation easements in perpetuity for the purposes noted above
  - c. The Virginia Land Conservation Incentives Act, Chapter 3 of Title 58.1, §§58.1-510 through 58.1-513 of the Code of Virginia, which supplements existing land conservation programs to further encourage the preservation and sustainability of the Commonwealth’s unique natural resources, wildlife habitats, open spaces and forest resources;
  - d. Chapter 32, of Title 58.1, §§58.1-3230 through 58.1-3244 of the Code of Virginia, which authorizes special use-value tax assessments for real estate devoted to agricultural, forestal, horticultural and open-space use;
  - e. The Virginia State Scenic Rivers Act, Chapter 4 of Title 10.1 of the Code of Virginia, § 10.1-416 designates the Rivanna River as a state scenic river from the base of the South Fork Rivanna River Reservoir past the property to its confluence with the James River;
- (ii) Land use policies of the County of Fluvanna as delineated in the Fluvanna County Comprehensive Plan (September 2015) (the “**Comprehensive Plan**”) to which plan the restrictions set forth in this deed conform as follows:
  - a. To “encourage wider use of conservation easements . . . as a means of protecting natural resources and open space” (Chapter 1: Natural Resources).
  - b. County policy to “protect surface water and groundwater resources” and which designate the Rivanna River as being “critical to the history and ecology of the county” and which encourages citizens to record easements as a means of “preserving river and stream corridors” (Chapter 1: Natural Resources).



- c. The County's policy which designates the Rivanna River basin as offering "indispensable services in the form of water supply" (Chapter 1: Natural Resources).
  - d. The County's policy which designates the "Rivanna River Water Trail as part of the Chesapeake Bay Gateways and National Park Service network of canoe and kayak trails" (Chapter 1: Natural Resources).
- N. **Whereas**, as required by § 10.1-1701 of the Virginia Open Space Land Act, the limitations or obligations created by this Easement conform in all respects to the Comprehensive Plan;
- O. **Whereas**, preservation of the Property will promote the public policies of Fluvanna County and further a public purpose of the Grantee by protecting open-space, productive agricultural lands, scenic views, historic, and natural resources; and
- P. **Whereas**, the Grantor and the Grantee desire to protect in perpetuity the open-space values identified in the previous paragraphs, including, but not limited to, conserving and protecting agricultural and forestal lands as natural resources by prohibiting further subdivisions, protecting water quality, protecting scenic views of the Property from the public parks, watercourses, and public roads, the "**Open-Space Values**," and intend to accomplish such protection by restricting the use of the Property as hereinafter set forth; and
- Q. **Whereas**, the conservation purpose of this Easement is to preserve and protect in perpetuity the Open-Space Values of the Property (the "**Conservation Purposes**"); and
- R. **Whereas**, the retention, preservation and protection of the Open-Space Values will be a significant and substantial benefit to the public; and
- S. **Whereas**, the Grantee has determined that the restrictions hereinafter set forth in this Easement (the "**Restrictions**") will preserve and protect in perpetuity the Open-Space Values of the Property, which advance the public purposes established in its Comprehensive Plan, which values are reflected in the preceding paragraphs, the Grantee's evaluation of the Property, and as further documented in an inventory of relevant features of the Property in the "**Poplar Ridge Baseline Documentation Report**," incorporated herein by reference, acknowledged as an accurate description of the Property as of the date of donation and signed by the Grantor and the Grantee, to be maintained on file in the offices of the Grantee, and intended to serve as an accurate and objective, though nonexclusive, information baseline for monitoring compliance with the terms of this Easement;
- T. **Whereas**, the Grantee has determined that the Restrictions will limit the uses of the Property to those uses consistent with, and not adversely affecting the Open-Space Values of the Property, the scenic values enjoyed by the general public, or the governmental conservation policies furthered by this Easement; and
- U. **Whereas**, the Grantor intends to convey to the Grantee by this Easement the right to preserve and protect the Open-Space Values of the Property in perpetuity and to further the public purposes established in the Fluvanna County Comprehensive Plan, and to qualify the grant of

such restrictions and associated rights as a qualified conservation contribution under Section 170(h)(2)(c) of the Internal Revenue Code of 1986.

NOW, THEREFORE, pursuant to Chapter 17, Title 10.1 of the Code of Virginia (1950), as amended, in recognition of the foregoing and of the mutual covenants herein and the acceptance hereof by Grantee, Grantor does hereby give, grant and convey to Grantee an open-space Easement in gross over, and the right in perpetuity to restrict the use of, the Property, which is described in EXHIBIT "A" attached hereto and made a part hereof, and consists of approximately 232.003 acres, located in the Palmyra Magisterial District, Fluvanna County, Virginia, hereinafter referred to as the "**Property**."

The Property is identified as Tax Map No. 19-A-39C and 30-A-110 among the tax records of Fluvanna County, Virginia. Even if the Property should consist of more than one subdivided or tax parcel, it shall be considered one parcel for the purposes of this Easement, and the Restrictions and covenants of this Easement shall apply to the Property as a whole rather than to such individual parcels.

## **ARTICLE I – EASEMENT**

### **1. PURPOSE.**

The purpose of this Easement is to preserve and protect the Open Space Values described in the Recitals to this Easement in perpetuity by enforcing the restrictions imposed on the use of the Property by Article II, while allowing the Property to be used for all other uses by the owner as long as such uses do not interfere with the conservation value of the Property. By so doing, the Grantor and Grantee have the common purpose of preventing, through the enforcement powers granted to the Grantee, any use or development of the property that will adversely affect, or is inconsistent with or will conflict with, diminish, impair or interfere with the Open-Space Values.

### **2. DURATION.**

This Easement shall be perpetual. It is an easement in gross which runs with the land as an incorporeal interest in the Property. The covenants, terms, conditions and restrictions contained in this Easement are binding upon, and inure to the benefit of, the Grantor and the Grantee, and their respective successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

### **3. NO PUBLIC ACCESS.**

Although this Easement in gross will benefit the public as described above and the Property is visible from a public right-of-way, nothing herein shall be construed to convey to the public a right of access to, or use of the Property. Grantor retains the exclusive right to such access and use, subject to the terms hereof. Provided, however, that at reasonable times, upon request of Grantee made with reasonable notice to Grantor, persons affiliated with educational organizations shall be admitted to study the property, provided such visits shall be at no cost to Grantor or visitors, and Grantor may place reasonable restrictions on the number of persons entering the property at any one time

and may limit the access to three (3) days per year. In addition, Grantee may take exterior photographs, drawings, or other representations documenting the significant historical, cultural, and architectural character and features of the Property and may use or publish the same (or authorize others to do so) to fulfill its charitable or educational purposes or to raise public awareness of the heritage sites in the County, provided the photographs shall not be commercially sold without Grantor's consent. The access granted hereunder or any permission to enter the Property by Grantors or Grantee shall not be constructed as an invitation or license, and the Grantor and Grantee do not assume any liability to the general public for accidents, injuries, acts, or omissions beyond that defined by the standard of care owed by landowners under Virginia Recreational Use Statutes § 29.1-509 and any other applicable law.

## **ARTICLE II – RESTRICTIONS**

Restrictions are hereby imposed on the use of the Property to protect the Open-Space Values of the Property pursuant to the public policies set forth above. The acts that the Grantor covenants to do and not to do upon the Property, and the restrictions that Grantee is hereby entitled to enforce, are and shall be as follows:

### **1. Division.**

#### **A. No Subdivision**

Further subdivision of the Property into more than the existing two parcels is prohibited. The Property shall not be sold or conveyed as more than two parcels.

#### **B. Boundary Line Adjustments**

Boundary line adjustments among the existing parcels and with adjoining parcels of land are permitted and shall not be considered a prohibited division or separate conveyances of the Property, provided that Grantee is made party to the deed creating the boundary line adjustment and at least one of the following conditions is met:

(i) The entire adjacent parcel is subject to a recorded open-space easement conveyed to Grantee, or other public body as defined in Section 10.1-1700 of the Code of Virginia or to another qualified organization under section 170(h) of the Revenue Code (or any successor provision then applicable); and

(ii) The proposed boundary line adjustment shall have been reviewed and approved in advance by the Board of Grantee or the governing body of any successor in interest to the Grantee.

~~(ii)~~(iii) The dedication to, or acquisition by, a governmental entity of a portion of the Property adjacent to Friendship Road (State Route 644) and James Madison Highway (State Route 15) for minor road improvements shall not be considered a division or subdivision of the Property. Such improvements could include, but are not limited to, the addition or renovation of ditches, box

culverts, drainage swales, side slopes, curbing, re-grading, or enhancements, such as pull-offs or traffic lights or turn lanes, bike lanes, re-alignment of the intersection of State Route 644 and Route 15, and restoration projects. For the purpose of this paragraph, “minor road improvements” do not include the addition of new travel lanes (except bike or turn lanes).

## 2. DWELLINGS, STRUCTURES, ROADS, AND UTILITIES.

No permanent or temporary buildings or structures may be built, maintained or replaced on the Property other than as set forth in this Section 2:

### A. Dwellings and Structures

All existing improvements on the property may be maintained and repaired and replaced. The following structures may be maintained, constructed, repaired or replaced upon the Property:

- (i) Primary Dwellings. One (1) primary single-family dwelling on each permitted parcel (the current club house as documented in the Baseline Documentation Report shall be counted as the existing primary dwelling, but may be replaced pursuant to this paragraph). A dwelling shall be regarded as a “primary dwelling” if it is the only dwelling located within a parcel or, in the event there is more than one dwelling on the parcel, if it is the largest dwelling located on the parcel. No primary dwelling shall exceed:
  - a. At no greater than its existing Ground Area (as defined below).
  - b. For the purposes of this Easement, the term “**Ground Area**” means the impervious surface footprint of a building including covered porches, attached garages, and other impervious surfaces structures physically or structurally connected thereto but excluding connecting terraces, walkways, and driveways.
- (ii) Secondary Dwellings. One (1) accessory dwelling on each of the permitted parcels (the existing caretaker residence, as documented in the baseline documentation report, shall be regarded as the permitted existing accessory dwelling). An accessory dwelling shall be defined as a building or structure (other than a primary dwelling), or portion thereof, used or intended to be used for permanent or temporary human habitation. The permitted accessory dwellings shall not exceed 2,000 square feet in Ground Area or have a Predominate Ridgeline in excess of thirty (30) feet.
- (iii) Non-residential outbuildings. The existing storage shed near the clubhouse as documented in the Baseline Documentation Report may be maintained, repaired, and replaced but not expanded except in conformity with the restrictions herein set forth for new non-residential outbuildings. New non-residential outbuildings and structures commonly and appropriately incidental

to the dwellings permitted in Article II § 2.A, paragraphs (i) and (ii), provided such structures are sized appropriately to serve as amenities to single-family residential use, provided that the aggregate footprint of such non-residential outbuildings and structures for the permitted dwelling shall not exceed: (a) 2,000 square feet in Ground Area for each permitted primary dwelling, or (b) 1,000 square feet in Ground Area for each accessory dwelling.

- (iv) Farm Buildings. The existing sheds, pond outbuilding, and garage as documented in the Baseline Documentation Report shall be considered farm buildings under this Easement and may be maintained, repaired, and replaced, subject to the limitations set forth herein. Farm buildings or structures, except that a farm building or farm structure not in existence on the date of this Easement exceeding 4,500 square feet in Ground Area may not be constructed on the Property unless prior written approval for the building or structure exceeding either limitation shall have been obtained from Grantee, which approval shall be limited to consideration of the impact of the size, height and siting of the proposed structure on the Open-Space Values of the Property. Subject to Grantee's approval of the location, Grantor reserves the right to construct one (1) twenty thousand square foot indoor riding arena. For purposes of this subparagraph, a farm building or structure shall mean a building or structure originally constructed and used for the activities specified in Article II §3.B(i), (iii) and (iv).
- (v) Miscellaneous. Small-scale miscellaneous structures, the existence of which are consistent with the conservation purposes of this Easement and which will not impair the Open-Space Values protected herein, such as hunting stands, wildlife observation structures, run-in sheds, fences including deer fences to protect crops (provided any fence over five feet in height shall be constructed with materials that will not block the public view of the Property from a state maintained road), boardwalks, or structures for crossing of streams or wetlands. Any such structure shall not exceed 260 square feet in Ground Area unless prior written approval shall have been obtained from the Grantee.
- (vi) Modification. Any building may be expanded, demolished and replaced subject to the restrictions of this Easement. Subject to the collective footprint limitation in Article II §2.D, the restrictions in this § 2.A may be modified or adjusted only with the prior written approval of the Grantee and only upon a finding that the adjustment will not negatively impact or impair the Open-Space Values and Conservation Purposes of this Easement and that scale of the proposed building or structure is proportional to those in the surrounding area.
- (vii) Location Restrictions: No dwellings or incidental structures permitted in Section II.2.A (i) – (v) shall be constructed:

- a. Within any area visible from the Rivanna River or Pleasant Grove Park.
- b. within fifty feet (50) of any area designated by Fluvanna County or as having slopes of greater than 20%); and
- c. Within any area designated as a riparian buffer pursuant to Section II.8. (except for structures for stream or wetland crossing permitted therein).
- d. Notwithstanding the forgoing, all existing structures may be maintained, repaired and replaced without regard to the location restrictions of this paragraph, provided their footprint shall not be expanded in Ground Area except in accordance with the provisions of this Easement.

**B. Roads.**

The existing parking areas may be maintained, repaired, and replaced but not expanded. Private roads and parking areas to serve permitted dwellings or structures and roads with permeable surfaces for other permitted uses under Article II §3.B may be constructed and maintained with prior review and approval of Grantee under Article II §2.E.

**C. Utilities**

- (i) Energy structures used to harness natural renewable energy sources such as the sun, wind, water, or biomass and scaled to provide electrical energy or pump water for permitted dwellings, structures, and activities on the Property, which limitation shall not be deemed to prohibit the sale of excess power generated incidentally in the operation of such structures and associated equipment including, but not limited to, solar panels, wind turbines, and micro-hydro installations, if approved in writing by Grantee, to provide electrical energy to neighboring properties; and
- (ii) Public or private utilities, including sinking of wells and installation of septic fields, or public water and sewer lines to serve permitted dwellings or structures.
- (iii) Utilities that do not serve permitted structures on the Property require the Grantee's review and prior written determination that the construction and maintenance of such utility will not impair the conservation value of the Property.

**D. Collective Footprint Limitation.**

The total collective footprint of all existing buildings and structures, as documented in the Baseline Documentation Report, and those permitted on the Property shall not exceed 0.85 percent (0.85%) of the total Ground Area of the Property, excluding existing roads; provided, however, that if Grantor can demonstrate that an increase in the collective footprint would result in increased protection of the Conservation Purposes and Open-Space Values protected in this Easement, Grantee may approve

such increase. The collective footprint shall be the Ground Area measured in square feet of all dwellings, buildings and structures on the Property and shall be compared to the total square footage of the Property.

**E. Grantee Approval Required.**

To ensure that the Open-Space Values of the Property will not be adversely affected, Grantor must obtain Grantee's written approval of the location of any new buildings, utilities, and structures permitted under this Article II § 2 prior to applying for a building permit or commencing construction. The location of new roads or access ways, shall require review and written approval of Grantee prior to construction. Grantee's approval shall be based on a consideration of the impact on the Open-Space Values, including the minimization of the impact on the scenic views of the Property from the adjoining roads, the Rivanna River, Pleasant Grove Park, and the Fluvanna Natural Heritage Trail.

**F. Reservation Of Rights.**

Except as expressly limited hereby, Grantor reserves the right to continue all manner of existing residential and agricultural use and enjoyment of the Property as documented in the Baseline Documentation Report including but not limited to the maintenance, repair, and restoration of existing fences and structures; the right to maintain existing driveways, roads, and paths with the use of same or similar surface materials (or improved materials if prior written approval of Grantee is obtained); the right to maintain existing utility lines, gardening and building walkways, steps, and garden fences; the right to cut, remove, and clear grass or other vegetation and to perform routine maintenance, landscaping, horticultural activities, and upkeep, consistent with the Conservation Purpose and Open-Space Values and as limited in this conservation easement.

**3. INDUSTRIAL OR COMMERCIAL ACTIVITIES.**

**A. Definitions.**

Unless otherwise defined herein, the terms set forth in this Section 3 shall have the same meaning as set forth in the Fluvanna County Zoning Ordinance, as amended through July 6, 2016 (the "**Zoning Ordinance**"). Subsequent amendment of the ordinance, including any expansion of allowed uses thereunder, shall not increase the Permitted Uses in Section 3.B below if any such amendment would permit uses more intrusive than the Permitted Uses or inconsistent with the Conservation Purpose or Open-Space Values of this Easement in the reasonable opinion of the Grantee.

**B. Permitted Uses.**

Residential and accessory uses are permitted. Subject to the restrictions applicable under then-applicable zoning and without expansion of the building restrictions set forth in Section II.2, civic, industrial, commercial, or other miscellaneous uses

(including, without limitation, any activity for which Grantor receives monetary compensation) other than the following are prohibited:

- (i) Conservation Areas, Public Park and Recreational Areas (for passive recreational uses only), Hunt Club, and Hunting Preserve uses. Provided that Outdoor Recreational Facilities (including golf course uses) are specifically prohibited.
- (ii) Home Occupation, Non-Commercial Greenhouse, Private Kennel, Private Marina (subject to the provisions set forth in Section II.8), Bed and Breakfast, and Lodge uses.
- (iii) Camp and Campground uses, if such uses will not negatively impact the Open Space Values by interfering with the scenic, environmental, and watershed values of the Property, in the sole reasonable opinion of the Grantee.
- (iv) Agriculture, Silviculture, Horticulture, Agricultural Enterprises, Farm Sales, and accessory uses related thereto, if such uses will not negatively impact the Open Space Values in the sole reasonable opinion of the Grantee. Provided, however, that (a) animal race tracks, (b) animal slaughtering facilities, (c) industrial chicken or pork farming, and (d) livestock feed lots, (e) commercial sawmill, and (f) commercial livestock sale yards are specifically prohibited.
- (v) Temporary or seasonal Outdoor Gatherings that do not permanently alter the physical appearance of the Property and that do not diminish the Conservation Values herein protected, provided, activities involving 100 or more people shall not exceed two (2) consecutive days in any 90-day period without prior written approval of the Grantee.
- (vi) Uses that can be, and are, conducted wholly within the structures permitted in Section II.2 without material alteration of their external appearance.
- (vii) The sale of excess power generated incidentally in the operation of approved alternative energy structures and associated equipment primarily sized and constructed to serve only the energy needs of the Property, as permitted in Article II § 2.C above.
- (viii) activities to restore or enhance water quality, wetlands or streams or to restore, enhance or develop other ecosystem functions on the Property including, but not limited to, stream bank restoration, wetland and stream mitigation, biological carbon sequestration and biodiversity mitigation; provided that (a) such activities are not in conflict with the Open Space Values being protected herein and that written approval for the same shall have been obtained from Grantee, and (b) Grantee is not responsible for monitoring any such activities and has no obligation to enforce the provisions of any permit, restriction or easement therefor. Subject to Grantee's approval, Grantor is free to participate



in same in Grantor's discretion and to retain any remuneration derived therefrom.

- (ix) The parties acknowledge and agree that the above-referenced restrictions are intended to limit the commercial recreational use of the property to a *de minimis* level as defined from time to time under the I.R.C. and Treasury Regulations. Notwithstanding any other provision of this Deed of Easement, should the I.R.C. or Treasury regulations impose more stringent restrictions on *de minimis* commercial recreational uses than those set forth above, those more stringent restrictions shall apply.

### **C. Approval**

Approval of any activity for which approval is required under this Section 3 shall be within the sole, but reasonable discretion of Grantee, and may be subject to such conditions as Grantee may reasonably impose in order to preserve the Open-Space Values protected herein. Grantee shall respond to requests for approval within thirty (30) days of receipt of the request and all necessary information to respond. Grantor and Grantee understand and agree that activities permissible under current or then existing zoning regulations applicable to the Property are not necessarily intended to be the standard for approval hereunder, it being acknowledged that the purpose and intent of this Deed of Easement is to restrict the use of the Property beyond the applicable zoning regulations in order to protect the Open-Space Values expressed and protected herein.

## **4. MANAGEMENT OF FOREST.**

### **A. Plan Required**

A forest stewardship plan prepared by a professional forester shall be provided to Grantee prior to any commercial timber harvesting or significant forest management activities. The primary purposes of the forest management plan shall be to maintain a working forest, improve wildlife habitat, maintain the health of the forest, protect water quality, and conserve soil and water. At least thirty (30) days before beginning any commercial timber harvesting, a timber sales contract, pre-harvest plan or other documentation of the intended harvest shall be submitted to Grantee. Best Management Practices, as defined by the Virginia Department of Forestry, shall be used to control erosion and protect water quality when any commercial forestry or land clearing activity is undertaken. Notwithstanding the foregoing, the following shall be permissible on the Property and shall not constitute commercial timber harvesting:

### **B. Exception.**

Notwithstanding the foregoing, the following shall be permissible on the Property and shall not constitute commercial or industrial timber harvesting, but shall require the use of Best Management Practices as needed to protect water quality:

(i) The cutting and minimal removal of trees for Grantor's domestic consumption;

(ii) The cutting and removal of trees or brush in connection with the construction of permitted structures, roads, trails and fences and to accommodate other permitted activities under Article II §§ 2 and 3 (except forestry uses); and

(iii) The cutting and removal of diseased or dead trees, or trees, which, were they not removed, would present a hazard to human health or safety.

## **5. GRADING, BLASTING, AND MINING.**

Grading, blasting or earth removal shall not materially alter the topography of the Property except for dam construction to create private ponds, stream bank restoration and erosion control pursuant to a government permit, or as required in the construction of permitted buildings, structures, private roads, and utilities as permitted in Article II § (ii). Best Management Practices, in accordance with the Virginia Erosion and Sediment Control Law, shall be used to control erosion and protect water quality in such construction. Generally accepted agricultural activities shall not constitute a material alteration. Surface mining, subsurface mining or drilling for oil or gas on the Property is prohibited. Notwithstanding the foregoing, the removal of surface rocks or boulders for agricultural purposes is permitted. In addition, any permitted conversion of forested property shall be governed by the following practices:

(i) Clearing shall be done when the soil moisture content is such that soil structural damage or compaction is minimized.

(ii) A 50-foot wide undisturbed area will be left between the area being cleared and all wetlands, water bodies and perennial streams except where greater riparian buffers are required herein.

(iii) Temporary cover will be established as necessary to control sheet and rill and/or wind erosion on the cleared area until the planned land use is in place.

(iv) The cleared area shall be left in a neat and sightly condition that will facilitate the planned use and treatment of the land.

(v) Clearing debris shall not be pushed into standing or green timber. Debris piles shall not be closer than 100 feet from adjacent woodland, buildings or roads.

## **6. ACCUMULATION OF TRASH.**

Accumulation or dumping of trash, refuse, junk, or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products or agricultural byproducts on the Property.

## **7. SIGNS.**

Display of billboards, signs, or other advertisements that are visible from outside the Property is not permitted on or over the Property except signs not exceeding nine square feet in size to:

- (i) state the name and/or address of the owners of the Property and the name of the farm;
- (ii) advertise the sale or lease of the Property;
- (iii) advertise the sale of goods or services produced incidentally to a permitted use of the Property or an event being held thereon;
- (iv) provide notice necessary for the protection of the Property;
- (v) give directions to visitors;
- (vi) recognize historic status or participation in a conservation program;
- (vii) advertise political candidates or parties, and
- (viii) to comply with the law or any regulatory requirements.

## **8. RIPARIAN BUFFER**

To protect water quality of the Rivanna River (the “Protected Stream”), Grantee covenants and agrees that a one hundred foot (100’) vegetated buffer strip shall be established and maintained along the Rivanna River and each edge of the Fishing Lake, ponds, and any wetlands or perennial streams as identified in the Baseline Documentation Report ( the “buffer area”) as measured from the top of the river bank, stream bank or lake water line. There shall be no roads, impervious surfaces, buildings or other structures constructed, no grazing of livestock, no dumping, no storage of compost, manure, fertilizers, chemicals, machinery or equipment, and no cultivation or other earth disturbing activity conducted except as may be reasonably necessary for:

- (i) stream bank restoration and erosion control pursuant to a government permit;
- (ii) fencing along or within the buffer area;
- (iii) Provided the water-quality protection function of the buffer area is not impaired, removal of trees presenting a danger to persons or property and removal of diseased, dead or non-native invasive trees, shrubs or plants;
- (iv) creation and maintenance of foot or horse trails with unpaved surfaces;
- (v) limited mowing up to three times per year to control non-native invasive species or protect trees and other plants planted in the buffer area.
- (vi) clearing, grading for dam maintenance on the Fishing Lake.

- (vii) One small dock or access point for unmotorized boat access to Fishing Lake.
- (viii) one private or public small-craft boat launch site for recreational non-commercial public access to the Rivanna River may be constructed according to the requirements of the Virginia Marine Resource Commission with the approval of the size, location, and plans by the Grantee shall be obtained prior to commencement of construction to ensure the size, plans and location of the site do not adversely impact the Open Space Values of the Property.

## **9. FARM CONSERVATION PLAN.**

As long as at least five acres of the Property are in agricultural production, the Property shall be managed in accordance with a written Farm Conservation Plan for this Property prepared by the Thomas Jefferson Soil and Water Conservation District, within six (6) months of the date hereof, which terms and conditions are incorporated herein by reference. The Farm Management Plan shall incorporate Best Management Practices for water quality protection, be approved by the Grantee, and shall, from time to time, be modified or amended by mutual agreement of the Grantor and Grantee, provided that said Farm Conservation Plan (or any modification or amendment thereof) shall not be inconsistent with or conflict, diminish, impair, or interfere with the Open-Space Values protected by this Deed of Easement.

## **ARTICLE III – ENFORCEMENT**

### **1. ENTRY/RIGHT OF INSPECTION.**

Grantor covenants and agrees that representatives or agents of Grantee may enter the Property from time to time for purposes of inspection and enforcement of the terms of this Easement after permission from, or reasonable notice to, the Grantor or the Grantor's representative, provided, however, that in the event of an emergency, entrance may be made to prevent, terminate or mitigate a potential violation of these restrictions with notice to the Grantor or Grantor's representative being given at the earliest practicable time. Reasonable notice for non-emergencies shall be considered as not less than fifteen (15) days.

### **2. ENFORCEMENT.**

The parties agree that monetary damages would not be an adequate remedy for the breach of any terms, conditions and restrictions herein contained. Grantor hereby grants and conveys to Grantee the right to bring an action at law or in equity to enforce the Restrictions contained herein. This right specifically includes the right to require restoration of the Property to a condition of compliance with the terms of this Easement as existed on the date of the gift of the Easement, except to the extent such condition thereafter changed in a manner consistent with the Restrictions; to recover any damages arising from non-compliance, and to enjoin non-compliance by *ex parte* temporary or permanent injunction. If the court determines that Grantor failed to comply with this Easement, Grantor shall reimburse Grantee for any reasonable costs of enforcement,

including costs of restoration, court costs and reasonable attorney's fees, in addition to any other payments ordered by the court.

### **3. NATURAL CAUSES**

Notwithstanding any other provision of this Easement, Grantor shall not be responsible or liable for any damage or change to the condition of the Property caused by fire, flood, storm, Act of God, governmental act or other cause outside of Grantor's control or any prudent action taken by Grantor to avoid, abate, prevent or mitigate damage or changes to the Property from such causes.

### **4. FAILURE TO ENFORCE**

The failure of Grantee to enforce any term of this Easement shall not be deemed a waiver of the right to do so thereafter, nor discharge nor relieve Grantor from thereby complying with any such term. Furthermore, the Grantor hereby waives any defense of laches, estoppel, or prescription.

## **ARTICLE IV – AMENDMENT**

### **1. GRANTEE'S PROPERTY RIGHT.**

Grantor covenants and agrees that the donation of this Easement gives rise to a property right, immediately vested in Grantee, with a fair market value that is at least equal to the proportionate value that the perpetual conservation restriction at the time of the gift bears to the value of the Property as a whole at that time.

### **2. EXTINGUISHMENT, CONVERSION, DIVERSION.**

Grantor and Grantee covenant and agree that this Easement is perpetual and shall not be extinguished, and acknowledge that extinguishment of the Easement is not permitted by the Open-Space Land Act. Nevertheless, should any attempt be made to extinguish the Easement, any such extinguishment can be made only by judicial proceedings and only if such extinguishment also complies with Virginia Code Section 10.1-1704. In addition, no part of the Property may be converted or diverted from its open-space use except in compliance with the provisions of Section 10.1-1704 and the provisions of Section 170 of the Internal Revenue Code and the applicable Treasury Regulations. In any sale or exchange of the Property subsequent to an extinguishment, Grantee shall be entitled to a portion of the proceeds at least equal to the proportionate value of the perpetual conservation restriction computed as set forth in Article IV § 1 above, but not to be less than the proportionate value that the perpetual conservation restriction at the time of the extinguishment bears to the then value of the Property as a whole. Grantee covenants and agrees to use all its share of the proceeds from the sale of the Property in a manner consistent with the conservation purpose of this easement and the Open-Space Land Act.

### **3. AMENDMENT.**

Grantor and Grantee, or Grantee and the then owner of the Property, may amend or modify the Easement to strengthen its terms, increase protection of the Property's conservation value and natural resources, add to the restricted property, provided that no amendment shall be allowed which affects the Easement's perpetual duration or results in any financial benefit to the Grantor or the then property owner. No amendment or modification shall be effective unless documented in a notarized writing executed by Grantee and the then owner of the Property and recorded among the land records of the Fluvanna County, Virginia.

## **ARTICLE V - DOCUMENTATION**

### **1. DOCUMENTATION.**

Documentation retained in the office of Grantee including, but not limited to the Baseline Documentation Report, describes the condition and character of the Property at the time of the gift. The Documentation may be used to determine compliance with and enforcement of the terms of the Easement; however, the parties are not precluded from using other relevant evidence or information to assist in that determination. Grantor has made available to Grantee, prior to the donation, documentation sufficient to establish the condition of the Property at the time of the gift. The parties hereby acknowledge that the documentation supplied and contained in the files of Grantee is an accurate representation of the Property.

## **ARTICLE VI - GENERAL PROVISIONS**

### **1. TITLE.**

Grantor covenants and warrants that Grantor has good title to the Property, that Grantor has all right and authority to grant and convey this Easement and that the Property is free and clear of all encumbrances (except utility and access easements of record), including, but not limited to, any mortgages, judgments or other liens not subordinated to this Easement. The holders of all liens or other encumbrances arising from borrowing have subordinated their interests in the Property to the operation and effect of this Easement, by their execution hereof. Nothing herein shall prevent Grantor from obtaining, without Grantee approval, future financing secured by all or part of the Property or improvements thereon at any time. Any such financing shall be subordinated to this Easement.

### **2. ACCEPTANCE.**

Acceptance of this conveyance by Grantee is authorized by Virginia Code Section 10.1-1701.

### **3. ASSIGNMENT BY GRANTEE.**

Grantee may transfer or convey this Easement only if Grantee conditions such transfer or conveyance on the requirements that;

- (i) All restrictions and conservation purposes set forth in this Easement are to be continued in perpetuity; and
- (ii) The transferee agrees not to convert or divert the Property from open-space land uses except as permissible under Section 170 of the Internal Revenue Code, as amended, and under Section 10.1-1704 of the Open-Space Land Act; and
- (iii) The transferee then qualifies as an eligible donee as defined in Section 170(h)(3) of the Internal Revenue Code, as amended, and the applicable Treasury Regulations; and
- (iv) The transferee records among the land records where the Easement is recorded an assignment of the Easement and provides written notice of such assignment to the Grantor or the then current owner of the Property.

#### **4. NOTICES TO GRANTEE.**

Grantor shall notify Grantee in writing at, or prior to, closing on any inter vivos transfer or sale of the Property. Any notices, requests for approval or other communications to Grantee or any notices, responses to requests for approval or other communications to Grantor under any section of this Easement shall be in writing and sent to the following addresses or to such addresses as may hereafter be specified in writing:

Grantee:

Board of Supervisors of Fluvanna County

Care of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantor:

Attention: Thomas James Ross, II, Esq.

Hotel Street Capital, LLC and Warrenton Investments, Inc.

31 Garrett Street

Warrenton, Virginia 20186

#### **5. INCLUSION OF TERMS IN SUBSEQUENT DEEDS.**

This Easement shall be referenced by deed book and page number, instrument number or other appropriate reference in any deed or other instrument conveying any interest in the Property.

#### **6. CONSTRUCTION.**

Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purposes of the Easement and the

policy and purposes of Grantee. If any provision of this Easement is found to be ambiguous, an interpretation consistent with the purposes of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid. Notwithstanding the forgoing, lawful acts or uses not expressly prohibited by this Easement are permitted on the Property. Grantor and Grantee intend that the grant of this Easement qualify as a “qualified conservation contribution” as that term is defined in Section 170(h)(1) of the Internal Revenue Code and Treasury Regulations §1.170A-14, and the restrictions and other provisions of this instrument shall be construed and applied in a manner that will not prevent this Easement from being a qualified conservation contribution.

## **7. INTERACTION WITH OTHER LAWS.**

This Easement does not permit any use of the Property which is otherwise prohibited by federal, state, or local law or regulation. Neither the property, nor any portion of it, shall be included as part of the gross area of other property not subject to this Easement for the purposes of determining density, lot coverage or open-space requirements under otherwise applicable laws, regulations or ordinances controlling land use and building density. No development rights that have been encumbered or extinguished by this Easement shall be transferred to or counted towards development of any other property pursuant to a transferable development rights scheme, cluster development arrangement or otherwise.

## **8. ZONING ORDINANCE.**

Notwithstanding any other provision of this Easement, Grantee’s Zoning Ordinance shall apply to the Property and shall take precedence over this Easement to the extent that the Zoning Ordinance regulations are more restrictive than the terms of this Easement.

## **9. MERGER.**

Grantor and Grantee agree that in the event that Grantee acquires a fee interest in the Property, this Easement shall not merge into the fee interest, but shall survive the deed and continue to encumber the Property.

## **10. TAX MATTERS.**

The parties hereto agree and understand that any value of this Easement claimed for tax purposes as a charitable gift must be fully and accurately substantiated by an appraisal from a qualified appraiser as defined in IRS regulations (see Section 1.170A-13(c)(5)), and that the appraisal is subject to review, audit and challenge by all appropriate tax authorities. The Grantee makes no express or implied warranties that any tax benefits will be available to Grantor from donation of this Easement, or that any such tax benefits might be transferable, or that there will be any market for any tax benefits that might be transferable. By its execution hereof, Grantee acknowledges and confirms receipt of the Easement and further acknowledges that Grantee has not provided any goods or services to Grantor in consideration of the grant of the Easement.



**11. WARRANTIES.**

THE COUNTY OF FLUVANNA AND ANY CO-HOLDER MAKE NO EXPRESS OR IMPLIED WARRANTIES REGARDING WHETHER ANY TAX BENEFITS WILL BE AVAILABLE TO GRANTOR FROM THE DONATION OR ANY PARTIAL DONATION OF THIS EASEMENT, NOR WHETHER ANY SUCH TAX BENEFITS MIGHT BE TRANSFERABLE, NOR WHETHER THERE WILL BE ANY MARKET FOR ANY TAX BENEFITS WHICH MIGHT BE TRANSFERABLE, NOR WHETHER THIS DEED OR ANY OTHER FORM OR DOCUMENTATION PREPARED BY THE COUNTY WILL SATISFY ANY STATE OR FEDERAL REQUIREMENT, LAW OR REGULATION RELATED TO TAX CREDITS OR DEDUCTIONS FOR THE DONATION OR PARTIAL DONATION OF THIS EASEMENT.

**12. RIGHT TO DESIGNATE EASEMENT CO-HOLDER.**

Grantee shall have the right, in its sole discretion, now and at any time in the future, to transfer part or all interest it has under this Easement to a public body as the same is defined in Section 10.1-1700 of the Open-Space Land Act. Such transfer shall not require the consent of the Grantor or any trustee under a deed of trust which has been subordinated to this Easement, but shall be subject to the conditions and requirements of subsection 3 of this section (Assignment by Grantee).

**13. SEVERABILITY.**

If any provision of this deed or its application to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remaining provisions of this Easement shall not be affected thereby.

**14. ENTIRE AGREEMENT.**

This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement.

**15. CONTROLLING LAW.**

The interpretation and performance of this Easement shall be governed by the laws of the Commonwealth of Virginia.

**16. RECORDING AND EFFECTIVE DATE.**

This Easement shall be effective when recorded in the land records office of the Circuit Court of Fluvanna County, Virginia, and Grantee may re-record it any time as may be required to preserve its rights under this Easement.

**17. SUCCESSORS IN INTEREST.**

This Easement, its grant, and its Terms and Conditions, shall be binding upon, and inure to the benefit of, the parties hereto and their respective agents, personal representatives, heirs, successors, and assigns (herein "Successors in Interest") and shall continue as a servitude running in perpetuity with the Property.

#### **18. VESTING OF CONSERVATION EASEMENT.**

Should the Grantee, including any of its Successors in Interest, cease to exist, or not qualify as a "qualified organization" under section 170(h) of the Revenue Code (or any successor provision then applicable) or otherwise cease to be eligible to hold this Conservation Easement directly under the laws of the Commonwealth of Virginia, unless the Conservation Easement has been assigned prior to cessation to another holder qualified according to the provisions of the laws of the Commonwealth of Virginia and the provisions of Section Article VI § 3 above, this Easement and all rights of enforcement shall vest in the Virginia Outdoors Foundation. If the qualifying holding entity or the successors or assigns thereof, or the Virginia Outdoors Foundation, should cease to exist, or should not qualify as a "qualified organization" under section 170(h) of the Revenue Code (or any successor provision then applicable) or should otherwise cease to be eligible to receive this Easement directly under the laws of the Commonwealth of Virginia, a court of competent jurisdiction shall transfer this Easement to another qualified organization having similar purposes that agrees to assume the responsibilities imposed by this Easement.

#### **19. APPLICABLE LAW.**

This Conservation Easement shall be interpreted under the laws of the Commonwealth of Virginia.

#### **20. COUNTERPARTS.**

This Easement may be executed in one or more counterpart copies, each of which, when executed and delivered shall be an original, but all of which shall constitute one and the same Easement. Execution of this Easement at different times and in different places by the parties hereto shall not affect the validity of the Easement.

#### **21. SUBORDINATION OF DEED OF TRUST.**

Lender is the secured party under a certain Deed of Trust dated March 20, 2012 and recorded in the Clerk's Office of the Circuit Court of the County of Fluvanna, Virginia in Deed Book 859 at Page 631, which subjects the Property to the Lender's lien. The Lender hereby consents to the terms, conditions, restrictions and intent of this Easement, and agrees that the lien represented by said Deed of Trust shall be held subject to said terms, conditions, restrictions and intent of this Easement and joins in this Deed to reflect its

direction to the Trustees to execute this Easement to give effect to the subordination of such Deed of Trust to this Easement.

WITNESS the following signatures and seals.

[Counterpart signature pages follow]

[Counterpart signature page 1 of 4]

**HOTEL STREET CAPITAL, LLC**

By: \_\_\_\_\_ (SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF \_\_\_\_\_, TO WIT:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ as \_\_\_\_\_ of Hotel Street Capital, LLC.

\_\_\_\_\_  
(SEAL)

Notary Public

My commission expires: \_\_\_\_\_

Registration #: \_\_\_\_\_

**WARRENTON INVESTMENTS, INC**

By: \_\_\_\_\_ (SEAL)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF \_\_\_\_\_, TO WIT:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ as \_\_\_\_\_ of Warrenton Investments, Inc.

\_\_\_\_\_  
(SEAL)

Notary Public

My commission expires: \_\_\_\_\_

Registration #: \_\_\_\_\_

[Counterpart signature page 2 of 4]

Accepted:

BOARD OF SUPERVISORS OF FLUVANNA COUNTY, VIRGINIA  
A body corporate and politic

By: \_\_\_\_\_  
Paul McCulla  
Its County Administrator

COMMONWEALTH OF VIRGINIA,  
COUNTY OF FLUVANNA, TO WIT:

I, \_\_\_\_\_, a Notary Public for the  
Commonwealth aforesaid, hereby certify that \_\_\_\_\_, as  
\_\_\_\_\_, personally appeared before me this day and  
acknowledged the foregoing instrument on behalf of the Board of Supervisors of  
Fluvanna County, Virginia.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_ (SEAL)

[Counterpart signature page 3 of 4]

THE FAUQUIER BANK

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Its: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, TO WIT:

I, \_\_\_\_\_, a Notary Public for the Commonwealth  
aforesaid, hereby certify that \_\_\_\_\_, \_\_\_\_\_ of THE  
FAUQUIER BANK personally appeared before me this day and acknowledged the  
foregoing instrument.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_[SEAL]  
Notary Public

My Commission Expires: \_\_\_\_\_

[Counterpart signature page 4 of 4]

EITHER:

\_\_\_\_\_(SEAL)  
JEFFREY A. SISSON, Trustee

OR:

\_\_\_\_\_(SEAL)  
GLORIA J. BOWMAN, Trustee

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF \_\_\_\_\_, TO WIT:

I, \_\_\_\_\_, a Notary Public for the Commonwealth  
aforesaid, hereby certify that \_\_\_\_\_, as Trustee, for The Fauquier  
Bank personally appeared before me this day and acknowledged the foregoing  
instrument.

WITNESS my hand and official seal this \_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_[SEAL]  
Notary Public

My Commission Expires:\_\_\_\_\_

**EXHIBIT A****Legal Description****TAX MAP: 19-A-39C:**

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna County, Virginia, consisting of 10.000 acres, more or less, by survey, and identified as Lot B and shown by metes and bounds on plat of survey by Lum's Land Surveys, Inc., dated December 15, 2006, revised February 1, 2007, revised March 6, 2007, revised October 9, 2007, and revised November 29, 2007, and recorded in the Clerk's Office of the Circuit Court of said county in Deed Book 764, page 784, together with a perpetual non-exclusive easement of right of way, fifty feet in width providing ingress and egress for Grantor, its licensees, permittees and invitees, to and from the above identified 10.00 acres, from and to Virginia Route 644 (Friendship Road), centered on the centerline of the private road, known as Friendship Way, as shown on the above-identified plat of survey.

AND BEING the same property acquired by Grantors herein by deed in lieu of foreclosure dated December 22, 2011 recorded in Deed Book 859 at Page 631.

**Tax Map Ref: 30-A-110:**

ALL THAT CERTAIN tract or parcel of land, lying and being situate in the Palmyra Magisterial District of Fluvanna county, Virginia, consisting of 220.56 acres, more or less, and identified as Area X, Area Y, Area Z and TMP 30-A-110 and shown by metes and bounds on plat of survey by Dominion Development Resources, dated June 24, 2008, last revised August 7, 2008, entitled "PLAT SHOWING BOUNDARY ADJUSTMENT FOR TAX MAP 19, SECTION A, PARCELS 38 & 39 AND TAX MAP 30, SECTION A, PARCEL 110 RIVANNA WOODS GOLF CLUB, LP", a copy of which is recorded in Plat Book 2, Page 351, and to which plat reference is hereby made.

AREA X BEING a portion of the property conveyed to Friendship Camp, Incorporated, by Deed from William C. Pettit, III, single, and Virginia Davis Pettit, widow, dated June 19, 1991, and recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 223, Page 217.

ALSO BEING the same property conveyed to Friendship Camp, Incorporated by Deed from Barbara Witcher, dated June 6, 2008, and recorded June 18, 2008, in the aforesaid Clerk's Office, in Deed Book 768, Page 951.

AND BEING the same properties acquired by Grantors herein by deed in lieu of foreclosure dated December 22, 2011 recorded in Deed Book 859 at Page 634.



**AN ORDINANCE ENACTED PURSUANT TO VIRGINIA CODE § 10.1-1700, FF., TO ESTABLISH A COUNTY CONSERVATION EASEMENTS PROGRAM**

BE IT ORDAINED by the Fluvanna County Board of Supervisors that the Fluvanna County Code be, and it is hereby, amended by adding a Chapter 5.5, as follows:

1. The text of the said amendment shall be as follows:

Chapter 5.5  
**CONSERVATION EASEMENTS PROGRAM**

**Sec. 5.5-1. Short title.**

This Chapter shall be known and may be cited as the “conservation easements program” or “the Program”, as the context may require.

**Sec. 5.5-2. Purpose.**

The board of supervisors finds that a substantial area of rural land in the County has been converted to uses not consistent with or conducive to agriculture, forestry or other traditional rural uses; that regulatory land-use planning tools may not, in themselves, be sufficient to inhibit the conversion of farm and forest land to other uses; and that farm and forest land, clean water and airsheds, biological diversity, scenic vistas and rural character have a public value as well as a private value. Therefore, the board of supervisors has determined that it is advisable to establish a program, pursuant to Virginia Code Sec. 10.1-1700, *et seq.*, by which the County can acquire conservation easements voluntarily offered by owners to serve as one means of assuring that the County’s resources are protected and efficiently used; to help in preserving open-space and the rural character of the County by (a) preserving farm and forest lands; (b) conserving and protecting water resources and environmentally sensitive lands, waters and other natural resources; (c) conserving and protecting biodiversity and wildlife and aquatic habitat; (d) improving the quality of life for the inhabitants of the county; (e) assuring availability of lands for agricultural, forestal, recreational, or open-space use; and (f) promoting tourism through the preservation of scenic resources.

**Sec. 5.5-3. Applicability.**

The Program shall be available for all lands in the County, except those lands under the ownership or control of the United States of America, the Commonwealth of Virginia, or an agency or instrumentality thereof. Any conservation easement acquired under the Program shall be voluntarily offered by the owner. Each such easement shall be subject to the approval of the board of supervisors to determine that the acceptance of such easement shall further the purposes of this Chapter in accordance with Sec. 5.5-6.

**Sec. 5.5-4. Definitions and construction.**

A. The following definitions shall apply in the interpretation and implementation of the Program:

(1) Conservation easement. The term “conservation easement” means a nonpossessory interest of the County in real property, whether easement appurtenant or in gross, acquired through gift, purchase, devise, or bequest imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural or open-space values of real property, assuring its availability for agricultural, forestal, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural or archaeological aspects of real property.

(2) Program administrator. The term “Program administrator” means the director of the department of planning and development.

(3) Parcel. The term “parcel” means a lot or tract of land, lawfully recorded in the clerk’s office of the circuit court of the County, or any lawfully described portion of such lot or tract.

B. Construction. Because a conservation easement may contain one or more parcels, for purposes of the Program the term “parcel” shall include all parcels covered by, or proposed to be covered by, a particular conservation easement.

**Sec. 5.5-5. Designation of Program administrator; powers and duties.**

A. Designation. The director of the department of planning and development is hereby designated as the Program administrator.

B. Powers and duties. The Program administrator, or his designee, shall administer the Program and shall have the powers and duties to:

1. Establish reasonable and standard procedures and forms for the proper administration and implementation of the Program.
2. Promote the Program by providing educational materials to the public, conducting informational meetings and otherwise.
3. Investigate and pursue state, federal and other programs available to maximize private participation.
4. Evaluate all applications to determine their eligibility and make recommendations thereon to the board of supervisors.
5. Provide educational materials regarding other land protection programs to the public.

6. For each conservation easement, assure that the terms and conditions of the deed of easement are monitored and complied with by coordinating a monitoring program with each easement holder, and if the other easement holders are either unable or unwilling to do so, monitor and assure compliance with the terms and conditions of the deed of easement.

#### **Sec. 5.5-6. Eligibility criteria.**

In determining whether to accept a proposed conservation easement, the board of supervisors shall consider the following criteria:

(i) the use of the parcel subject to the conservation easement shall be consistent with the comprehensive plan as in effect at the time of the proposed dedication; (ii) the proposed terms of the conservation deed of easement shall be consistent with the minimum terms and conditions set forth in Sec. 5.5-7; and (iii) the acceptance of the proposed conservation is consistent with the purposes of this Chapter.

#### **Sec. 5.5-7. Easement terms and conditions.**

Each conservation easement shall conform with the requirements of the Open-Space Land Act of 1966 (Virginia Code § 10.1-1700 et seq.) and of this Chapter. The deed of easement shall be in a form approved by the county attorney, and shall contain, at a minimum, the following provisions:

A. Restriction on division. No parcel shall be divided so as to create any parcel containing less than one hundred (100) acres.

B. No buy-back option. The owner shall not have the option to reacquire any property rights relinquished under the conservation easement.

C. Other restrictions. The parcel also shall be subject to standard restrictions contained in conservation easements pertaining to uses and activities allowed on the parcel. These standard restrictions shall be delineated in the deed of easement and shall include, but not necessarily be limited to, restrictions pertaining to: (i) the accumulation of trash and junk; (ii) the display of billboards, signs and advertisements; (iii) the management of forest resources; (iv) grading, blasting or earth removal; (v) the number and size of residential outbuildings and farm buildings or structures; (vi) the conduct of industrial or commercial activities on the parcel; and (vii) monitoring of the easement.

#### **Sec. 5.5-8. Application and evaluation procedure.**

Each application for a conservation easement shall be processed as follows:

A. Application materials to be provided to owner. The application materials provided by the Program administrator to an owner shall include, at a minimum, a standard application form, a sample deed of easement, and information about the Program.

B. Application form. Each application shall be submitted on a standard form prepared by the Program administrator. The application form shall require, at a minimum, that the owner: (i) provide the name of all owners of the parcel, the address of each owner, the acreage of the parcel, the County tax map and parcel number, the zoning designation of the parcel, and permission for the Program administrator to enter the property after reasonable notice to the owner to evaluate the parcel. The application form shall also include a space for an owner to indicate whether he volunteers to have the parcel be subject to greater restrictions than those contained in the standard sample deed of easement, and to delineate those voluntary, additional restrictions.

C. Additional application information required by Program administrator. The Program administrator may require an owner to provide additional information deemed necessary to determine whether the proposed easement can be recommended for acceptance.

D. Submittal of application. Applications shall be submitted to the office of the Program administrator. An application may be submitted at any time.

E. Evaluation by Program administrator. The Program administrator shall evaluate each application received and determine within fifteen (15) days whether the application is complete. If the application is incomplete, the Program administrator shall inform the owner in writing of the information that must be submitted in order for the application to be deemed complete. When an application is deemed complete, the Program administrator shall determine whether, in his judgment, the proposed easement satisfies the eligibility criteria set forth in Sec. 5.5-6.

F. Evaluation by board of supervisors. The board of supervisors shall review the proposed easement and determine whether or not the same should be accepted. The determination as to whether or not a particular easement should be accepted shall be in the sole discretion of the board of supervisors, and nothing in this Chapter shall obligate the board to accept a particular conservation easement.

G. Reapplication. An owner whose proposed conservation easement is not accepted may reapply at a later time.

H. Easement established. A conservation easement shall be deemed to be accepted when all the owners of the subject parcel shall have signed the deed of easement; such deed of easement shall have been approved in writing as to form by the county attorney; and the same shall have been accepted by an authorized agent of the board of supervisors on its behalf. The deed shall be recorded in the office of the clerk of the circuit court of the County at the expense of the applicant. A single conservation easement may be established for more than one parcel under the same ownership.

I. Costs. The applicant shall be solely responsible for the cost of preparing and recording each such easement, including, but not necessarily limited to, environmental site assessments, surveys, recording costs and other charges associated with closing; and shall

pay to the County a fee sufficient to defray the actual and reasonable expenses of the County's review of the application and the proposed deed of easement. The amount of such fee shall be established from time to time by resolution of the board of supervisors. The County shall not pay fees incurred for independent appraisals, legal, financial, or other advice, or fees in connection with the release and subordination of liens to the easement conveyed to the County.

**Sec. 5.5-9. Program non-exclusivity.**

This Chapter shall not be construed in any way as a limitation upon the County's authority to acquire land for public purposes, nor shall this Chapter be construed to prohibit the holding of easements for conservation of resources by entities other than, or in conjunction with, the County.

2. The foregoing amendment shall be effective as of July 1, 2006.



**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB YZ**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Appointment to the Broadband Access Taskforce (BAT)				
<b>MOTION(s):</b>	<p><b>I move to appoint the following citizen representatives to the Broadband Access Taskforce:</b></p> <p style="text-align: center;"> <b>Columbia District:</b> _____  <b>Cunningham District:</b> _____  <b>Fork Union District:</b> _____  <b>Palmyra District:</b> _____  <b>Rivanna District:</b> _____  <b>Fluvanna Business:</b> _____  <b>Fluvanna Business:</b> _____         </p> <p><b>For terms to begin February 15, 2017 and to terminate no later than October 31, 2017.</b></p>				
<b>STRATEGIC INITIATIVE?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>If yes, list initiative(s):</b>		A1
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		<b>XX</b>			
<b>STAFF CONTACT(S):</b>	Kelly Belanger Harris, Clerk for the Board				
<b>PRESENTER(S):</b>	Steven M. Nichols, County Administrator				
<b>RECOMMENDATION:</b>	Approve				
<b>TIMING:</b>	Routine				
<b>DISCUSSION:</b>	<p>The following Fluvanna Residents have indicated an interest in serving on the Broadband Access Taskforce (BAT):</p> <ul style="list-style-type: none"> <li>• Columbia District: Kerry Murphy-Hammond, Curtis Putnam, Susan Golding</li> <li>• Cunningham District: Valerie Palamountain, George Mitchell, Dana Shifflett</li> <li>• Fork Union District: Brandon Chiesa, Michael Aquilino, &amp; James Kirkham</li> <li>• Palmyra District:</li> <li>• Rivanna District: Bob Dorsey and Mike Feazel</li> <li>• Fluvanna Business: Scott Krogh (FUMA)</li> </ul>				
<b>FISCAL IMPACT:</b>	None				
<b>POLICY IMPACT:</b>	None				

<b>LEGISLATIVE HISTORY:</b>	Board Approved Broadband Access Charter on Jan 4, 2017.				
<b>ENCLOSURES:</b>	Applications for Appointment				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other





**COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA**

**Application to Serve on Boards/Commission/Committees**

Name (Last, First MI) <b>Putnam, Curtis L.</b>		Election District <b>Columbia</b>	
Mailing Address [REDACTED]		Physical Address (if different)	
Home Phone <b>N/A</b>	Cell Phone [REDACTED]	Work Phone	Email [REDACTED]
<b>EXPERIENCE/PROFESSIONAL EXPERTISE:</b> Retail Sales Sears 4 years, Maintenance Technician Fluvanna County 11 years			
<b>EDUCATION:</b> Western Michigan University, BS Sociology, Chemistry, Teaching Penn Valley Community College, coursework in Psychology and Accounting University of Missouri KC, One year Masters level in Biochemistry Piedmont Virginia Community College, Project Management, Reading Construction documents, and Personal Development courses.			
<b>CIVIC ACTIVITIES/COMMITTEES:</b> Writers Group of Fluvanna, Founded and participated for 7 years. Fluvanna County Leadership Development Course, 2007 (?)			
<b>MEMBERSHIPS (FRATERNAL, BUSINESS, CHURCH OR SOCIAL GROUPS):</b> Kiwanis Club, 1 year			
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> Tiger Team, Fluvanna County Government, 2014			
<b>REASON(S) FOR WANTING TO SERVE:</b> I wish to be a vital part of my community adding my experience, expertise and enthusiasm to a number of essential services. I will retire this July and wish to maintain and access my extensive network of friends in County Government.			
Please indicate on the attached sheets the Boards, Committees, or Commissions on which you wish to serve. Your application will be kept on file for three years. Applicants are considered as vacancies occur.			
<b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b>			
Signature			Date

**PLEASE MARK ANY BOARDS, COMMISSIONS OR COMMITTEES  
ON WHICH YOU WISH TO SERVE FROM THE BELOW LIST.**



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>FEAZEL, MICHAEL</b>		Election District <b>RIVANNA</b>	
Mailing Address (including City, State, & ZIP) [REDACTED]		Physical Address (if different) [REDACTED]	
Home Phone [REDACTED]	Cell Phone [REDACTED]	Work Phone [REDACTED]	Email [REDACTED]
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION: <b>43 YEARS AS REPORTER, EDITOR &amp; MANAGER OF BUSINESS PUBLICATIONS</b> <b>BACHELOR OF JOURNALISM, UNIV. OF MISSOURI SCHOOL OF JOURNALISM</b> <b>WINNER OF MULTIPLE JOURNALISM AWARDS</b> <b>CURRENTLY EXECUTIVE EDITOR OF WARREN COMMUNICATIONS NEWS</b>			
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: <b>EXECUTIVE COMMITTEE MEMBER (CO-DIRECTOR DESIGNATE), FLUVANNA LEADERSHIP DEVELOPMENT PROGRAM,</b> <b>COMMUNICATIONS COMMITTEE (FORMER CHAIR) - LAKE MONTICELLO OWNERS ASSN.</b> <b>STEERING COMMITTEE (DID ALL PUBLICITY) - OLD FARM DAY 2015 &amp; 2016</b> <b>REPORTER, LAKE MONTICELLO "LAKE VIEWS"</b>			
CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups): <b>HANDLE PUBLICITY FOR OLD FARM DAY, FLDP, FISHERIES IMPROVEMENT PROGRAM</b> <b>AT THE LAKE &amp; OTHER ACTIVITIES. INVOLVED IN SETTING UP CPR CLASSES FOR</b> <b>PUBLIC. ADEPT AT PRINT AND FACEBOOK PROMOTION. HAVE REGULARLY</b> <b>APPEARED ON TV &amp; RADIO TO PROMOTE PROJECTS</b>			
REASON(S) FOR WANTING TO SERVE: <b>I believe helping promote the county as a business &amp; tourism location is</b> <b>one of the best ways I can help the county.</b>			
<p><b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b></p> <p>Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p><b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b></p> <p>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</p>			
Signature <b>[Signature]</b>		Date <b>5/13/16</b>	

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

X	Board, Commission, Committee
<input type="checkbox"/>	Agricultural/Forestral District Advisory Committee
<input type="checkbox"/>	Audit Committee
<input type="checkbox"/>	Board of Zoning Appeals (BZA)
<input type="checkbox"/>	Building Code of Appeals
<input type="checkbox"/>	Community Policy & Management Team (CPMT)
<input type="checkbox"/>	Economic Development Authority (EDA)
<input type="checkbox"/>	Finance Board
<input type="checkbox"/>	Fork Union Sanitary District (FUSD) Advisory Committee
<input type="checkbox"/>	James River Alcohol Safety Action Program (ASAP)
<input type="checkbox"/>	James River Water Authority (JRWA)
<input type="checkbox"/>	JAUNT Board
<input type="checkbox"/>	Jefferson Area Board of Aging (JABA) Advisory Council
<input type="checkbox"/>	Jefferson Area Board of Aging (JABA) Board of Directors
<input type="checkbox"/>	Library Board of Trustees
<input type="checkbox"/>	Monticello Area Community Action Agency (MACAA)

X	Board, Commission, Committee
<input type="checkbox"/>	Parks & Recreation Advisory Board
<input type="checkbox"/>	Partnership for Aging Committee
<input type="checkbox"/>	Piedmont Virginia Community College (PVCC) Board
<input type="checkbox"/>	Piedmont Workforce Investment Board
<input type="checkbox"/>	Planning Commission
<input type="checkbox"/>	Region Ten Community Services Board
<input type="checkbox"/>	Regional Jail Board
<input type="checkbox"/>	Rivanna River Basin Commission
<input type="checkbox"/>	Social Services Board
<input type="checkbox"/>	Southeast Rural Community Assistance Project, Inc.
<input type="checkbox"/>	Thomas Jefferson Area Community Criminal Justice Board
<input type="checkbox"/>	Thomas Jefferson Planning District Commission (TJPDC)
<input type="checkbox"/>	Thomas Jefferson Water Resources Protection Foundation
<input type="checkbox"/>	Youth Advisory Council (YAC)

☒ **Economic Development + Tourism Advisory Council**

**Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Application Received On:		Application Received By:
Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		

**From:** Valerie Palamountain  
**To:** [Clerk to the Board](#)  
**Subject:** Broadband  
**Date:** Tuesday, January 10, 2017 3:00:49 PM  
**Attachments:** [Broadband Application.pdf](#)  
[VJPalamountain Resume 2017.pdf](#)

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Attached is my application to serve on the Fluvanna County Broadband Access Taskforce.

In 2016, I served on the Albemarle County Broadband Management Team, along with representatives from the Board of Supervisors, economic development, Albemarle Public Schools, Emergency Services, Charlottesville Area Association of Realtors (CAAR) and Thomas Jefferson Planning District Commission. Our mission was to meet the terms of a Virginia Telecommunications Planning Initiative (VATPI) grant through the Virginia Department of Housing and Community Development (DHCD) to develop a community-based telecommunication plan including:

- A demand aggregation demonstrating a market
- Needs assessment
- Infrastructure/services inventory and gap analysis
- Broadband education
- Identification of connectivity solutions

The final report was submitted to the Albemarle County Board of Supervisors in November 2016 with our recommendations.

My role on the Management Team was to provide my expertise in economic and workforce development, and the need for broadband access for the business community, the workforce and both traditional students and continuing professional development for the workforce.

Please consider my application to serve on the Fluvanna County Broadband Access Taskforce.

Thank you,



Valerie Palamountain  
Dean of Workforce Services  
Piedmont Virginia Community College  
501 College Drive  
Charlottesville, VA 22902  
434-961-5333 (voice)  
434-961-5270 (fax)  
[vpalamountain@pvcc.edu](mailto:vpalamountain@pvcc.edu)

See what's new!



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <i>Palamountain, Valerie J.</i>		Election District <i>Cunningham</i>	
Mailing Address (including City, State, & ZIP) [REDACTED]		Physical Address (if different) [REDACTED]	
Home Phone [REDACTED]	Cell Phone [REDACTED]	Work Phone [REDACTED]	Email <i>vpalamountain@pvcc.edu</i>
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION: <i>see attached resume</i> <i>Dean of Workforce Services, PVCC 2005-present</i> <i>Director, Center for Business &amp; Industry Training, Bucks City Community College, PA 2001-05</i> <i>District Manager, AGS Management Systems, PA 1981-1996</i>			
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: <i>see attached resume</i> <i>Albemarle County Broadband Management Team 2015-16</i> <i>Lake Monticello Owners Association Board of Directors 2011-14</i> <i>President 2012-14; Secretary 2011-12</i>			
CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups): <i>Albemarle County Rotary Club 2006-present, President 2015-16</i> <i>Jefferson Area Children's Health Improvement Program, Board of Directors 2012-17, Vice Chair 2016-17; Secretary 2014-16.</i>			
REASON(S) FOR WANTING TO SERVE: <i>Having served on the Albemarle County Broadband Management Team, I am knowledgeable on broadband issues and the need for a regional approach. In my position at PVCC, I understand the impact of broad band on economic development, workers and students.</i>			
<p><b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b></p> <p>Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p><b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b></p> <p>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</p>			
Signature <i>Valerie J. Palamountain</i>		Date <i>1/10/17</i>	

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)

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	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

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(Approved June 17, 2015)

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3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Office Use Only		
Application Received On:		Application Received By:
Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		

## Valerie J. Palamountain

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

### SUMMARY

Education Administrator and Project Manager with over 20 years experience in project initiation, planning, scheduling and implementation in a variety of disciplines. Background includes hands on experience in project management in workforce development and training, educational programs, and information technology for private industry, non-profits and public sector. Particular strength in defining goals and the strategy to achieve them. Demonstrated competencies in:

- Team Building
- Strategic Planning and Turnarounds
- Personnel Management
- Facilitation and Presentation Skills
- Process Management
- Consulting and Consultative Sales

### PROFESSIONAL EXPERIENCE:

#### Dean of Workforce Services

**Piedmont Virginia Community College, Charlottesville, VA**

**January 2005 to present**

Manage division with a staff of 12 for workforce development programs, including contract training, healthcare continuing education, Construction Academy, and personal enrichment programs. Work with regional business and industry including the Piedmont Workforce Network Workforce Investment Board. Lead agency for the One Stop Operator Consortium, a federally funded program from 2008-09. Applied for and secured over \$2.5 million in grant funding to underwrite the cost of new program development, workforce training and student tuition and fees. Designed and implemented a new viticulture and enology program to promote economic development in the region. The program has been recognized as a statewide program by the Virginia Community College System and the Chancellor.

#### Achievements:

- Developed an innovative approach to teaching workplace readiness skills by using theater arts to teach behavioral changes, and involving employers in the classroom. Now in its first year, 73 students have enrolled in the training with 85% completing the entire program and receiving multiple industry certifications; 77% were placed in employment earning a minimum of \$12.00/hour.
- Designed and implemented a new viticulture & enology program working with industry partners. Classes are held at regional vineyards and wineries with instructors recruited from industry and combine experiential learning with classroom theory. The Viticulture & Enology program was recently recognized as a statewide “best practice” program by the Virginia Community College System and the State Board of Wine for supporting a major growth industry. Applied for and secure grant funding to expand the program to include a training vineyard for our students at Monticello, the home of Thomas Jefferson. The Viticulture & Enology program celebrated its 10<sup>th</sup> anniversary on March 19, 2015. Over 30 of our students have started wineries in Virginia.

- Initiated the Analyst Boot Camp (ABC) program with regional economic development, government contractors, the military and a third-party training vendor (ATIC) to introduce intelligence analysis training to provide a qualified workforce in the emerging field of intelligence. The Analyst Boot Camp is a post-graduate program; students may receive six graduate credits from AMU towards a Master's degree upon completion of the ABC.
- Applied for and secured \$1.6 million in Federal grant funding to develop a Construction Academy in response to the industry need for entry level workers in carpentry, masonry, plumbing, electrical, landscaping, HVAC and green building.
- Introduced KidsCollege@PVCC Summer Career Academies for students in grades 3-10, which grew from two Academies in 2010 to over 100 Academies at multiple sites in 2015 with over 1300 enrollments. The Career Academies focus on STEM (Science, Technology, Engineering and Math) using problem-based learning techniques.
- Worked with the University of Virginia to develop an entrepreneurship program for Tibetan entrepreneurs. This exchange program, funded annually by the U.S. Department of State, trained twelve Tibetans in entrepreneurship skills in the U.S. As one of the program administrators, I traveled twice to Tibet to observe entrepreneurial opportunities in Eastern China.
- Was awarded a Fulbright grant to research workforce development practices and curricula in India. My exchange partner was the department head for Electrical Engineering with Jadavpur University, Kolkata. My research was with Jadavpur University, private technical schools, business and industry, the Kolkata Chamber of Commerce, and the government of West Bengal.
- Introduced Allied Health curriculum using in-house and third-party vendors. Converted a credit program in Nurse Aide that historically had low enrollment, to a noncredit program with an annual enrollment of 100-120 students, and returned the program to credit.
- Developed relationships with the Chambers of Commerce in the Charlottesville area to offer business courses for small business owners.
- Expanded online training from 30 classes per year to over 700 classes with more than 500 enrollments, generating \$75,000 in revenue annually.
- Introduced Small Engine Repair program that leads to certification by the Equipment & Engine Training Council.
- Partnered on multiple regional and Federal grants with sister community colleges.
- Served on the Chancellor's Re-Engineering Task for the Virginia Community College System (2010-2015), representing the Workforce Development divisions for the Community College System.
- Served on the Steering Committee representing the community college Workforce divisions for the statewide evaluation of an enterprise system for Workforce Development and Continuing Education. This has been a five-year project that required significant changes to processes throughout the system.
- Serve on the Workforce Development Services Advisory Council from 2005-present. Chaired the Workforce Development Services Peer Conference from 2006-2008.
- Served on the Presidential Search Committee for Virginia Highlands Community College, 2009.
- Over ten years, Workforce Services at PVCC grew from a marginal program of 1,500 students and gross revenue of \$325,000 to a vibrant and innovative program that serves 6,000 students annually with annual revenues of \$750,000-\$1,000,000.



**Director, Center for Business & Industry Training  
Bucks County Community College, Newtown, PA  
April 2001 to January 2005**

Designed and implemented workforce development programs for regional business and industry, with concentration in healthcare education/career ladders. Applied for and secured grant funding to underwrite the cost of new program development, workforce training and student tuition and fees. During my tenure, the number of students served increased by 450%.

**Achievements:**

- Developed the proposal for a new Practical Nursing program for 50 fulltime students, which was approved by the State Board of Nursing on the first submission. Hired the Director of the Practical Nursing Program. Planned and supervised renovations for the Nursing Skills Lab. Wrote and obtained grants for \$450,000 to offset the cost of initiating the program. Contracted with clinical sites. Partnered with community organizations and trade union for scholarships for all of the students in the first year of the program. The Practical Nursing program is 1,550 hours, non-credit.
- Planned and implemented a two-year Radiography program for 15 fulltime students. Hired the Director of Radiography. Contracted with clinical sites for facilities, instructors and tuition reimbursement for students. The Radiography program is 3,400 hours, non-credit.
- Implemented a blended credit/non-credit IT apprenticeship program at Lockheed Martin for disadvantaged youth from center city Philadelphia, funded by a Federal grant. This program was documented in "Case 12. Community College, University, and Corporate Partnership to Combat Employment Shortages," in *Linking Workforce Development to Economic Development, A Casebook for Community Colleges*, William R. Rothwell and Patrick Gerity, eds., American Association of Community Colleges, 2008.
- Initiated an on-site degree program in Early Childhood Education for Head Start workers in Philadelphia in response to "No Child Left Behind" legislation.
- Implemented WEDnetPA, a statewide program for incumbent worker training.
- Served on the implementation team for a regional consortium of six colleges to offer workforce development programs to business, industry and trade unions. Recruited instructors, developed processes shared by all institutions, and managed program budgets.
- Introduced new processes and procedures, expanded the use of automation, and implemented professional development plan for each staff member.
- Managed a staff of 15 permanent employees and four grant-funded employees, and a budget of \$750,000.

**Project Management Instructor (September, 2000 to 2005)**

Applied my knowledge in business and education to develop and teach a 56-hour project management certificate program in private industry and at the collegiate level. Edited and published *PSSI Methods*, an automated version of the Project Management Institute Body of Knowledge® (PMBOK®), published July, 2003. Revised in 2005.

**Achievements:**

- Developed course materials, presentation materials, case study and student workbook.
- Developed learning objectives and measurement tools.
- Instructed classes both on-line and in classroom settings.

**Project and Process Management Senior Consultant (April, 1996 to March, 2001):**

Consulted with clients to market and deliver project and process management consulting and training services for the following firms:

- Project Support Services, Inc., North Hills, PA
- Pcubed, Inc. Ann Arbor, MI
- CorePlan, Inc., Warrington, PA
- Pricewaterhouse Coopers, Chesterbrook, PA

**Achievements:**

- On-site consultant for Fortune 500 medical device corporation to develop their e-Business strategy, implement project management, and develop their e-Business organization.
- Developed and tested an Artificial Intelligence program for a patient management system for HIV patients to assist the medical community in tracking the patient's diagnosis, treatment program, mutations, drug conflicts, and historical data. From the information, the A.I. recommended new treatment programs, alerted the medical professional to possible conflicts and the severity of the conflict(s), and identified missing or out of date information.

**District Manager, AGS Management Systems, Inc.**

**King of Prussia, PA**

**April, 1981-April, 1996**

Sales and marketing manager for a project management software development and consulting firm with an international clientele. Provided internal technical consulting support for the sales force and distributor network. Represented client interests in new product development. Managed sales territory. Top salesperson in the history of the company with an average sale for new customers of over \$200,000. AGS developed industry-standard project management tools before the introduction of Microsoft Project.

**Achievements:**

- Achieved and maintained a 50% close ratio in sales.
- Developed sales territories throughout the United States.
- Provided sales and technical support for project and process management tools.
- Negotiated contracts for products and services.
- Interacted with senior and executive level management in client organizations.
- Introduced new products and services.
- Researched market trends and competitive products for new business development.
- Managed telemarketing operation.
- Developed product marketing, sales and demonstration materials (brochures, presentations, lead tracking information, contact management).
- Developed business-to-business relationships with third-party vendors.
- Trained new sales and marketing staff.
- Conducted seminars on process and project management tools.
- Organized the employee buy-out of AGS Management Systems, Inc. when the company went independent in 1994.

**EDUCATION:**

- Fulbright Specialist at Jadavpur University, Kolkata, India, to study workplace development skills for low-skilled adults, February 2015.
- M.S. Education Administration (post-secondary education emphasis), State University of New York at Albany, NY.
- B.A. English, Music Minor, Skidmore College, Saratoga Springs, NY.
- Project Management Graduate Level courses, DeVry University, Fort Washington, PA.

**PUBLICATIONS:**

- "Case 12. Community College, University, and Corporate Partnership to Combat Employment Shortages," in *Linking Workforce Development to Economic Development, A Casebook for Community Colleges*, William R. Rothwell and Patrick Gerity, eds., American Association of Community Colleges, 2008.
- *PSSI Methods*, a CD of the Project Management Institute Body of Knowledge® (PMBOK®) formatted in a database tool and exported as a project template to Microsoft Project, published July, 2003. ISBN: 097413600X. Revised 2005.

**SELECTED PRESENTATIONS:**

- Virginia Community College System State Board Annual Meeting, November 14, 2012. "Fast Track: New Solutions for Rapid Credentialing and Employability."
- Virginia Community College System Hire Education Conference, December 7-9, 2011. "Three Weeks in Tibet: Education to Employment."
- Leadership Charlottesville, Education Session Chair and Presentations, 2006 - 2015.
- Leadership Charlottesville, Economic Development Session Presentations, 2010 - 2013.
- LEAD Virginia Alumni Association, "Economic Development in Central Virginia," June 2010.
- Virginia Juvenile Detention Commission, "Career Readiness for Juveniles," August 25, 2008.
- League for Innovation in the Community College National Conference, March 19-22, 2006. Presentation on the VCCS Institutes of Excellence program.
- National Council for Continuing Education & Training National Conference, October 17-19, 2005. Presentation on the Viticulture & Enology Program at Piedmont Virginia Community College.
- American Association of Community Colleges Workforce Development Institute, January 28-30, 2004 and National Council for Workforce Education National Conference, October 26-28, 2003. Presentation on the Nursing Career / Education Ladder Program at Bucks County Community College.
- WEDnetPA Annual Partners Retreat, April 6-8, 2004. Presentation on Best Practices in WEDnetPA Grant Administration.
- Bucks County Workforce Development Summit, June 9, 2004. Planning committee member for a conference on the needs of business and industry, sponsored by the Bucks County Workforce Investment Board. Facilitated the panel on Healthcare Issues.
- Paper accepted by National Council for Continuing Education & Training (NCCET), October 16-19, 2004, on the Early Childhood Education program to Head Start workers in Philadelphia, PA.
- League for Innovation in the Community College National Conference, October 19-22, 2003. Presentation on the IT Apprenticeship Program at Lockheed Martin Corporation in Partnership with Bucks County Community College.

**AWARDS:**

- Rotary International District Service Award, 2016.
- Chancellor's Award for the Workforce Services Leader for Expanding Workforce Opportunities, 2011.
- Workforce Investment Board, Commendation for leadership of the One Stop Consortium, 2008.
- LERN Annual Conference on Lifelong Learning, 2006. Viticulture and Enology Program for South African Black Economic Empowerment Program.

**PROFESSIONAL ORGANIZATIONS/ASSOCIATIONS:**

- Albemarle County Rotary Club (2006-present), President 2015-16
- ASTD
- Audubon Society
- Friends of the Presidents, Alumni Association, Skidmore College
- Learning Network Resources (LERN)
- National Council for Continuing Education and Training
- Project Management Institute (former member)
- Virginia Community College System – Workforce Development Services
  - Peer Conference Chair (2006, 2007, 2008)
  - Professional Development Committee Chair (2006-07)

**BOARDS AND ADVISORY COUNCILS:**

- Albemarle County Broadband Management Team, 2015-16.
- Albemarle County Rotary, 2006-present. Board member 2007- 2017. President, 2015-16.
- Jefferson Area Children's Health Improvement Program, Board member 2012 – 2017. Vice Chair, 2016-17, Secretary 2014-16.
- Virginia Community College System Re-Engineering Task Force Member representing Workforce Development Services, 2009 – 2015.
- Virginia Community College System Workforce Development Advisory Council, 2005 - 2017.
- Workforce Investment Board, 2005 – 2017; Program Chair 2016-17.
- Charlottesville-Albemarle Chamber of Commerce - Chair of the Education Session for Leadership Charlottesville from 2007 - 2015.
- Lake Monticello Owners' Association Board of Directors (elected position), 2011-2014, President, 2012-13, 2013-14; Secretary, 2011-12.
- Offender Aid and Restoration - Re-entry Services Committee Member, 2009 - 2015.
- Lake Monticello Owners' Association Wildlife Committee, 2009-11; 2015-17. Secretary, 2009; Chair 2010-2011.
- Charlottesville-Albemarle Technical Education Center Joint Advisory Council, 2008 - 2015.
- Small Business Development Center Advisory Council, 2008 - 2015.
- Fluvanna County Career and Technical Education Council, 2008 - 2014.
- Smart Beginnings of Fluvanna and Louisa Advisory Council, 2011 - 2014.
- Central Virginia Partnership for Economic Development, Steering Committee, 2006 - 2012.
- Virginia Community College System Virginia Education Wizard Career Development Task Group, 2007-2008.
- Virginia Community College System Presidential Search Committee for Virginia Highlands Community College, 2009.

- Virginia Workforce Policy Advisory Council, 2012.

#### **RECENT PROFESSIONAL DEVELOPMENT:**

- Education2Employment Fellowship Exchange Program, Tibetan Center, University of Virginia, 2010-2017.
- Fulbright Specialist, March 2013-2018. Research project at Jadavpur University, Kolkata, India, February 2015.
- LEAD Virginia, Class of 2013.
- LERN Executive Leadership Institute, April 2011.
- The Chair Academy Strategic Leadership, Strengths Finder, March, 2011.
- Virginia SPQA Baldige Criteria for Performance Excellence, 2009.
- National Council for Workforce Education, National Conference, October 18-21, 2008.
- Virginia Council for International Education (VaCIE), Jadavpur University, Kolkata, India, 2007-08.
- Aspen Institute Sector Skills Academy, 2007-2008.
- National Career Pathways Network Annual Conference, October 10-13, 2007.
- Virginia Community College System Administrative and Instructional Leaders Program, 2006.
- National Council for Continuing Education and Training, Leadership Institute, 2006.
- Charlottesville Regional Chamber of Commerce, Leadership Charlottesville, 2006.

#### **KEY SKILLS:**

- Excellent project and process management skills.
- Excellent team building and communications skills.
- Excellent organizational, management, supervisory and leadership skills.
- Self-motivated, self-starter with the ability to motivate others.
- Excellent interpersonal, customer relationship and account management skills.
- Excellent writing skills.
- Excellent contract negotiation and fulfillment skills.
- World traveler throughout the United States (all 50 states!), Canada, Europe, Central America, South America, India, Tibet and China.

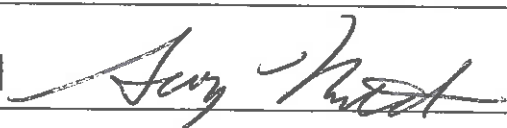
#### **REFERENCES:**

Available upon request.



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>Mitchell, George</b>			Election District <b>Cunningham</b>	
Mailing Address (including City, State, & ZIP) [REDACTED]			Physical Address (if different)	
Home Phone [REDACTED]	Cell Phone [REDACTED]	Work Phone	Email [REDACTED]	
<b>EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION:</b> Telecommunications 30 years with Southern Bell/Bell South 1. Managed land use planning/zoning/demographic/economic analysis and projections for short and long term (20 years). 2. Administered intellectual properties agreements with providers of products developed by Bell Labs 3. Lead internal and customer complaints. 4. Coordinated the employee suggestion program for 80,000 employees  MS Experimental Psychology MS Quality Assurance				
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> 1. Governor's Economic Advisory Committee - State of Florida 2. Lead the development and implementation of an ANSI mechanized procedure for obtaining corrective action of substandard equipment or services				
<b>CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups):</b> Active with Junior Achievement Vice President of Inventor's Club President Academic Boosters Club; Roswell High School Delta Sigma Phi fraternity				
<b>REASON(S) FOR WANTING TO SERVE:</b> I have the knowledge, skills and desire to contribute to the BAC  (there is not yet a field for the Broadband Access Task force - BAC)				
<p><b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b>          Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p><b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b></p> <p><b>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</b></p>				
Signature <b>George Mitchell</b> 			Date <b>January 13, 2017</b>	

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

1	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)

2	Board, Commission, Committee
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

### **Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

1. BCC members shall attend at least two-thirds of all scheduled meetings in each calendar year while serving.
2. The Chairperson of the board, commission, or committee shall notify the Clerk to the Board of Supervisors of any absences exceeding this policy.
3. The Clerk shall report these findings to the Board of Supervisors, typically in closed session.
4. Appointees who do not meet the attendance requirement without a valid reason(s) may be deemed to have rendered an implied resignation of that appointment.
5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Office Use Only		
Application Received On:		Application Received By:
Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>CHIESA, BRANDON K</b>			Election District <b>FORK UNION</b>	
Mailing Address (including City, State, & ZIP) [REDACTED]			Physical Address (if different)	
Home Phone	Cell Phone	Work Phone	Email	
[REDACTED]				
<b>EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION:</b> *BB&T Bank Manager and Assistant Vice President for Fluvanna County from 2008-2014 *BB&T Small Business Specialist (covering Fluvanna and 9 other counties) from 2014 - present *Organized effort to get broadband internet down Haden-Martin Rd in 2016 *BB&T Leadership Institute 2008 *Hampden-Sydney College 2005				
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> n/a				
<b>CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups):</b> *Fork Union Community Day *Fluvanna Ruritan Club (Past President) *Fluvanna County Fair				
<b>REASON(S) FOR WANTING TO SERVE:</b> I wish to serve on this committee as I am personally effected by the lack of broadband coverage in my area. Furthermore, I have recently put forth a significant effort to correct it. In the summer of 2016 I went door-to-door to every household on Haden-Martin Rd & Sclaters Ford Rd without broadband access, soliciting information and questions to an on-line survey I created. I have collected the emails, contact info, and interests levels of these residents and have explored costs and potential funding avenues. I have an extensive knowledge of what is available to Fluvanna County for broadband coverage as well as the benefits and weaknesses of every option for broadband connections. I have personally met with the Centurylink Regional Planner in my home and have contacted various Comcast employees about the various options. It has been my personal mission to achieve greater broadband access in Fluvanna County and I would welcome the opportunity to share my findings and resources through dedicated service with a position on this committee.				
<b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b> Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.				
<b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b>				
By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.				
Signature [Handwritten Signature: B K C]			Date 1/17/17	



**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

<b>X</b>	<b>Board, Commission, Committee</b>
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)

<b>X</b>	<b>Board, Commission, Committee</b>
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

**Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Office Use Only		
Application Received On:		Application Received By:
Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>Golding, Susan, B</b>		Election District <b>Columbia</b>	
Mailing Address (including City, State, & ZIP) [REDACTED]		Physical Address (if different) [REDACTED]	
Home Phone [REDACTED]	Cell Phone [REDACTED]	Work Phone [REDACTED]	Email [REDACTED]
<b>EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION:</b> BSNursing. I currently work in the Healthcare IT Field for UVA Health. I have been working in IT since 2008. I am well versed in the Microsoft products. I have worked as a trainer and a build analyst using electronic medical records. I have experience with adult learners and speaking in front of large groups of people, doing presentations.			
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> I am a member of my professional organization AORN - Association Operating Room Nurses			
<b>CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups):</b> I have worked with Habitat For Humanity in the past. I was Chairperson of the Family Selection Committee.			
<b>REASON(S) FOR WANTING TO SERVE:</b> I believe that the Broadband Project is critical to our rural community. Our children deserve to get the best education they can and they cannot do that without internet at home and in school. Business can not be expected to compete with other business if they do not have websites, the ability to process credit cards etc. Families cannot work from home without internet access.			
<b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b> Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.			
<b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b>			
By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.			
Signature <b>Susan B. Golding</b>		Date <b>11/23/2017</b>	

when they have technical or business type job that would allow this. There are many people who receive disability that could from home and be a customer service rep if they had proper phone and internet line. These are just some examples. I feel that my voice represents these people.

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)

X	Board, Commission, Committee
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

\* Broadband Access Taskforce

### **Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>Murphy-Hammond, Kerry L</b>			Election District <b>Columbia</b>	
Mailing Address (including City, State, & ZIP) [REDACTED]			Physical Address (if different)	
Home Phone	Cell Phone	Work Phone	Email	
[REDACTED]				
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION: Capital One, 18 years - Process Engineering & Compliance				
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: Councilwoman, Town of Columbia Columbia Task Force				
CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups): Columbia Interfaith Council				
REASON(S) FOR WANTING TO SERVE: I've been a resident of Fluvanna for 11 years. During that time, we have never has easy and affordable access to high speed. As a professional who is employed with a company that allows employees to work from home, I feel very strongly that the lack of internet in certain parts of the county negatively impacts residents and, ultimately, Fluvanna is losing revenue as a result.				
<p><b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b></p> <p>Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p><b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b></p> <p>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</p>				
Signature 			Date 01/26/17	

PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
X	Broadband Access Taskforce (BAT)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees

X	Board, Commission, Committee
	Monticello Area Community Action Agency (MACAA)
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

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(Approved June 17, 2015)

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Renewal Date:		



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>Aquilino, Michael</b>			Election District <b>5</b>
Mailing Address (including City, State, & ZIP) [REDACTED]		Physical Address (if different)	
Home Phone [REDACTED]	Cell Phone	Work Phone	Email [REDACTED]
<p>EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION:</p> <p>I am retired after working 45 years in the computer/software industry. My most recent paid work experience involved a distributed unmanned vehicle control system and a web based map database together with geo-located objects. I am proficient with office software applications such as Word, Excel, Powerpoint, and Outlook. I have excellent writing skills</p>			
<p>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</p> <p>None.</p>			
<p>CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups):</p> <p>Caller at the Lake Monticello Fire and Rescue Squad weekly bingo game.</p>			
<p>REASON(S) FOR WANTING TO SERVE:</p> <p>I would like to offer my experience and skills to my local community.</p>			
<p><b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b></p> <p>Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p><b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b></p> <p>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</p>			
Signature <i>Michael Aquilino</i>			Date <i>1/27/17</i>

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

<b>X</b>	<b>Board, Commission, Committee</b>
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
<b>X</b>	Broadband Access Taskforce (BAT)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
<b>X</b>	Finance Board
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	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees

<b>X</b>	<b>Board, Commission, Committee</b>
	Monticello Area Community Action Agency (MACAA)
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
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	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

**Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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Renewal Date:			



**From:** James Kirkham  
**To:** [Clerk to the Board](#)  
**Subject:** Broadband Task Force Application  
**Date:** Wednesday, February 01, 2017 4:18:01 PM  
**Attachments:** [James Kirkham - BCCApplicationForm.pdf](#)

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Good Afternoon,

I am interested in applying to serve on the Fluvanna County Broadband Task Force. Please find my attached application to this letter of inquiry.

I have over 20 years of experience in developing and managing IT solutions, with heavy experience in wide-area data networking. I believe that my previous professional experience and passion for technology would be a valuable asset to the committee and Board of Supervisors going forward.

Please do not hesitate to contact me if you have any questions. Thank you for considering my application.

Sincerely,

James Kirkham  
434-409-0786



## APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

### County of Fluvanna

Name (Last, First MI) <b>Kirkham, James M</b>		Election District <b>Fork Union</b>	
Mailing Address (including City, State, & ZIP) [REDACTED]		Physical Address (if different)	
Home Phone	Cell Phone	Work Phone	Email
	[REDACTED]		
<b>EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION:</b> M.S. Technology Management, Georgetown University, Washington, DC B.S. Finance, North Carolina State University, Raleigh, NC  I have over 20 Years of Experience in Information Technology, specializing in Networking and Databases. Previous Experience includes: Support Engineering at Cisco Systems, Inc. and various technology management positions at corporations and universities. I currently serve as the Business Intelligence Lead for the UVA School of Medicine where I am responsible for data architecture and data warehousing.			
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> Rivanna Woods Property Owners Association - Dam and Roads Committee Former Chair, Southern Millennium User Group (Software User Advisory Committee)			
<b>CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups):</b> Georgetown University Technology Management Association (Washington, DC) Habitat for Humanity (Tuscaloosa, AL)			
<b>REASON(S) FOR WANTING TO SERVE:</b> I am passionate about technology and Fluvanna County, and currently live in an under-served area for broadband access. I have a deep technical knowledge of the subject matter, as well as passion for the educational opportunities that affordable and ubiquitous internet access can provide.  I believe that my experience could be a valuable asset to the Broadband Access Task Force. Thank you for your consideration.			
<b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b> Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.  <b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b>  By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.			
Signature <b>James M. Kirkham</b>		Date <b>02/1/2017</b>	

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
X	Broadband Access Taskforce (BAT)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees

X	Board, Commission, Committee
	Monticello Area Community Action Agency (MACAA)
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

### **Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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5. The Board may choose to accept the resignation and appoint another person to fill the appointed position. The Board may also override the implied resignation and extend the appointment, if extenuating circumstances so dictate.
6. This requirement shall apply to all boards, commissions, or committees listed on the attached application form, provided however, that if State or County Ordinance addresses attendance requirements in an alternative manner, such law shall prevail.

Office Use Only		
Application Received On:		Application Received By:
Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		



**COMMONWEALTH OF VIRGINIA  
COUNTY OF FLUVANNA**

**Application to Serve on Boards/Commission/Committees**

Name (Last, First MI) <b>DORSEY, Robert E</b>		Election District <b>Rivanna</b>	
Mailing Address <b>6 Dover Court</b>		Physical Address (if different)	
Home Phone	Cell Phone <b>4344663870</b>	Work Phone	Email <b>bobdorsey58@gmail.com</b>
<b>EXPERIENCE/PROFESSIONAL EXPERTISE:</b> I am a retired USAF Officer and Member of the Intelligence Community having served since 1976 to 2016. While a USAF Officer, I designed, developed, contracted for, taught and operated military command and control systems in national level command centers. While an IC member, I was a trusted science, technology, systems engineering, and intelligence analytical advisor to the senior leadership of the 16 USG departments comprising the IC. I worked in remote sensing, and the use of sensor information in combination with other types/sources of information to determine what was really going on in the world. For a short time, I worked for SWIFT, a Belgium based internet service and banking standards provider to the World Banks. Here I was in charge of the core elements of the world banking transactions system specifically responsible for the cryptographic security of worldwide operation locations. When I was in school in Fauquier County, I delivered newspapers, made pizza, worked in commercial kitchens, was a day laborer for a stone mason, cattle farmer, construction company, and commercial haying operation.			
<b>EDUCATION:</b> BS Engineering (Computer Science) UVA 1980 MS Management Information Systems, Eller School of Business, UAZ, 1987 MS Systems Engineering, Vetterli School of Engineering, USC, 1988 Certificate, Software Engineering, Colorado Tech, 1990 Certificate, UVA Law School, Government Contracting and Contract Case Law, 2005 Instructor, NATO AWACS, Gellenkirchen, Germany, Programming Languages taught to NATO soldiers and airmen, 1983-1986 Instructor, Webster University, Decision Support Systems, Space Systems Management Graduate Program 1990-1992 Squadron Officers School, USAF, 1985 USAF Instructors School, 1983 Air Command and Staff College, 1992 Advanced Comm/Computer School, 1992 Departmental Industrial Advisor - UVA School of Engineering, Computer Science, Systems Engineering, VaTech, School of Engineering, Electrical Engineering, UAZ, Electrical Engineering, 2005-Present			
<b>CIVIC ACTIVITIES/COMMITTEES:</b> Wellington HOA, Manassas Virginia, Covenants Committee 6 yrs, Chair 2 yrs, BOD member - 1 year Manassas City School Board, Chair, Citizens Committee on Inclusion of Home Schooled Students in School Board governed educational, sports, clubs, and social activities. Fluvanna Leadership Development Program, Class 12, Executive Committee Fluvanna Volunteer Fair, 2015 Lake Monticello HOA, Safety and Security Committee, 2015-Present			
<b>MEMBERSHIPS (FRATERNAL, BUSINESS, CHURCH OR SOCIAL GROUPS):</b> Member Manassas St Thomas UMC 1990-2003, Church Council 3 yrs, Childrens Ministry Worship Leader 3 yrs, Sunday School Teacher 3 yrs Member Effort Baptist Church 2003-Present Member, Mid-Atlantic Aviation Partnership, 2015-Present Member Fluvanna Chamber of Commerce 2015-Present Member, Association for Computing Machinery, 1978-present Member, Lake Monticello HOA, 2003-Present Member, LMOA Safety and Security Committee 2015-Present Member, International Council on Systems Engineering (INCOSE), 2002-Present Member Association for Computing Machinery 1976-Present Member, Shenandoah Valley Emmaus, 2001-Present			
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> Wellington HOA, Board of Directors, Covenants Committee Manassas City School Board, Chair, Citizens Committee on Inclusion of Home Schooled Students in School Board governed educational, classroom, sports, clubs, music, and social activities Staff, Commission on the loss of Space Shuttle Enterprise			
<b>REASON(S) FOR WANTING TO SERVE:</b> After 40 years of national and local service, I want to work with others to help make Fluvanna a great place to live, work, and play. I am particularly interested in economic development, workforce/STEM education development, and stewardship of human/natural resources (education, zoning, planning, conservation).			
Please indicate on the attached sheets the Boards, Committees, or Commissions on which you wish to serve. Your application will be kept on file for three years. Applicants are considered as vacancies occur.			
Submit by email (clerk@fluvannacounty.org) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963			
Signature 		Date <b>28 Dec 2015</b>	

**PLEASE MARK ANY BOARDS, COMMISSIONS OR COMMITTEES  
ON WHICH YOU WISH TO SERVE FROM THE BELOW LIST.**

	<b>Board, Commission, or Committee</b>
	Board of Public Health Advisory Committee
	Board of Public Health
X	Board of Public Health (BPH)
	Board of Public Health
X	Community Building Management Team (CBMT)
X	Economic Development Authority (EDA)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Medical Safety Action Program (ASAP)
X	James River Water Authority (JRWA)
	JALINT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)
	Parks & Recreation Advisory Board
	Partnership for the Aging Committee
X	Piedmont Virginia Community College (PVCC) Board
X	Piedmont Workforce Investment Board
X	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
X	Rappahannock River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
X	Thomas Jefferson Planning District Commission (TJFDC)
X	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>Krogh, Scott</b>			Election District <b>Rivanna</b>	
Mailing Address (including City, State, & ZIP) <b>Fork Union Military Academy, P.O. Box 278, Fork Union, VA 23055</b>			Physical Address (if different)	
Home Phone <b>434-842-4375</b>	Cell Phone	Work Phone <b>434-842-4375</b>	Email <b>kroghs@fuma.org</b>	
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION: Currently serve as FUMA's Director of Technology.				
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: N/A				
CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups): N/A				
REASON(S) FOR WANTING TO SERVE: Would like to be the business representative on the Broadband Access Taskforce.				
<b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b> Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. <b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b>  By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.				
Signature			Date <b>01/26/17</b>	

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
X	Broadband Access Taskforce (BAT)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees

X	Board, Commission, Committee
	Monticello Area Community Action Agency (MACAA)
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

### **Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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Office Use Only		
Application Received On:		Application Received By:
Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		



# APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

## County of Fluvanna

Name (Last, First MI) <b>Shiflett, Dana W</b>			Election District <b>Cunningham</b>	
Mailing Address (including City, State, & ZIP) <b>185 Fair Oaks Dr Scottsville, VA 24590</b>			Physical Address (if different)	
Home Phone <b>4345891261</b>	Cell Phone <b>4349812594</b>	Work Phone <b>8666132969</b>	Email <b>dwshiflett@live.com</b>	
EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION: I graduated from FCHS in 1991 and received an Associates Degree in Computer Information Systems from PVCC in 1994. I worked for Sprint Cellular from 1994 - 1999 the last 3 years being in the position of Technical Support. For the last 18 years I've worked for the Social Security Administration, the last 4 years as a Systems Administrator.				
CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES: none				
CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups): none				
REASON(S) FOR WANTING TO SERVE: I feel strongly that all residents of Fluvanna County should have access to high speed Internet regardless of what area they live in. I applaud the County for taking this step and I want to be part of the process by serving on the Broadband Access Taskforce.				
<b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b> Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. <b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b>  By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.				
Signature <i>Dana Shiflett</i>			Date <b>01/22/2017</b>	



**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

X	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
	Jefferson Area Board of Aging (JABA) Advisory Council
	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)

X	Board, Commission, Committee
	Parks & Recreation Advisory Board
	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

### **Fluvanna County Board, Committee, and Commission Attendance Policy**

(Approved June 17, 2015)

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#### **Office Use Only**

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Acknowledgement Sent:			
Renewal Date:		Remarks:	
Renewal Date:			
Renewal Date:			
Renewal Date:			

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB A**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Appointment to the Fluvanna Partnership for Aging – Rivanna District				
<b>MOTION(s):</b>	<b>I move to appoint _____ as the Rivanna District Representatives to the Fluvanna Partnership for Aging, replacing Suzanne Cotellessa, who resigned, for a term to begin February 15, 2017 and to terminate December 31, 2017.</b>				
<b>STRATEGIC INITIATIVE?</b>	Yes X	No	<b>If yes, list initiative(s):</b>		A1
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
		XX			
<b>STAFF CONTACT(S):</b>	Kelly Belanger Harris, Clerk for the Board				
<b>PRESENTER(S):</b>	Steven M. Nichols, County Administrator				
<b>RECOMMENDATION:</b>	Approve				
<b>TIMING:</b>	Routine				
<b>DISCUSSION:</b>	The following Fluvanna Residents have indicated an interest in serving on the Fluvanna Partnership for Aging – Rivanna District: Susan Liberman				
<b>FISCAL IMPACT:</b>	None				
<b>POLICY IMPACT:</b>	None				
<b>LEGISLATIVE HISTORY:</b>					
<b>ENCLOSURES:</b>	Applications for Appointment – Susan S. Liberman				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other



## APPLICATION TO SERVE ON BOARDS/COMMISSION/COMMITTEES

### County of Fluvanna

Name (Last, First MI) <b>Liberman, Susan S</b>			Election District <b>Rivanna</b>	
Mailing Address (including City, State, & ZIP) <b>4 Ashton Road Palmyra, VA 22963</b>			Physical Address (if different)	
Home Phone <b>434-510-7595</b>	Cell Phone <b>434-531-5298</b>	Work Phone <b>Same</b>	Email <b>sueliberman@embarqmail.com</b>	
<b>EXPERIENCE/PROFESSIONAL EXPERTISE/EDUCATION:</b> Certified Geriatric Care Manager/Consultant. Formally CEO/Pres. of Martha Jefferson House and Executive Director of Branchlands Retirement Community (s) in Charlottesville. Business owner, Senior Solutions of Charlottesville. Over 25 years experience in the Health and Senior Care industries. Courses of Study: Business Administration, Psychology, Health Care Administration and Gerontology. Moved to Fluvanna/Lake Monticello in August, 2016.				
<b>CURRENT OR PRIOR SERVICE ON BOARDS/COMMISSIONS/OR COMMITTEES:</b> Board Member, SARA...Sexual Assault Resource Agency Past President, Senior Statemen of Virginia, Past Board Member of Home Owners Association Board Member, Rotary Club of Charlottesville				
<b>CIVIC ACTIVITIES AND MEMBERSHIPS (ROLES with fraternal, business, church, or social groups):</b> Member, Charlottesville Chamber of Commerce...Business Womens' Roundtable and Aging in Place Roundtable; Charlottesville Area Initiative for Long Term Care; Leadship Charlottesville, Graduate; Geriatric Collaborative of Central Virginia, Member; Newcomers of Lake Monticello				
<b>REASON(S) FOR WANTING TO SERVE:</b> As a Fluvanna County resident (now), it is most important for me to become active and involved in my community. I bring years of experience and passion for our aging population and want to share my knowledge and skills to help facilitate a safe and secure life for the County's elderly, who I believe at this time are greatly under-served.				
<p><b>Applicants are considered as vacancies occur and your application will be kept on file for three years.</b></p> <p>Fluvanna County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.</p> <p><b>Submit by email (<a href="mailto:clerk@fluvannacounty.org">clerk@fluvannacounty.org</a>) or mail to: Clerk, Board of Supervisors, PO Box 540, Palmyra, VA 22963</b></p> <p style="color: red;"><b>By signing below you are indicating that you have read and understand the attached Fluvanna County BCC Attendance Policy and that you agree to abide by the Bylaws of any Board, Commission, or Committee to which you may be appointed.</b></p>				
Signature <b>Susan S. Liberman</b>			Date <b>1/24/17</b>	

**PLEASE INDICATE BELOW ANY BOARDS, COMMISSIONS, OR COMMITTEES ON WHICH YOU WISH TO SERVE.**

<input checked="" type="checkbox"/>	Board, Commission, Committee
	Agricultural/Forestral District Advisory Committee
	Audit Committee
	Board of Zoning Appeals (BZA)
	Building Code of Appeals
	Community Policy & Management Team (CPMT)
	Economic Development Authority (EDA)
	Economic Development and Tourism Advisory Council (EDTAC)
	Finance Board
	Fork Union Sanitary District (FUSD) Advisory Committee
	James River Alcohol Safety Action Program (ASAP)
	James River Water Authority (JRWA)
	JAUNT Board
<input checked="" type="checkbox"/>	Jefferson Area Board of Aging (JABA) Advisory Council
<input checked="" type="checkbox"/>	Jefferson Area Board of Aging (JABA) Board of Directors
	Library Board of Trustees
	Monticello Area Community Action Agency (MACAA)

<input checked="" type="checkbox"/>	Board, Commission, Committee
	Parks & Recreation Advisory Board
<input checked="" type="checkbox"/>	Partnership for Aging Committee
	Piedmont Virginia Community College (PVCC) Board
<input checked="" type="checkbox"/>	Piedmont Workforce Investment Board
	Planning Commission
	Region Ten Community Services Board
	Regional Jail Board
	Rivanna River Basin Commission
	Social Services Board
	Southeast Rural Community Assistance Project, Inc.
	Thomas Jefferson Area Community Criminal Justice Board
	Thomas Jefferson Planning District Commission (TJPDC)
	Thomas Jefferson Water Resources Protection Foundation
	Youth Advisory Council (YAC)

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Office Use Only		
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Acknowledgement Sent:		
Renewal Date:		Remarks:
Renewal Date:		
Renewal Date:		
Renewal Date:		

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB B**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Parks and Recreation FY'17 Mid-Year Update				
<b>MOTION(s):</b>					
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		x			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
			x		
<b>STAFF CONTACT(S):</b>	Aaron Spitzer – Director of Parks and Recreation				
<b>PRESENTER(S):</b>	Aaron Spitzer				
<b>RECOMMENDATION:</b>					
<b>TIMING:</b>					
<b>DISCUSSION:</b>					
<b>FISCAL IMPACT:</b>					
<b>POLICY IMPACT:</b>					
<b>LEGISLATIVE HISTORY:</b>					
<b>ENCLOSURES:</b>					
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other





# **Parks and Recreation**

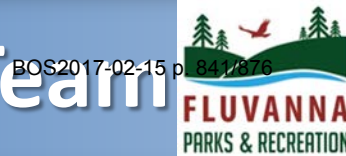
## **FY17 Mid Year Update**

### **(July – December 2016)**

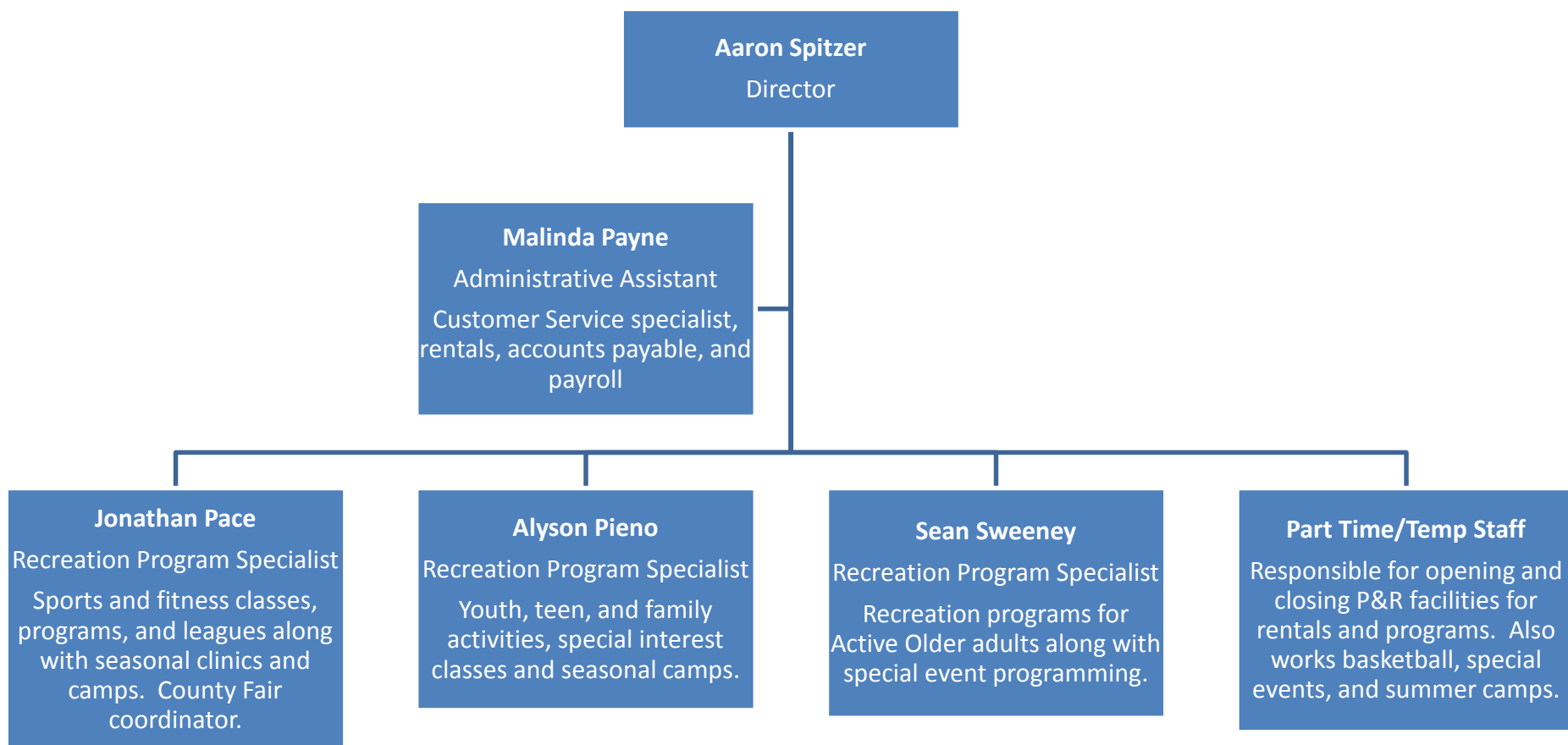
**February 15, 2017**



# Parks & Recreation Mission and Team



Our mission is to promote opportunities for all residents to pursue safe and enjoyable leisure activities in balance with the protection and conservation of Fluvanna's natural resources.







# Parks & Recreation Extended Team

BOS2017-02-15 p. 842/876

## 2017 Trail Team Members

**Horace Scruggs**

**Walter Hussey**

**Barbara Landes**

**Josh Wall**

**David Wood**

**Jeff Divers**





# Community Participation

BOS2017-02-15 p. 843/876



- Programs: 1,975
- Parks, Facility and Equipment Rentals: 3,174
- County Fair / 7,500+
- Halloween Celebration / 200+
- Holiday Celebration / 300+
- Senior Holiday Luncheon / 65
- National Estimated Value of Volunteer Time in 2015 was \$23.56





# Programs Breakdown

BOS2017-02-15 p. 844/876

Program	# of Patrons	Revenue	Expense	Net Profit
Active Adult Centers (3 total)	1,135	\$453.95	\$1,252.20	<b>-\$798.25</b>
Adventure and Arts Week II Camp	7	\$1,400.00	\$1,120.00	\$280.00
Afterschool Karate Classes	75	\$4,020.03	\$2,814.02	\$1206.01
Aqua Mania Week Camp	20	\$3,700.00	\$2,784.77	\$915.23
Canoe/Kayak Classes	26	\$520.00	\$364.00	\$156.00
Dog Obedience	66	\$5,105.00	\$3,971.50	\$1,133.50
Equus Springs Farm Day Camp	1	\$300.00	\$210.00	\$90.00
FCPR Basketball Camp	8	\$389.80	\$272.86	\$116.94
Horseback Classes	6	\$600.00	\$440.00	\$160.00
Little Tykes Basketball	8	\$400.00	\$280.00	\$120.00
Mighty Mites Basketball	16	\$775.00	\$542.50	\$232.50
Pickleball	455	\$0.00	PT Staff Pay + \$84.96	<b>- PT Staff Pay + \$84.96</b>
Pottery Camp	4	\$320.00	\$0.00	\$320.00
Rivanna History Float	20	\$400.00	PT Staff Pay	\$400.00
Sports Week II Camp	12	\$2,400.00	\$1,120.00	\$1,280.00
Tennis Development Academy	1	\$145.35	\$101.74	\$43.61
Terrific Tuesdays	49	\$0.00	3 Staff Member Pay	<b>- 1 Staff/2 PT Staff Pay</b>
Theme Park Week Camp	12	\$2,520.00	\$2,085.49	\$434.51
Water Aerobics	4	\$166.00	\$116.20	\$49.80
Winter Break Camp	21	\$2,280.00	\$2,214.80	\$65.20
Yoga Classes	29	\$1,388.62	\$972.03	\$416.59
<b>Totals</b>	<b>1,975</b>	<b>\$27,283.75</b>	<b>\$20,747.07 + Staff Pay</b>	<b>\$6,536.68 – 1 Staff Pay + 3 PT Staff Pay</b>



# Rentals, Special Events and Tickets Breakdown

BOS2017-02-15 p. 845/876

Program	# of Patrons	Revenue	Expense	Net Profit
Facility Rentals	2,338	\$3,894.25	\$0.00	\$3,894.25
Equipment Rentals	462	\$599.00	\$0.00	\$599.00
Field Fees (Youth)	374	\$1,122.00	\$0.00	\$1,122.00
<b>Totals</b>	<b>3,174</b>	<b>\$5,615.25</b>	<b>\$0.00</b>	<b>\$5,615.25</b>

Program	# of Patrons	Revenue	Expense	Net Profit
Fluvanna County Fair	7500+	\$20,677	\$14,794.98	\$5,882.02
Halloween Event	200+	\$500.00	\$1,435.48	-\$935.48
Holiday Celebration	300+	\$0.00	\$467.19	-\$467.19
Senior Holiday Celebration (PreK Included)	135	\$0.00	\$1,052.87	-\$1,052.87
<b>Totals</b>	<b>8,135+</b>	<b>\$21,177.00</b>	<b>\$17,750.52</b>	<b>\$3,426.48</b>

Program	# of Patrons	Revenue	Expense	Net Profit
King's Dominion Tickets	106	\$3,936.00	\$3,724.00	\$212.00
Santa Train Ride Tickets (20)	9	\$216.00	\$440.00	-\$224.00
<b>Totals</b>	<b>115</b>	<b>\$4,152.00</b>	<b>\$4,164.00</b>	<b>-\$12.00</b>



# Financial Facts

BOS2017-02-15 p. 846/876



Classification	FY 14 Revenue	FY 15 Revenue	FY 16 Revenue	FY 17 Revenue (6 Months)
Recreation Programs	\$62,500	\$62,600	\$81,595	<b>\$27,283.75</b>
Amusement Park Tickets	\$17,200	\$16,500	\$5,000	<b>\$3,936</b>
Rentals	\$10,300	\$20,800	\$12,182	<b>\$5,615.25</b>
Donations/Sponsorships	\$1,500	\$4,800	\$1,425	<b>\$1,575</b>
Total	\$91,500	\$104,700	\$100,202	<b>\$38,410</b>





# Park Project Updates

BOS2017-02-15 p. 847/876

- Project was completed by Matt Kolczynski in July
- Approximately 47,040 square feet was added to the existing two enclosures (now 3 total)
- 8 of the 20 stations are in place
- Work is being done weekly to hopefully finish the project by the end of March
- First clearing of trees in fairways has started
- I am working with local enthusiasts on volunteer scheduling to help clear the course
- I was contacted by the Fluvanna Leadership Development Program about interest in helping with the project





# PG Park Trails

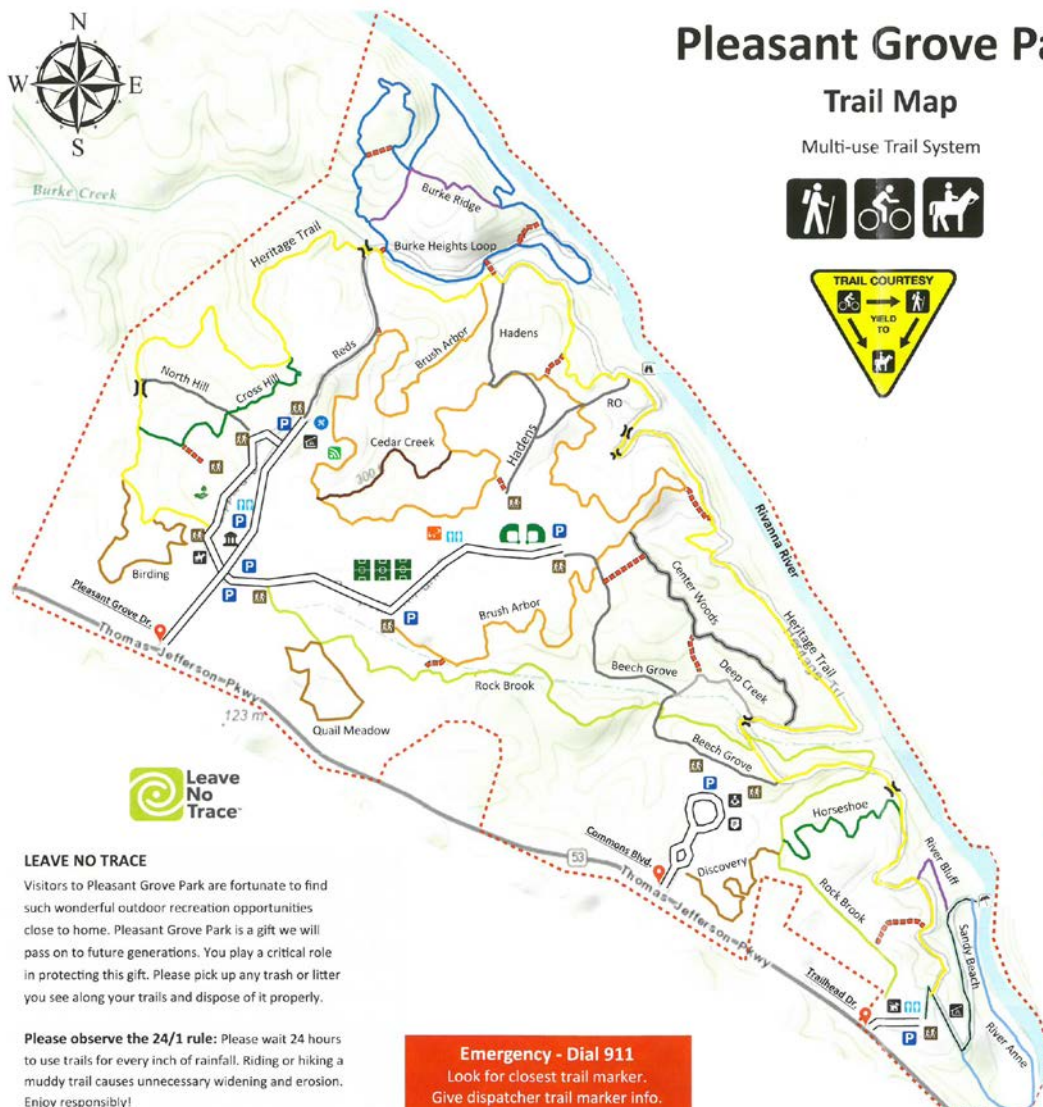
BOS2017-02-15 p 848/876



## Pleasant Grove Park

### Trail Map

Multi-use Trail System



#### LEAVE NO TRACE

Visitors to Pleasant Grove Park are fortunate to find such wonderful outdoor recreation opportunities close to home. Pleasant Grove Park is a gift we will pass on to future generations. You play a critical role in protecting this gift. Please pick up any trash or litter you see along your trails and dispose of it properly.

Please observe the 24/1 rule: Please wait 24 hours to use trails for every inch of rainfall. Riding or hiking a muddy trail causes unnecessary widening and erosion. Enjoy responsibly!

#### Emergency - Dial 911

Look for closest trail marker.  
Give dispatcher trail marker info.





# Parks & Recreation Mid Year Update

BOS2017-02-15 p. 849/876



**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB C**

<b>MEETING DATE:</b>	December 20, 2016				
<b>AGENDA TITLE:</b>	Adoption of the Fluvanna County Board of Supervisors Regular Meeting Minutes.				
<b>MOTION(s):</b>	<b>I move the meeting minutes of the Fluvanna County Board of Supervisors for Wednesday, December 7, 2016 Regular Meeting, be adopted.</b>				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				<b>XX</b>	
<b>STAFF CONTACT(S):</b>	Kelly Belanger Harris, Clerk to the Board				
<b>PRESENTER(S):</b>	Steven M. Nichols, County Administrator				
<b>RECOMMENDATION:</b>	Approve				
<b>TIMING:</b>	Routine				
<b>DISCUSSION:</b>	None.				
<b>FISCAL IMPACT:</b>	N/A				
<b>POLICY IMPACT:</b>	N/A				
<b>LEGISLATIVE HISTORY:</b>	None				
<b>ENCLOSURES:</b>	Draft Minutes for December 7, 2016				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other



FLUVANNA COUNTY BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
Circuit Court Room  
February 1, 2017  
Regular Meeting 4:00 pm  
Work Session 7:00pm

**MEMBERS PRESENT:** John M. (Mike) Sheridan, Columbia District, Chair  
Mozell Booker, Fork Union District, Vice Chair  
Patricia Eager, Palmyra District  
Tony O’Brien, Rivanna District (*arrived 4:04pm*)  
Donald W. Weaver, Cunningham District

**ALSO PRESENT:** Steven M. Nichols, County Administrator  
Fred Payne, County Attorney  
Eric Dahl, Deputy County Administrator / Finance Director  
Kelly Belanger Harris, Clerk to the Board of Supervisors

**CALL TO ORDER WORK SESSION**  
At 4:00pm, Chair Sheridan called the Regular Session of February 1, 2017 to order.  
After the recitation of the Pledge of Allegiance, a moment of silence was observed.

**ADOPTION OF AGENDA**  
**MOTION**  
Mrs. Booker moved to accept the Agenda, as presented. Mr. Weaver seconded and the Agenda was adopted by a vote of 4-1. AYES: Sheridan, Booker, Eager, & Weaver. NAYS: None. ABSENT: O’Brien.

**COUNTY ADMINISTRATOR’S REPORT**

- Mr. Nichols reported on the following topics:
- Staff Stars and Community Efforts: Jacob Lawrence, Parks & Recreation--Community kudos from Pickleball Player
  - Spotlight on Business: Central Virginia Sporting Clays --Brad Landseadel - certified National Sporting Clays Association (NSCA) instructor. Central Virginia Sporting Clays (CVSC) is a public shooting range that offers a 14 station sporting clays course, wobble trap platform, 5-stand course and instruction for individuals, groups or corporate events.
  - Announcements and Updates:
    - Review Fluvanna Code Sec. 15.1-7. Exempt sounds.—to address Silviculture and Agricultural work times/noise
    - DecideSmart Briefing: Discussion of County/Schools shared services opportunities, Feb 15th, 4:00 pm - Work Session with School Board
    - Historical Society requesting final answer BY March 31, 2017, on Emancipation Proclamation Monument placement: On County property? Maggie’s House property?
  - Upcoming Meetings:

Day	Date	Time	Purpose	Location
Wed	Feb 8	7:00 PM	Budget Work Session - Constitutional Officers	Morris Room
Wed	Feb 15	4:00 PM 7:00 PM	BOS Budget Work Session - FCPS FY18 Adopted Budget Presentation Regular Meeting	Courtroom Courtroom
Wed	Feb 22	7:00 PM	Budget Work Session – Agencies	Morris Room

**PUBLIC COMMENTS #1**  
At 4:14pm Chair Sheridan opened the first round of Public Comments.  
With no one wishing to speak, Chair Sheridan closed the first round of Public Comments at 4:14pm.

**PUBLIC HEARING**  
None.

**ACTION MATTERS**  
*Reclassification of Clerk of the Circuit Court Position* - Gail Parrish, HR Manager, brought forward a request to reclassify the Clerk to the Circuit Court pay band.  
With no discussion,  
**MOTION**

Mr. O'Brien moved to change the Clerk of the Circuit Court, position # 1890 from pay band 26 to pay band 28. Mrs. Booker seconded and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

## **PRESENTATIONS**

*VDOT Quarterly Report*—Alan Saunders, VDOT Resident Engineer, Louisa Residency, returned to the Board to provide a quarterly report of VDOT activities in the County.

Mr. Saunders covered current and ongoing projects in the County, and answered questions regarding:

- Children at Play signage in Sycamore Landing,
- VDOT's role in bringing Fox Hollow subdivision roads into compliance for acceptance into the Secondary System of Roads,
- Public Safety concerns.

*Thomas Jefferson Area Community Criminal Justice Board Presentation*—Neal Goodloe, Criminal Justice Planner, returned to the Board to provide County-specific booking statistics. Mr. Goodloe provided comparisons to other jurisdictions served by the Central Virginia Regional Jail, a breakdown of offense type, and a multi-year comparison by locality.

*Region Ten Annual Update*—Charlie Fawcett, Director of Fluvanna Counseling Center & Robert Johnson, Region Ten Executive Director, came before the Board to highlight the services provided in Fluvanna County by Region Ten. Topics included: Fluvanna residents (in number and type) served; treatments needs; Fluvanna return-on-investment; and, ongoing needs of Region Ten to better serve Fluvanna residents.

*FY17 2nd Quarter Budget Report*—Martin Brookhart, Management Analyst, presented the FY17 2<sup>nd</sup> Quarter Budget Report, noting that it is expected that by this time, most departments will have expended nearly 50% of their budget. Mr. Brookhart provided an overview of expenditures, focusing on the departments that are over 60% expended and pointing to various explanations for this.

## **CONSENT AGENDA**

The following item was pulled from the Consent Agenda:

*FY17 Cooperative Extension Supplemental Appropriation*—Martin Brookhart, Management Analyst

On a call for a vote from the Chair, with a vote of 4-1, the Board of Supervisors approved a supplemental appropriation of \$24,799.61 to the FY17 Cooperative Extension budget for funds received from Health Department Vacancy Savings. AYE: Sheridan, Booker, Eager, & O'Brien. NAY: Weaver. ABSENT: None.

The following items were approved under the Consent Agenda for February 1, 2017:

*Minutes of January 18, 2017*—Kelly Belanger Harris, Clerk for the Board

*CVEC Electric Easement at Landfill Tower Site*—Cheryl Elliott, Emergency Services Coordinator

*FY17 Cell Tower Budget Supplement*—Martin Brookhart, Management Analyst

*FY17 Cooperative Extension Supplemental Appropriation*—Martin Brookhart, Management Analyst

*First Amendment to VFW Tower Site Agreement*—Cheryl Elliott, Emergency Services Coordinator

*Capital Reserve Maintenance Fund Request*—Carysbrook Elementary School Roof—Ed Breslauer, FCPS Finance Director

*Capital Reserve Maintenance Fund Request—Automated Doors at FCHS*—Ed Breslauer, FCPS Finance Director

*VDOT Secondary Street Acceptance Request – Meadow Brook Subdivision*—Jason Stewart, Planning and Zoning Administrator

## **MOTION**

Mr. Weaver moved to approve the items on the Consent Agenda for February 1, 2017. Mr. O'Brien seconded and the motion passed 5-0. AYE: Sheridan, Booker, Eager, O'Brien, & Weaver. NAY: None. ABSENT: None.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

None.

## **PUBLIC COMMENTS #2**

At 5:38pm Chair Sheridan opened the second round of Public Comments.

With no one wishing to speak, Chair Sheridan closed the second round of Public Comments at 5:39pm.

## **RECESS FOR DINNER AND CLOSED MEETING**

## **CLOSED MEETING**

### **MOTION TO ENTER INTO A CLOSED MEETING**

At 5:40pm, Mr. O'Brien moved the Fluvanna County Board of Supervisors enter into a closed meeting, pursuant to the provisions of Section 2.2-3711 A.1 & A.7 of the Code of Virginia, 1950, as amended, for the purpose of discussing Personnel and Legal Matters. Mrs. Booker seconded. The motion carried, with a vote of 5-0. AYE: Sheridan, Booker, Eager, O'Brien, and Weaver. NAY: None. ABSENT: None.

**MOTION TO EXIT A CLOSED MEETING & RECONVENE IN OPEN SESSION**

At 7:00pm, Mr. O’Brien moved that the Closed Meeting be adjourned and the Fluvanna County Board of Supervisors convene again in open session and “BE IT RESOLVED, the Board of Supervisors does hereby certify to the best of each member’s knowledge (i) only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711-A of the Code of Virginia, 1950, as amended, and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting.” Mr. Weaver seconded. The motion carried, with a roll call vote, of 5-0. AYES: Sheridan, Booker, Eager, O’Brien, and Weaver. NAYS: None. ABSENT: None.

**RECONVENE IN OPEN SESSION AND CALL TO ORDER**

At 7:01pm Chair Sheridan, reconvened the February 1, 2017 Regular Meeting to begin the Budget Work Session.

**WORK SESSION DISCUSSION ITEMS**

*Fiscal Year 2018 Budget Proposal and FY 2019-2022 Projected Budgets (The Five-Year Financial Plan)* – Steve Nichols, County Administrator, presented the FY18 Budget Proposal and FY2019-2022 Projected Budgets.

FY18 Combined Budget Proposal Highlights included:

- Budget totals \$73,200,603; represents a 8.3% decrease from the FY17 amended budget, while maintaining essential services
- Real Estate tax rate of \$0.915 (FY17 = \$0.917);
- Significant decreases to both Business and Public Utility Personal Property tax rates from \$4.35 to \$1.89 per \$100 of assessed value and decline in the Machinery & Tools tax rate, from \$2.00 to \$1.89, a 5.5% reduction;
- Funds several key capital projects, including: the critical E911 System upgrade, the James River Water Authority project, and the new energy performance contract for County and School buildings.
- Revenue Highlights:
  - Budget maintains projected tax collection rates from the prior year: Real Estate - 97.5%, and Personal Property -93.5%
  - Projected General Fund revenues increased over \$1.2 million compared to the FY17 amended budget, largely due to three factors:
    - More than \$120,000 in increased State funding and over \$800,000 in increased real estate tax revenue.
    - A projected increase of \$125,000 from Cost Recovery payments for ambulance services.
- Expenditure Highlights:
  - Lean department and agency budgets; routine ops requirements are accounted for in this budget.
  - Expenditure increases in the FY18 Budget are primarily the result of:
    - \$1.1 million increase in debt service
    - \$300,000 increase County School funding
    - Over \$470,000 increase in Public Safety operating costs;
- Capital Projects Fund:
  - Difficult decisions made to recommend only a few essential capital items for funding next year; many proposed projects have been delayed until later fiscal years
  - Recommended capital expenditures are significantly lower than the amount approved in FY 2017. Although reduced by almost \$9 million, funding is included for: James River Water Authority System Design and Construction;
- Discussion of Employee Pay and Benefits Plan;
- Future Years Budget Planning (FY18-21) - Economic trends and conditions;
- Strategic Direction and Action Agenda – 2016-17:
  - Highlights of actions completed over the past year include: Community Service Awards Program, Economic Development and Tourism Advisory Council (EDTAC), Broadband Access Taskforce (BAT), County Financial Policies were updated and improved web-accessibility, Process Improvement Review of Planning/Zoning and Building Inspections, including a decrease from 12 to 7 weeks processing time for Special Use Permits

*FY18 Revenues and Expenditures* – Eric Dahl, DCA / Finance Director provided a summary of expenditures and revenue for FY18. Mr. Dahl highlighted revenue sources, provided an Expenditure Summary, Fund Balance and Debt Overview, and noted the Top 5 General Fund Revenue Sources:

Category	FY18 Revenue	Delinquent Tax Payments
1. Real Property Tax	\$22,044,836	\$575,000
2. Commonwealth of VA *	\$7,829,851	
3. Personal Property Tax	\$5,249,751	\$300,000
4. Public Service Corporations Tax	\$4,815,027	
5. Sales Tax	\$1,500,000	

In addition, Mr. Dahl provided a breakdown of the Real Estate Penny Calculation:

Real Estate Value/100	\$24,710,479
Public Utilities Value/100	\$5,237,914
Mobile Homes Value/100	\$20,300
<b>Total Value/100</b>	<b>\$29,968,693</b>
Times \$0.01	\$0.01
<b>Revenue generated by each \$0.01 increase in tax rate (100% Collection Rate)</b>	<b>\$299,687</b>
<b>Per Penny Amount</b> (Collection Rates: 97.5% Real Estate, 100% Public Utilities, and 97.5% Mobile Homes)	<b>\$293,504</b>

**ADJOURN**

**MOTION:**

At 8:32pm Mrs. Booker moved to adjourn the regular meeting of Wednesday, February 1, 2017. Mr. Weaver seconded and the motion carried with a vote of 5-0. AYES: Sheridan, Booker, Eager, O’Brien, and Weaver. NAYS: None. ABSENT: None.

ATTEST:

FLUVANNA COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Kelly Belanger Harris  
Clerk to the Board

\_\_\_\_\_  
John M. Sheridan  
Chair

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB D**

<b>MEETING DATE:</b>	Feb 15, 2017				
<b>AGENDA TITLE:</b>	Acting Assistant Director of Public Works				
<b>MOTION(s):</b>	<b>I move to approve Peter Welch as Acting Assistant Director of Public Works, retroactive to February 1, 2017, and to award him an additional 10% increase over and above his current pay until such time as a permanent Assistant Director is hired and begins work.</b>				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		XX			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
				XX	
<b>STAFF CONTACT(S):</b>	Wayne Stephens, Public Works Director and County Engineer				
<b>PRESENTER(S):</b>	Gail Parrish, Human Resources Manager				
<b>RECOMMENDATION:</b>	Approve				
<b>TIMING:</b>	Normal				
<b>DISCUSSION:</b>	Recommend approve Peter Welch to serve as the Acting Assistant Director of Public Works, with a 10% increase over and above his current pay for performing the additional duties and responsibilities until a new Assistant Director is hired and begins work.				
<b>FISCAL IMPACT:</b>	The 10% pay increase is more than offset by savings in salary for the open position.				
<b>POLICY IMPACT:</b>	N/A				
<b>LEGISLATIVE HISTORY:</b>	N/A				
<b>ENCLOSURES:</b>	N/A				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other





**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB E**

<b>MEETING DATE:</b>	February 15, 2017					
<b>AGENDA TITLE:</b>	First Amendment to VFW Tower Site Agreement - <b>REVISED</b>					
<b>MOTION(s):</b>						
<b>STRATEGIC INITIATIVE?</b>	Yes XX	No	<b>If yes, list initiative(s):</b>			C8
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other	
				XX		
<b>STAFF CONTACT(S):</b>	Cheryl J. Elliott, Emergency Services Coordinator					
<b>PRESENTER(S):</b>	Cheryl J. Elliott, Emergency Services Coordinator					
<b>RECOMMENDATION:</b>	APPROVAL					
<b>TIMING:</b>	IMMEDIATE					
<b>DISCUSSION:</b>	<p>We have updated two exhibits to the lease agreement with National Communications Towers for the VFW site. These two exhibits more clearly define where the public safety equipment will be placed on this tower. Nothing else in the lease was changed.</p> <p><b>REVISED: Page 5 of the First Amendment has been replaced to correct how the cabling attaches to the north face of the tower. Also a new page 8 showing the Construction Drawings of Fluvanna's structures is included.</b></p>					
<b>FISCAL IMPACT:</b>	None					
<b>POLICY IMPACT:</b>	None					
<b>LEGISLATIVE HISTORY:</b>						
<b>ENCLOSURES:</b>	First Amendment To The Tower Site Agreement for Communications Tower located at VFW Scottsville Post #8169					
<b>REVIEWS COMPLETED:</b>	Legal XX	Finance	Purchasing	HR	Other	



**FIRST AMENDMENT TO TOWER SITE AGREEMENT  
FOR COMMUNICATIONS TOWER LOCATED AT VFW SCOTTSVILLE POST #8169**

THIS FIRST AMENDMENT TO TOWER SITE AGREEMENT (“**First Amendment**”), is made this \_\_\_\_ day of \_\_\_\_\_, 2017 (hereinafter “**Effective Date**”) by and between National Communication Towers, LLC, a Virginia limited liability company (hereinafter referred to as “**Landlord**”), having its principal place of business at 5413 Patterson Avenue, Suite 101, Richmond, Virginia 23226 and the County of Fluvanna, a political subdivision of the Commonwealth of Virginia, with a mailing address at 132 Main Street, Palmyra, VA 22963 (hereinafter referred to as “**Tenant**”).

WHEREAS, Landlord and Tenant entered into that Tower Site Agreement dated September 8, 2016 (“**Tower Site Agreement**”) (hereinafter referred to as the “**Agreement**”), whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 2977 West River Road, Scottsville, VA 24590; and

WHEREAS, Landlord and Tenant desire to amend the Agreement to modify the location of Equipment to be installed on the tower facility,

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Exhibit C.** Exhibit C of the Agreement is hereby deleted in its entirety and replaced with the attached Exhibit C-1, the terms and specifications of which are hereby incorporated by reference. All references to Exhibit C in the Agreement shall, following the Effective Date, be deemed to refer to Exhibit C-1. Landlord’s execution of this First Amendment will signify Landlord’s approval of Exhibit C-1.
2. **Exhibit D.** Exhibit D of the Agreement is hereby deleted in its entirety and replaced with the attached Exhibit D-1, the terms and specifications of which are hereby incorporated by reference. All references to Exhibit D in the Agreement shall, following the Effective Date, be deemed to refer to Exhibit D-1. Landlord’s execution of this First Amendment will signify Landlord’s approval of Exhibit D-1.
3. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to the First Amendment.
4. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

**[SIGNATURES TO FOLLOW]**

(Registration Number) (Commission Expiration Date)

**"TENANT"**

COUNTY OF FLUVANNA, A POLITICAL  
SUBDIVISION OF THE COMMONWEALTH OF  
VIRGINIA

By: \_\_\_\_\_

Printed Name: Steven M. Nichols

Its: County Administrator

Date: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_

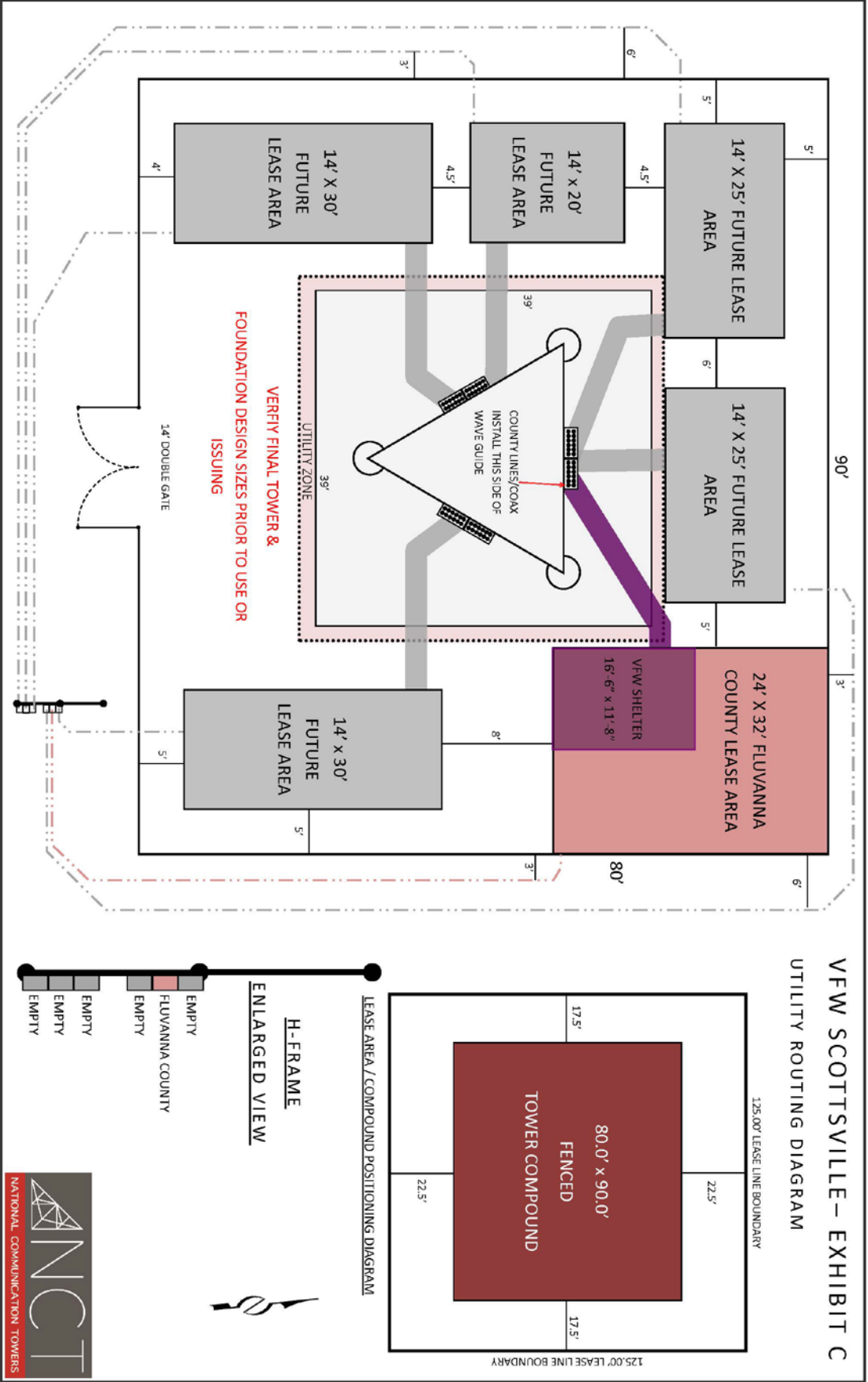
EXHIBIT C-1

DESCRIPTION OF TOWER SITE, TOWER SPACE AND GROUND SPACE

to the First Amendment to the Tower Site Agreement dated the \_\_\_\_ day of \_\_\_\_\_, 2017,  
by and between National Communications Towers, LLC, as Landlord, and the County of Fluvanna,  
as Tenant.

The location of the Tower and Ground Space is described and/or depicted as follows:

SEE ATTACHED

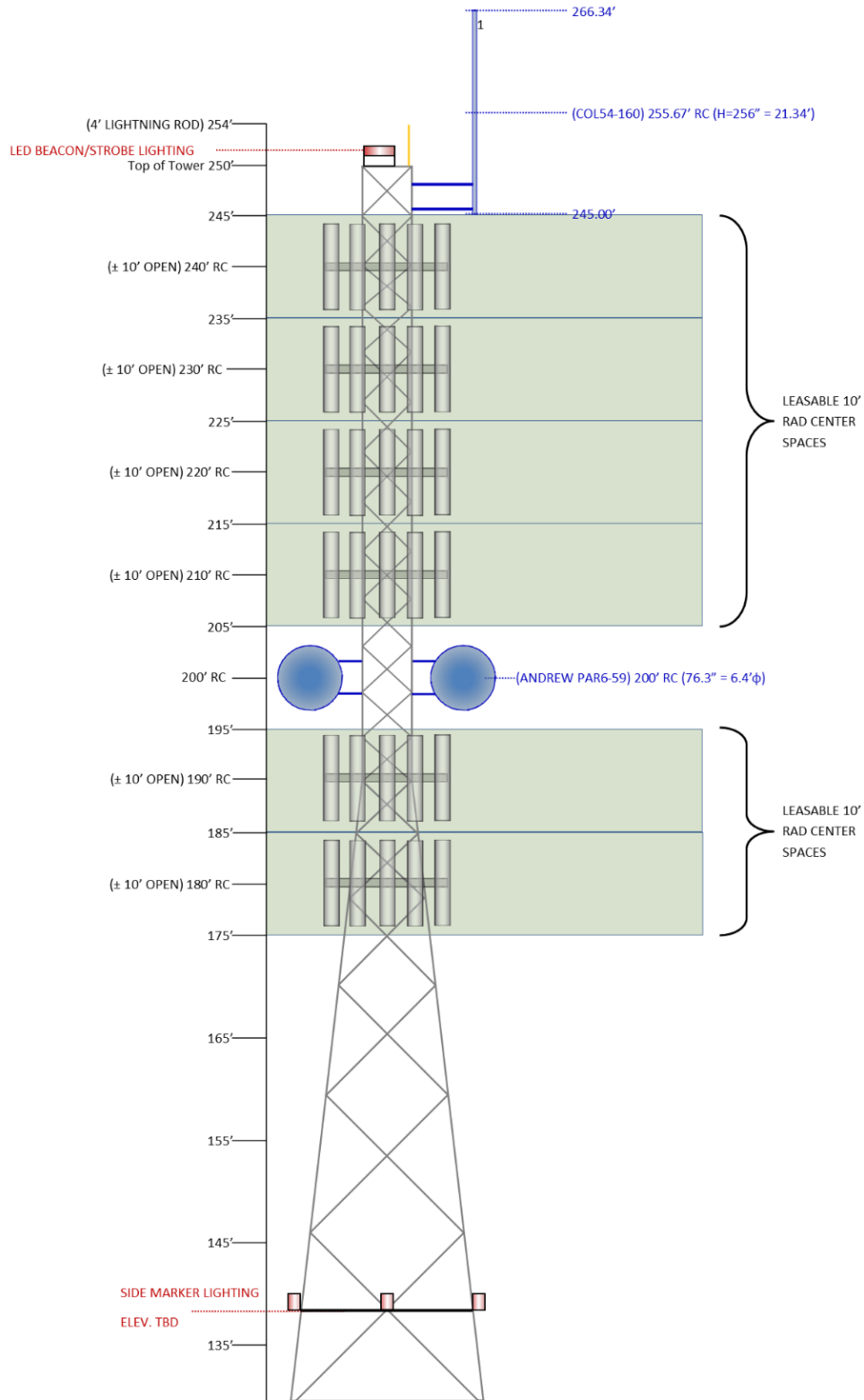


**EXHIBIT C 1—TOWER ELEVATION DIAGRAM** 12-14-2016

VFW TOWER—250' SST + 4' ROD (254')

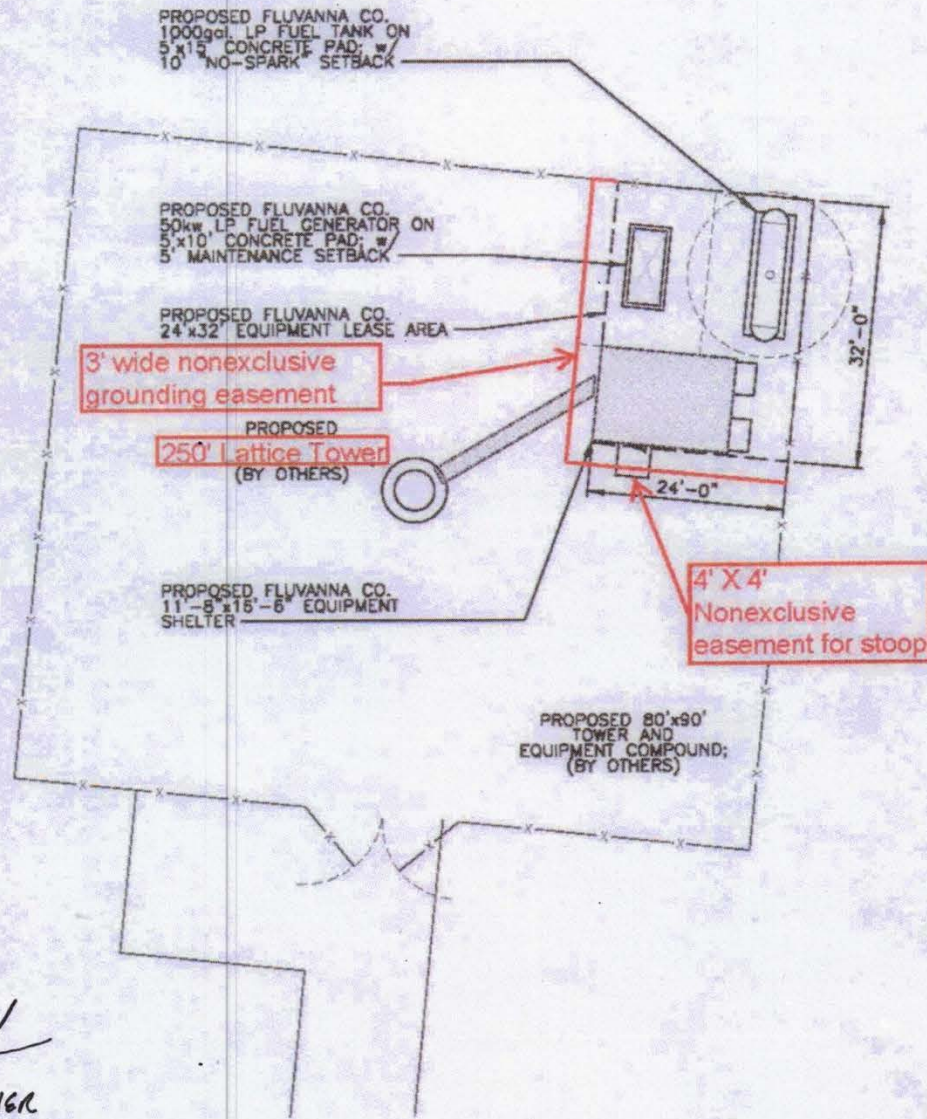
(4' Lightning Rod + FAA Lighting)

BREAK POINT = 130'





\*Please see Page 7A which follows for an updated accurate depiction of the Equipment Lease area. To the extent 7A conflicts with this Page 7, the depiction and provisions of 7A shall control.



*Stephen Gallagher*  
STEPHEN GALLAGHER  
V.P. Construction  
NCT 10/6/2016



PROPOSED  
SITE SKETCH

SCALE: 1" = 20'-0"

OPTION #2

PROJECT NAME :

VFW  
2997 WEST RIVER RD.  
SCOTTSVILLE, VA 24590

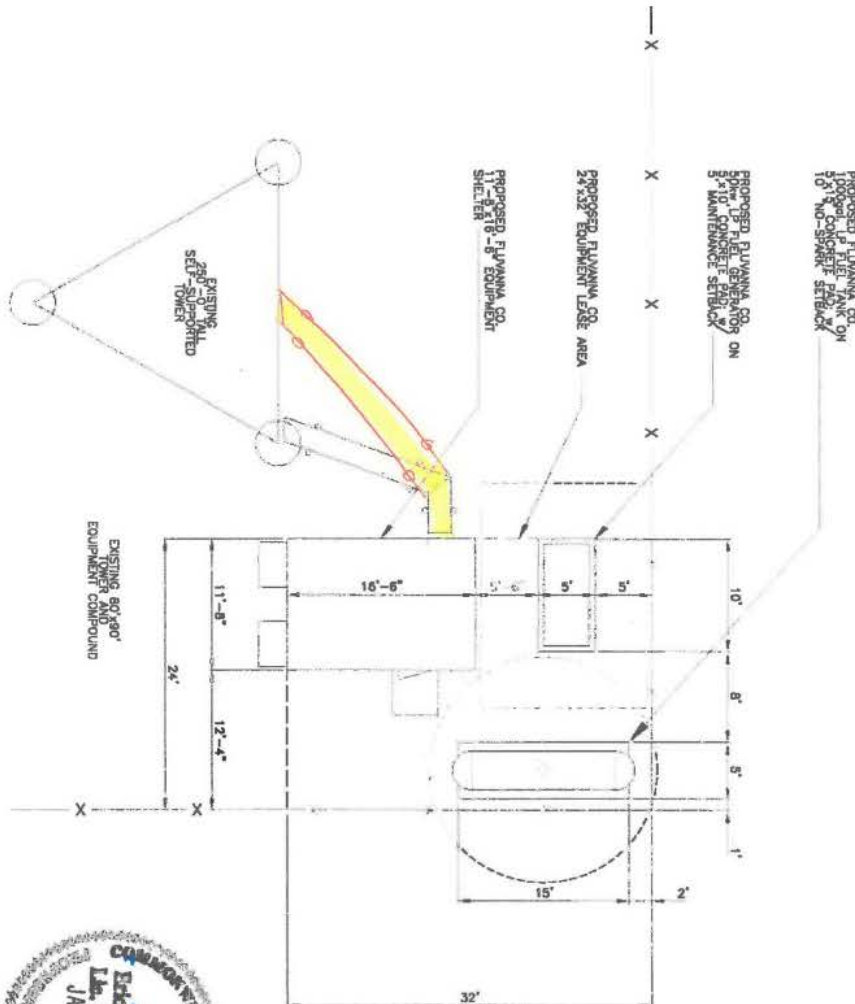
Revised Sketch by  
National  
Communication  
Towers



*Kurt M. H. approved as to form, assistant county attorney*

# CONSTRUCTION NOTES

1. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL. THE PLAN SHALL SHOW THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND THE LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL EXISTING UTILITIES AND STRUCTURES. IF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS ARE NOT SURE OF THE LOCATION OF ANY UTILITIES OR STRUCTURES, THEY SHALL BE RESPONSIBLE FOR LOCATING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING ALL EXISTING UTILITIES AND STRUCTURES. IF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS ARE NOT SURE OF THE LOCATION OF ANY UTILITIES OR STRUCTURES, THEY SHALL BE RESPONSIBLE FOR LOCATING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE.
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9. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER OR AGENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS TO THE SITE.



NO.	DATE	REVISION
101	12/17/2015	FOR CONSTRUCTION DRAWING SUBMISSION
102	12/17/2015	FOR CONSTRUCTION DRAWING SUBMISSION
103	01/19/2017	FOR CONSTRUCTION DRAWING SUBMISSION

<b>KCI</b> TECHNOLOGIES	<b>MOTOROLA SOLUTIONS</b> MOTOROLA SOLUTIONS, INC. 7031 COLUMBIA AVE. COLUMBIA, MD 21046-2288 CONTACT: (410) 977-2755	<b>VFW TOWER</b> 2827 WEST RIVER RD. SCOTT'S BLVD. FLYNNVA, VA 22960 DATE OF ORIGIN: 08/01/2015 DRAWN BY: TNR CHECKED BY: TNR	<b>FLYNNVA COUNTY, VA</b> OFFICE OF EMERGENCY SERVICES 152 MAIN ST. FLYNNVA, VA 22960 PHONE: (434) 581-0410	<b>COMPOUND PLAN AND NOTES</b> <b>C-2</b>
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EXHIBIT D-1
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## EXHIBIT D-1

## ANTENNAS AND OTHER EQUIPMENT

to the First Amendment to the Tower Site Agreement dated the \_\_\_\_ day of \_\_\_\_\_, 2017,  
by and between National Communications Towers, LLC, as Landlord, and the County of Fluvanna,  
as Tenant.

SEE ATTACHED



## EXHIBIT D-1

## Equipment Specification Sheet

Exhibit D-1  
12/14/2016

NCT Site Name / ASR # \_\_\_\_\_ VFW / 12/7/628

Latitude / Longitude \_\_\_\_\_ 37° 47' 31.74" N 78° 26' 44.94" W

Site Address: \_\_\_\_\_ 2977 West River Road, Scottsville, VA 24590

Co-Locator \_\_\_\_\_ Fluvanna County

Co-Locator Site Name: \_\_\_\_\_ VFW

Leased Ground Space \_\_\_\_\_ 24' x 32'

SUPPLY DATA SHEETS FOR ALL ANTENNAS / MOUNTS / LINES / GENERATOR / ETC.

## Channels (list all)

TX Frequency (MHz)	NA				
TX BW (KHz)	NA				
Power	N/A				
RX Frequency (MHz)	VHF Freqs TBD				
RX BW (KHz)	12.5 KHz				

## Rad Center

#255.67' (CL of Whip)

200' (CL of Dish)

## Antenna / Dish / Whip

Collinear

Dish

Panel

Panel

Make, Model	RF COLS4-160	Andrew PAK6-59			
Length (height in)	256	76.3			
Width (in)	3" diameter	76.3			
Depth (in)	3" diameter	17.9			
Weight (lbs)	46.3	154			
Quantity Leased	1	2	0	0	0
Mount Make/Model	MC_RM1550-3 WITH 6' SIDE ARM	MC_RM1550-3			
Mount Face Dimensions	6" x 6" x 29" Three Sides	6" x 6" x 29" Three Sides			
Mount Standoff Distance	6"	2"			
Mount Weight (lbs)	260 + 110 SIDE ARM	260			

## Tower Mounted Amplifiers / Duplexers / RRU / RRU

Make, Model	NA	NA			
Length (in)	NA	NA			
Width (in)	NA	NA			
Depth (in)	NA	NA			
Weight (lbs)	NA	NA			
Quantity Leased	0	0	0	0	0

## Tower Mounted Distribution Boxes / Squids

Make, Model	NA	NA			
Length (in)	NA	NA			
Width (in)	NA	NA			
Depth (in)	NA	NA			
Weight (lbs)	NA	NA			
Quantity Leased	0	0	0	0	0

## Cables

Make and Model	Commscope AVAS-50FX	EUPEN EU-63 Wave Guide			
Size (in)	7/8"	2"			
Quantity Leased	1	1	0	0	0

**Additional Information:** Antenna request is for public safety 911 emergency services radio communications. Equipment will include one receive antenna as well as 2 microwave dishes.Ground lease is for 1, 12 X 16 Shelter ; 1-50 kw generator and 1-1000 gal propane tank. Generator will be mounted on a 10 X 5 Concrete Pad. **Bottom of RX antenna shall not extend below 245' AGL.**

Note: Amplifiers and duplexers will be mounted behind the antenna.

Tower Owner Approval: \_\_\_\_\_



Date: December 14, 2016

Carrier Approval: \_\_\_\_\_

Date: \_\_\_\_\_

**FLUVANNA COUNTY BOARD OF SUPERVISORS  
AGENDA ITEM STAFF REPORT**

**TAB F**

<b>MEETING DATE:</b>	February 15, 2017				
<b>AGENDA TITLE:</b>	Ratification FY17 Cooperative Extension Supplemental Appropriation				
<b>MOTION(s):</b>	<b>I move to ratify the approval of the supplemental appropriation of \$24,799.61 to the FY17 Cooperative Extension budget for funds received from Health Department Vacancy Savings.</b>				
<b>STRATEGIC INITIATIVE?</b>	Yes	No	<b>If yes, list initiative(s):</b>		
		X			
<b>AGENDA CATEGORY:</b>	Public Hearing	Action Matter	Presentation	Consent Agenda	Other
					<b>X</b>
<b>STAFF CONTACT(S):</b>	Martin Brookhart, Management Analyst				
<b>PRESENTER(S):</b>	Martin Brookhart, Management Analyst				
<b>RECOMMENDATION:</b>	Ratify				
<b>TIMING:</b>	Normal				
<b>DISCUSSION:</b>	At the Feb 1, 2017 Board of Supervisors meeting, the item <i>FY17 Cooperative Extension Supplemental Appropriation</i> , was pulled from the Consent Agenda for discussion. Following discussion, the Chair called for a vote, resulting in a 4-1 vote. However, as no motion was made prior to the call for a vote, it is returned to the agenda for ratification.				
<b>FISCAL IMPACT:</b>	Ratification of the approval will authorize Finance to increase revenue and expenditures by \$24,799.61.				
<b>POLICY IMPACT:</b>	N/A				
<b>LEGISLATIVE HISTORY:</b>	June 1st, 2016 BOS Minutes: "Board of Supervisors concurred with the Health Department's carryover/transfer request. Staff will prepare action for approval."				
<b>ENCLOSURES:</b>	None.				
<b>REVIEWS COMPLETED:</b>	Legal	Finance	Purchasing	HR	Other
	<b>XX</b>				



**FLUVANNA COUNTY BOARD OF SUPERVISORS  
MEETING PACKAGE ATTACHMENTS**

December 20, 2016

No.	Item
1	FY17 Capital Reserve Memo 2017-02-15
2	FY17 Contingency Balance 2017-02-15
3	
4	
5	
6	
7	
8	
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10	





## MEMORANDUM

**Date:** February 15, 2017  
**From:** Marty Brookhart – Management Analyst  
**To:** Board of Supervisors  
**Subject:** FY17 Capital Reserve Balances

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The FY17 Capital Reserve account balances are as follows:

### County Capital Reserve:

FY16 Carryover	\$14,370
<b>FY17 Beginning Budget:</b>	<b>\$200,000</b>
Plus: FY15 & FY16 Projects Completed Under Budget	\$50,323
Less: Palmyra Rescue Building CIP - 09.07.16	-\$50,000
Plus: FY17 2 <sup>nd</sup> Quarter Completed Projects	\$7
<b>Available:</b>	<b>\$214,700</b>

### Schools Capital Reserve:

FY16 Carryover	\$193,243
<b>FY17 Beginning Budget:</b>	<b>\$100,000</b>
Plus: FY15 & FY16 Projects Completed Under Budget	\$48,168
Less: FCHS Equipment Shed Replacement - 08.03.16	-\$5,400
Less: FCPS Floor Scrubber Replacement - 08.03.16	-\$11,300
Less: Central Elementary Kitchen Doors Replacement - 11.16.16	-\$4,922
Plus: FY17 2 <sup>nd</sup> Quarter Completed Projects	\$69
Less: FCHS Automated Doors – 02.01.17	-\$29,335
Less: Carysbrook Elementary Roof Repairs – 02.01.17	-\$6,500
<b>Available:</b>	<b>\$284,023</b>



## MEMORANDUM

**Date:** February 15, 2017  
**From:** Marty Brookhart – Management Analyst  
**To:** Board of Supervisors  
**Subject:** FY17 BOS Contingency Balance

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The FY17 BOS Contingency line balance is as follows:

<b>Beginning Budget:</b>	<b>\$150,000.00</b>
Less: Staff Pay Plan Supplement 09.21.16	-\$13,740.00
Less: County Administrator Salary Increase 09.21.16	-\$3,526.10
Plus: FY17 1 <sup>st</sup> Quarter Voluntary Contributions to General Fund	\$10.00
Less: Palmyra Rescue Building Legal, Title, & Survey Fees 10.05.16	-\$850.00
Less: Economic Development – Tourism Road Signs 11.16.16	-\$1,100.00
<b>Available:</b>	<b>\$130,793.90</b>