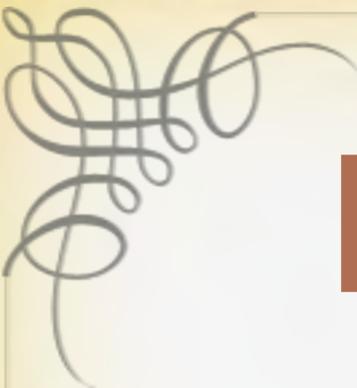


NEXT STEPS

- * Approval of Contract (March 4)
- * Issue Notice to MDA to secure financing (March 4)
- * Council Approves Final Lease Documents (April 15)
- * Begin Construction (May 1st)
- * Pole Lighting Installed (Late May)
- * Building Lighting Complete (Early July)
- * Meter Changeout (May-October)
- * Automated System Fully Operational (November)



LONG RANGE PLAN



- * Rate Analysis to be Completed Post-Construction
 - * Evaluate Mandatory Minimums
 - * Evaluate Rate Structure
- * Billing System Upgrade
 - * Begin Research during Meter Changeout
 - * Online Bill Payment and Customer Portal

Article 1: Scope of Work

1. *Description:* Except as otherwise expressly provided herein, Contractor shall provide each and every item of cost and expense necessary for:

Facility Name	Lighting Upgrades	Water Meter Upgrades
City Hall	X	
City Hall – Maintenance 1	X	
City Hall – Maintenance 2	X	
City Park	X	
Police Department	X	
Public Works	X	
Public Works – Warehouse	X	
Central Fire Station	X	
North Fire Station	X	
South Fire Station	X	
City Wide		X

1. *Specific Elements:* The Work shall include the following:
1. **Lighting Upgrades** – CONTRACTOR will upgrade multiple Facilities' lighting systems with energy efficient lighting and occupancy sensor control devices.
- Summary of Fixtures Installed:
 - o 133 New Fixtures
 - o 756 Retrofitted Fixtures
 - o 12 Interior Occupancy Sensors
 - Summary of Fixtures Excluded:
 - o 51 Existing Fixtures Excluded.

INTERIOR OCCUPANCY SENSORS

These sensors will be installed at CONTRACTOR'S discretion. The installation count may vary based on individual usage patterns and/or electrical circuitry variances.

ELECTRICAL WIRING

Electrical wiring is included in the scope of this IIM. CONTRACTOR assumes sufficient power is available at the rooms where the fixtures are located and no extraordinary means will be necessary to provide power.

FIXTURE LENS STATEMENT

The lighting upgrade IIM is designed to maximize the energy efficiency of the lighting systems, while delivering adequate lighting levels throughout the Facilities. The purpose of the upgrade is not founded in

Exhibit A - Scope of Work
Energy Services Agreement

aesthetic considerations; therefore, the replacement or installation of new fixture lenses will only take place when the fixture retrofit is required to provide sufficient light levels. Older or damaged lenses that the CUSTOMER desires to be replaced can be addressed as additional work.

The lighting Scope of Work to be executed at each Facility is identified on the following pages. Final design will be at CONTRACTOR's discretion with consultation from CUSTOMER. The As-built and Operations and Maintenance Manuals will contain final quantities.

City Hall			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
2	Wrap 2L T12	2	NEW: Bathroom Vanity Wrap 2' 2L T8 Low BF
20	Canopy 1'x1' 150W HPS	20	RETROFIT: Compact Screw-in 1'x1' 17W LED
15	4' 2L T12 Strip	15	RETROFIT: Lamp and Ballast Kit 2L 25W T8
8	Wrap 4' 2L T12	8	RETROFIT: Lamp and Ballast Kit 2L 25W T8
3	Wrap 4' 2L T8	3	RETROFIT: Lamp and Ballast Kit 2L 25W T8
2	1'x4' 2L T8	2	RETROFIT: Lamp and Ballast Kit 2L 25W T8
14	Flood 150W MH	14	NEW: LED Outdoor Flood
8	400W MH Pole Light	8	NEW: LED Outdoor Site Light
66	2'x2' 2L T12 Recessed U-Tube	66	RETROFIT: 2'x2' Troffer Kit 2L T8 Low BF with Specular Reflector
4	2'x4' 2L T12 Recessed Prismatic	4	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
11	2'x4' 2L T8 Recessed	11	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
6	2'x4' 3L T12 Recessed	6	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
26	2'x4' 3L T8 Recessed Prismatic	26	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
40	2'x4' 4L T12 Recessed Prismatic	40	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
0	NO Existing Fixture. Various Lighting Circuits to be Controlled.	6	NEW: Occupancy Sensor DT-300 Dual Technology Ceiling/Wall Location field determined.

Total Existing Fixtures Excluded: 0
Total New Fixtures (excluding Sensors): 24

Total Sensors: 6
Total Retrofitted Fixtures: 201

City Hall - Maintenance 1			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
6	6L T5 Fluorescent Hi-bay Fixtures	6	EXCLUDED: Existing Fixtures to Remain in Place
8	4' 2L T12 Strip	8	RETROFIT: Lamp and Ballast Kit 2L 25W T8
1	250W MH Exterior Wall Pack	1	NEW: LED Outdoor Wall Pack
1	400W HPS Flood Light	1	NEW: LED Wall Pack
7	8' 2L T12 F96 Strip	7	RETROFIT: 8' Lamp and Ballast Kit Cover/Lens 4L 25W T8
2	4' 2L T12 Wrap	2	NEW: Wrap Office Institute 4' 2L 25W T8 Low BF

Total Existing Fixtures Excluded: 6
Total New Fixtures (excluding Sensors): 4

Total Sensors: 0
Total Retrofitted Fixtures: 15

City Hall - Maintenance 2			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
6	400W MH	6	NEW: 6L T5 Fluorescent Hi-bay Fixtures
3	8' 2L T12 F96 Strip	3	RETROFIT: 8' Lamp and Ballast Kit Cover/Lens 4L 25W T8

Total Existing Fixtures Excluded: 0
Total New Fixtures (excluding Sensors): 6

Total Sensors: 0
Total Retrofitted Fixtures: 3

City Park			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
14	400W MH Pole Light	14	NEW: LED Outdoor Site Light
4	Compact Fluorescent Exterior Wall Pack	2	NEW: LED Outdoor Wall Pack
2	120W Incandescent	2	NEW: LED Outdoor Wall Pack
15	4' 2L T8	15	NEW: Vapor Tight Enclosure 4' White Reflector 2L 25W T8 Low BF

Total Existing Fixtures Excluded: 0
Total New Fixtures (excluding Sensors): 33

Total Sensors: 0
Total Retrofitted Fixtures: 0

Exhibit A - Scope of Work
Energy Services Agreement

Police Department			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
11	120W Incandescent	11	NEW: LED Outdoor Wall Pack
7	75W Incandescent	7	NEW: LED Outdoor Wall Pack
4	400W MH Pole Light	4	NEW: LED Outdoor Site Light
2	2'x2' 2L T8 U-Tube Prismatic	2	RETROFIT: 2'x2' Troffer Kit 2L T8 Low BF with Specular Reflector
120	2'x4' 2L T8 Recessed	120	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
72	2'x4' 3L T8 Recessed Prismatic	72	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
0	NO Existing Fixture. Various Lighting Circuits to be Controlled.	6	NEW: Occupancy Sensor DT-300 Dual Technology Ceiling/Wall Location field determined.

Total Existing Fixtures Excluded: 0
Total New Fixtures (excluding Sensors): 22

Total Sensors: 6
Total Retrofitted Fixtures: 194

Public Works			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
3	60W Incandescent	3	RETROFIT: Compact Screw-in 1'x1' 17W LED
4	250W HPS Pole Mount Shoebox	4	NEW: LED Outdoor Site Light
4	400W MH Flood	4	NEW: LED Outdoor Site Light
5	150W Quartz Halogen Flood	5	NEW: LED Outdoor Wall Pack
20	8' 2L T12 F96 Strip	20	RETROFIT: 8' Lamp and Ballast Kit Cover/Lens 4L 25W T8
4	8' 2L T12 F96 Strip	4	NEW: Vapor Tight Enclosure 8' 4L 25W T8 Low BF with Specular Reflector
2	2'x2' 2L T12 Recessed U-Tube	2	RETROFIT: 2'x2' Troffer Kit 2L T8 Low BF with Specular Reflector
20	2'x4' 4L T12 Recessed Prismatic	20	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector
38	2'x4' 4L T8 Recessed Prismatic	38	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector

Total Existing Fixtures Excluded: 0
Total New Fixtures (excluding Sensors): 17

Total Sensors: 0
Total Retrofitted Fixtures: 83

Exhibit A - Scope of Work
Energy Services Agreement

Public Works – Warehouse			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
4	60W Incandescent	4	RETROFIT: Compact Screw-in 1’x1’ 17W LED
10	4’ 1L T12 Strip	10	RETROFIT: Lamp and Ballast Kit 1L 25W T8
36	Wrap 4’ 2L T12	36	RETROFIT: Lamp and Ballast Kit 2L 25W T8
3	Wrap 4’ 2L T12	3	NEW: Wrap Office Institute 4’ 2L 25W T8 Low BF
60	Wrap 4’ 2L T12	60	RETROFIT: Lamp and Ballast Kit 2L 25W T8
7	Wrap 4’ 4L T12	7	NEW: Wrap Office Institute 4’ 2L 25W T8 Low BF
1	400W HPS Flood Light	1	NEW: LED Outdoor Wall Pack
76	8’ 2L T12 F96 Strip	76	RETROFIT: 8’ Lamp and Ballast Kit Cover/Lens 4L 25W T8
1	8’ 2L T12 F96 Strip	1	NEW: Wrap Narrow Institute 8’ 4L 25W T8 Low BF

Total Existing Fixtures Excluded: 0
Total New Fixtures (excluding Sensors): 12

Total Sensors: 0
Total Retrofitted Fixtures: 186

Central Fire Station			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
1	60W Incandescent	1	RETROFIT: Compact Screw-in 1’x1’ 17W LED
15	4’ 2L T5 Fluorescent Strip	15	EXCLUDED: Existing Fixtures to Remain in Place
1	EXIT SIGN 2L 20W Incandescent	1	NEW: LED EXIT SIGN RED
2	NO Existing Fixture	2	RETROFIT: 2’x4’ Prismatic Lens (add to existing fixtures)
4	100W MH Exterior	4	NEW: LED Outdoor Wall Pack with Sensors
31	2’x4’ 2L T12 Recessed Prismatic	31	RETROFIT: 2’x4’ Troffer Kit 2L T8 with Specular Reflector

Total Existing Fixtures Excluded: 15
Total New Fixtures (excluding Sensors): 5

Total Sensors: 0
Total Retrofitted Fixtures: 34

North Fire Station			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
1	60W Incandescent	1	RETROFIT: Compact Screw-in 1'x1' 17W LED
15	4' 2L T5 Fluorescent Strip	15	EXCLUDED: Existing Fixtures to Remain in Place
1	EXIT SIGN 2L 20W Incandescent	1	NEW: LED EXIT SIGN RED
4	100W MH Exterior	4	NEW: LED Outdoor Wall Pack with Sensors
19	2'x4' 2L T12 Recessed Prismatic	19	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector

Total Existing Fixtures Excluded: 15
Total New Fixtures (excluding Sensors): 5

Total Sensors: 0
Total Retrofitted Fixtures: 20

South Fire Station			
QTY	EXISTING FIXTURE	QTY	UPGRADED FIXTURE
1	60W Incandescent	1	RETROFIT: Compact Screw-in 1'x1' 17W LED
15	4' 2L T5 Fluorescent Strip	15	EXCLUDED: Existing Fixtures to Remain in Place
1	EXIT SIGN 2L 20W Incandescent	1	NEW: LED EXIT SIGN RED
4	100W MH Exterior	4	NEW: LED Outdoor Wall Pack with Sensors
19	2'x4' 2L T12 Recessed Prismatic	19	RETROFIT: 2'x4' Troffer Kit 2L T8 with Specular Reflector

Total Existing Fixtures Excluded: 15
Total New Fixtures (excluding Sensors): 5

Total Sensors: 0
Total Retrofitted Fixtures: 20

2. Water Meter Upgrades - Except as otherwise expressly provided herein, CONTRACTOR will upgrade the CUSTOMER's water utility system as follows:

CONTRACTOR will install a Hot Rod™ AMR (Automated Meter Reading) System from Mueller Systems and water meters (or similar) as follows:

- 7,011 – Installed water meters with a Mueller Hot Rod™ Radio Module at the contracted service addresses identified in Attachment 1 to Exhibit A (only active accounts are included in this scope of work);
- Provide assistance with existing download billing system provider for downloading existing account information;
- Training to include:
 - o Field training for meter maintenance staff of proper installation and maintenance of all system components
- Provide a customized software program to enable upload of all critical billing account data back into the billing system;

Exhibit A - Scope of Work
Energy Services Agreement

- Commissioning/verification of the system;
- Operations & Maintenance manuals to include:
 - o Equipment Specification Sheets for each component installed including meters, transmitters, and all ancillary equipment provided.
 - o Operation, maintenance, and training manuals, in both paper and electronic format, for the equipment listed above.

The necessary auxiliary equipment such as curb stops, nuts, boxes, bolts & gaskets will be provided as required to install the water meters unless specifically noted in the table below. Contractor will also provide training and administrative support prior to Substantial Completion. The table below shows the meter quantities that CONTRACTOR will install for this IIM:

Quantity	Water Meter System Description
6,766	5/8"x3/4" Hersey Composite Positive Displacement Meter
129	1" Hersey Bronze Positive Displacement Meter
8	1.5" converted to 2" Hersey Bronze Positive Displacement Meter
72	2" Hersey Bronze Positive Displacement Meter
8	3" HbMag Magnetic Flow Meter
13	4" HbMag Magnetic Flow Meter
12	6" HbMag Magnetic Flow Meter
3	8" HbMag Magnetic Flow Meter
7,011	Mueller Systems Hot Rod Radio Module
1	Mueller Systems Hot Rod Mobile AMR kit with Laptop
1	Mueller Systems Additional Pit Stop Diagnostic Handheld

Additional meters will not be installed but provided to the CUSTOMER for replacement needs or new activations after substantial completion to be placed in CUSTOMER's inventory as follows:

- 250 – 5/8"x3/4" Hersey Composite Positive Displacement Meter
 - 20 – 1' Hersey Bronze Positive Displacement Meter
 - 5 – 2" Hersey Bronze Positive Displacement Meter
2. *Technical Specifications, Drawings, and Exhibits:* The Work shall be performed in accordance with the following specifications, drawings and other attachments hereto, which are specifically incorporated herein and made part hereof:
- Gautier ESA ExA Attachment 1 – Active Water Meter Accounts
3. Customer's Responsibilities (in addition to those in the Agreement):
- Respond to samples or documents submitted by CONTRACTOR to the CUSTOMER for review and approval within fifteen (15) business days.
 - Designate a person to be known as the CUSTOMER Representative who will act as a single point of contract on behalf of the CUSTOMER with respect to matters under this Agreement and will become familiar with the progress and quality of the Work.

Exhibit A - Scope of Work
Energy Services Agreement

- Furnish CONTRACTOR with those blueprints, surveys, legal descriptions of the site, and other information regarding the Facilities as CONTRACTOR may reasonably request in order to complete the Work.
- Allow reasonable means of twenty-four (24) hour access to the Facility in order to accomplish the Work. CONTRACTOR should provide a minimum of five (5) business days notice to the CUSTOMER when extraordinary access to any Facility is required. CONTRACTOR is to notify CUSTOMER prior to commencement of Work at any Facility. CONTRACTOR will not be allowed to work at certain times during the year in certain areas. CUSTOMER will notify CONTRACTOR of these schedules of constraint within sufficient time to allow CONTRACTOR to not be unreasonably hindered in the performance of the Work, and in any event, not less than five (5) days ahead of the time that Work will be affected. If CONTRACTOR is unreasonably hindered in its ability to perform the Work, it will be eligible for additional compensation.
- Operate Equipment according to the manufacturer's recommendations.
- Notify CONTRACTOR in writing of any policies (e.g., safety) of the Facility that affects the Work.

4. Items not Covered in Scope:

- Leaks on Utility or Customer Side prior to exchanging meter
- Meters that cannot be located
- Meters buried in concrete or asphalt
- Meter spuds/riser fittings in concrete/asphalt or state of disrepair
- Obstruction of meter (roots, vegetation, fences, etc.)
- Prevention of service (animals, customer, etc)

Article 2: Work Implementation Period

2.1 CONTRACTOR shall commence the Work 90 calendar days from the Effective Contract Date, and shall perform the Work diligently and shall complete the Work no later than 275 calendar days from the day of commencement.

By signing below, this Exhibit A is attached to and made a part of the Agreement between Contractor and the Customer.

CUSTOMER: City of Gautier, MS

Signature: Samantha D Abell
Printed Name: Samantha D Abell
Title: City Manager
Date: 3/6/14

CONTRACTOR: McNeil Rhoads, LLC

Signature: [Signature]
Printed Name: Chris McNeil
Title: President
Date: 3/6/14

Signature: [Signature]
Printed Name: DUSTY RHOADS
Title: CEO
Date: 3/6/14

Gautier ESA ExA Attachment 1- Active Water Meter Accounts

ACCOUNT_2	STREET_NUMBER	STREET_NAME
1	1500	HILLCREST
9	8688	BAYOU CASTELLE
24	5521	WELLINGTON
32	1716	TIMBERLANE
38	2637	VALLEYWOOD
39	8206	MESA
42	2101	LADNIER #199
44	8632	BAYOU CASTELLE
49	2200	ROBERTSDALE
50	7530	BLUFF POINT
56	5216	RUE ST DENIS
58	1313	TIMBERLANE
61	1312	LADNIER
71	1901	RIVERSIDE
79	2801	CAMINO GRANDE
80	2361	TRADEWINDS
89	5613	NEW CASTLE
113	2327	HWY 90
118	3287	STONEGATE
130	1708	RIVERSIDE
138	2204	BROADMOOR
147	4001	OLD SPANISH
149	3212	TUNA
159	8116	SPANISH OAK
160	1716	RIVERSIDE
164	8405	ENARC
166	7100	MARTIN BLUFF
186	2100	DOLPHIN
193	4341	GAUTIER VANCLEAVE
195	2836	WEST PARK
196	8361	MEADOWDALE
203	413	RIVER OAKS #A-097
207	1924	PRIVATE PIER
214	8019	GOLDHILL
217	1821	FAIRWAY
226	3615	SUTER
227	309	DE LA POINTE
239	1908	LAUREL GLEN
247	1716	KINGFISHER
250	810	HWY 90
252	3616	RIDGECREST
260	2200	SANTA CRUZ
273	2208	UNIVERSITY
274	3116	CORMORANT

Gautier ESA ExA Attachment 1- Active Water Meter Accounts

ACCOUNT_2	STREET_NUMBER	STREET_NAME
283	1305	SPRING RIDGE
287	1600	SARAH ELLEN
290	2012	CLEMSON
294	2512	HOLIDAY
297	2858	HONDURAS
309	2243	SANDALWOOD
312	1905	TRADEWINDS
318	2501	SAN JACINTO
320	3300	ALBATROSS
326	2354	TRADEWINDS
345	8694	BAYOU CASTELLE
348	2600	NORTH RIDGE
349	2114	PARK VIEW
354	7200	CRANE
359	1216	KINGS
369	1809	BARRACUDA
379	8812	BOXWOOD
381	3000	SMITH
384	3612	HWY 90
387	2016	BROOKSIDE
393	2505	ROLLING MEADOWS
394	1409	PARK
395	2309	DAILEY
408	8404	MARTIN BLUFF
411	2549	INDIAN POINT
415	2843	WEST PARK
418	2421	SOUTHERN
419	2409	SOUTHERN
434	2761	WINDWARD
438	1608	LADNIER
442	1720	DAILEY
450	8317	REDSTONE
470	2706	ROLLING MEADOWS
471	1812	SPRING RIDGE
473	1212	HICKORY HILL
474	1316	HOMESTEAD
484	2713	NORTH RIDGE
486	2865	HONDURAS
492	1111	ST ANN
493	2300	BAYOU VIEW
499	804 #2	DE LA POINTE
501	1721	DAILEY
506	5625	CLARESHOLM
514	2418	CAMINO GRANDE

Gautier ESA ExA Attachment 1- Active Water Meter Accounts

ACCOUNT_2	STREET_NUMBER	STREET_NAME
516	2348	TRADEWINDS
519	7611	FISH HAWK
534	5617	PRINCE GEORGE
539	1604	RIVERSIDE
543	2514	CALLE DE LA GOYA
552	1620	CEDAR POINT
554	2816	RIDGEWAY
556	7860	NARCISSUS
568	2508	HONDURAS
592	727	ST ANN
594	1621	CEDAR POINT
597	3701	JO BETH
602	1924	WINWOOD
613	2021	TRADEWINDS
619	5525	CLARESHOLM
622	2328	TRADEWINDS
623	2549	INDIAN POINT
625	708	HOMESTEAD
626	2417	ROLLING MEADOWS
628	2125	SOUNDVIEW
655	3704	JO BETH
660	2213	HASTINGS
665	1910	WESTGATE
667	3001	BONITA
674	1413	KINGFISHER
677	8332	MEADOWDALE
683	2801	GLENHEATH
688	1712	DAILEY
692	3510	JO BETH
707	2425	WEST PARK
709	2101	LADNIER #056
713	2857	GARDENDALE
719	3520	NORCREST
726	2305	BROADMOOR
727	2305	BROADMOOR
740	3200	COBIA
746	2416	WESTGATE
747	1912	MARTIN BLUFF
750	4500	SCARLET OAK
753	3275	STONEGATE
755	704	HWY 90
764	1820	ANDERS
768	3105	NEPTUNE
769	1626	HASTINGS

Gautier ESA ExA Attachment 1- Active Water Meter Accounts

ACCOUNT_2	STREET_NUMBER	STREET_NAME
770	2612	BARBADOS
774	1920	WEBB
778	3813	HWY 90
781	1800	KINGFISHER
789	1724	KINGFISHER
801	2530	CALLE HERMOSA
804	815 #E	HWY 90
806	5598	CARRIE
816	2828	ROBERT HIRAM
825	3601	OAKSIDE
829	1527	AMBERJACK
838	8609	PINE CONE
839	1513	SPRING RIDGE
846	3221	GROUPER
848	2510	BARBADOS
863	1217	HASTINGS
864	8325	MEADOWDALE
870	3223	STONEGATE
881	1913	VICTORIA
887	8120	MARTIN BLUFF
892	8336	MEADOWDALE
893	2501	TAMPICA
902	2601	HOLIDAY
942	413	RIVER OAKS #D-093
945	2612	TAMPICA
952	2610	ROBERT HIRAM
955	2328	GREENWAY
974	1309	ROSEMONT
979	1504	SPRING RIDGE
985	GUARD	HOUSE SHELL LANDIN
990	413	RIVER OAKS #C-089
991	2617	TAMPICA
1004	2706	NORTH RIDGE
1005	8221	MESA
1008	1809	KINGFISHER
1016	801	ST ANN
1019	2601	GUILLOTTEVILLE
1024	2405	GUILLOTTEVILLE
1038	7412	MEADOWFAIR
1049	1309	ROYS
1054	2108	HEMLOCK
1055	1409	HWY 90 #010
1083	1616	SPRING RIDGE
1100	1917	PORPOISE