

Exhibit C - Central Plant Project Scope of Work

- 1.0 OVERVIEW:** The San Diego Convention Center Corporation (“Corporation”) is seeking proposals from qualified companies (“Contractor”) to conduct design and engineering services to redesign the central plant heating, ventilation, and air conditioning (HVAC) system at the San Diego Convention Center (“Center”) per current California Building Code (CBC) requirements to meet ongoing facility needs. The Central Plant ventilates the East & West Buildings of the Center. This initial phase will review the current system’s capabilities and develop recommendations for equipment replacement given the space constraints. The demolition, installation, and equipment purchase will occur in future phases and will be provided by other contractors. Corporation will oversee and issue solicitations to select other contractors at a future date to complete this project. Construction Management firms intending to pursue the project as a Construction Manager may not participate as the design team’s estimator.
- 2.0 SCOPE OF WORK:** Contractor shall provide all necessary labor, supervision, equipment, materials, tools, transportation, insurance, and other incidentals to perform the below services.
- 3.0 DESIGN AND ENGINEERING:** Contractor shall provide design and engineering services that include but are not limited to providing an equipment inventory, drawings, cost estimates, and assisting with construction support. Contractor is responsible for field verifying all quantities, dimensions, conditions, and variables of all existing infrastructure and equipment. All designs and recommendations shall incorporate the below items at a minimum.
- 3.1 Preliminary Equipment Survey:** Contractor shall initially survey the existing system to identify which items may be reutilized during the full Central Plant redesign. This survey and subsequent data shall include the following:
- An inventory of existing equipment and infrastructure with capabilities and functionality.
 - A list of existing equipment that can be reutilized with proper maintenance, with expected life and cost basis analysis conducted for each piece of equipment, and field verification of existing condition.
- 3.1.1 Existing Equipment and End of Life:** Contractor shall provide an end-of-life analysis of existing electrical, mechanical, plumbing, fire/life safety, and structural systems to determine the adequacy of existing infrastructure compared to expected life.
- 3.2 Central Plant HVAC System Redesign:** Contractor shall complete design and engineering services necessary to complete a full redesign of the HVAC capabilities in the building. All drawings shall consider future maintenance feasibility and make modifications, as necessary. These requirements include the following tasks:
- Conduct electrical, plumbing, structural, and fire/life safety redesigns as required to meet San Diego development services requirements and CBC requirements as necessary to obtain a San Diego building permit.
 - Provide a solution to incorporate an upgraded Metasys system, or new equivalent building automation system to manage HVAC controls. The current Metasys system was recently upgraded in 2017 and will further be upgraded in 2024 to incorporate additional features.

- Develop a conceptual layout for the Central Plant to house the necessary equipment and consideration for storage/office space.
- Contractor shall add a single redundant system for critically important systems as listed by the Corporation to increase reliability.
- Identify potential sustainable opportunities for potential energy conservation measures.
- Provide requirements and recommendations to rebalance the HVAC system.
- Include in the design any Cal/OSHA mandated safety equipment as required, such as safety showers and eye wash stations.
- Provide design and engineering of equipment pads as required under applicable equipment.
- Designate a welding area on the drawings and provide a list of requirements that would allow the welding area to remain compliant to applicable NFPA requirements and Cal/OSHA requirements.
- Provide HVAC and connected systems to incorporate current and future building loads to reasonable standards. This may involve adding additional capacity into design.
- Evaluate and analyze existing cooling tower design and function to current and future standards in compatibility with a new HVAC system.
- Create a new cooling tower design if the existing cooling tower is determined to not meet current and future standards after the analysis is completed.
- Create a cooling tower preventative maintenance and water treatment plan that includes manufacturer recommended preventative maintenance, pH requirements, treatment frequencies, procedures, processes, safe handling requirements, safe storage requirements, procedures to fine tune water chemistry, and any other items required by manufacturer to safely maintain the water quality of the cooling towers as utilized in the newly redesigned Central Plant.
- Create a hazardous materials and hazardous waste storage, disposal, and handling plan that outlines all procedures, requirements, and regulations for all new and existing chemicals in the Central Plant as required by city, county, state, and federal regulations. This may include Cal/OSHA, DTSC, and RCRA requirements.

3.3 Central Plant Office and Lab Design: Contractor shall complete design and engineering services necessary to complete a redesign of the Central Plant layout. All layouts shall be finally approved by Corporation Project Manager. Design considerations shall include current CBC requirements, applicable NFPA requirements, available space, and California Title 8. The redesign shall include the below tasks:

- Create a new office and small equipment storage area that will replace the existing office area and equipment storage area. The new office and storage area shall include a new office design suitable for two (2) desks and a storage area for equipment in an enclosed office environment.
- Create a new lab room that will replace the existing lab area. The new lab room shall include hazardous materials storage area, and a lab counter for conducting water chemistry testing, and placement of Cal/OSHA mandated safety equipment, such as a safety shower and eye wash station as required.

3.4 Engineering Drawings: Contractor shall provide mechanical, electrical, plumbing, structural, and fire safety drawings with an equipment schedule for all new infrastructure and equipment in the Central Plant while utilizing some existing infrastructure. This will include all pumps, boilers, chillers, cooling towers, electrical infrastructure, structural infrastructure, fire infrastructure, and any other aspects required to provide a complete HVAC design to CBC requirements. At a minimum, the contractor shall provide the below items:

- Drawings stamped by a licensed Professional Engineer as required to meet City of San Diego building permit requirements, and other safety and life safety requirements.

- An inventory of equipment designed to meet current building code requirements for the new system.
- An estimate on lead times for planning purposes.
- A cost estimate for new equipment.
- Structural drawings as required to meet City of San Diego building permit requirements and provide a licensed Professional Engineer stamp as required.

Drawings shall be submitted in AutoCAD format (2022 version or later) along with two (2) physical print copies.

- 3.5 Cost Estimates:** Contractor shall develop rough order of magnitude cost estimates for proposed equipment and construction (demolition and installation) costs. Contractor shall submit physical copies and/or digital copies of the rough order of magnitude cost estimates as requested by Corporation. The estimated equipment costs shall include the total cost of ownership (TCO) to factor future costs to maintain and operate the equipment throughout the product's estimated useful life.
- 3.6 Demolition Plan:** Contractor shall provide a demolition plan that details which items can be demolished during the overhaul. The demolition plan shall include the below items:
- All abandoned lines and equipment that will no longer be necessary as part of this scope.
 - Any other existing abandoned lines, equipment, or infrastructure in the Central Plant that have yet to be removed on previous projects.
 - Walls and platform that house the existing Chiller #1 and Chiller #2.
 - A list of all existing equipment to be removed from site.
 - A list of all existing equipment to remain on site.
 - A list of all new equipment to be ordered.
 - Placement of tags on all existing equipment to remain on site.
- 3.7 Phasing Plan:** Contractor shall develop a phasing plan to minimize disruption to building operations during the demolition and installation of new equipment. This plan shall detail the proposed work plan given an estimated crew size and sequencing of activities. A GANTT chart shall also be developed listing all tasks and deliverables to be performed, durations for each task, and milestones. A critical path must be identified, and slack time noted when applicable. Corporation will provide Contractor with event activity dates and will approve the proposed working days for scheduling purposes. This timeline starts at the permit submittal stage to construction completion (new Central Plant equipment active and in service). All date estimates must account for potential delays related to Corporation event activity, additional permit approvals, and unanticipated construction delays.
- 3.8 Permits:** Contractor will be responsible for coordinating the project with the City of San Diego Development Services Department, Port of San Diego, County of San Diego, and the San Diego Air Pollution Control District for all environmental, Port permits, building permits, plumbing permits, mechanical permits, electrical permits, and/or fire permits or any other regulatory agency permit as required. Contractor shall submit physical copies and/or digital copies as requested by Corporation of all project permitting documentation including permitting and inspection reports from regulating agencies.