AB 2766/MSRC Alternative Fuel Infrastructure Program Contract
CONTRACT NO. MS12078
Penske Truck Leasing Co., L.P.
October 2015

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2727 South Santa Fe Avenue
Los Angeles, CA 90058

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Executive Summary

Penske Truck Leasing Co., L.P. (Penske) has partnered with the Mobile Source Air Pollution Reduction Review Committee (MSRC) to improve its vehicle maintenance facility located at 2727 South Santa Fe Avenue in Los Angeles, California. With the $73,107 in grant support from the MSRC as part of contract MS12078, Penske was able to retrofit its maintenance and repair facility to ensure compliance for natural gas vehicles. As part of its agreement, Penske has developed a report to outline the progress achieved to date, and the support it has received for its facility to be in compliance for natural gas vehicle maintenance and repair.

Results

Penske's objective in modifying their vehicle maintenance facility in Vernon is to bring the facility into compliance for natural gas vehicle maintenance. Additionally, the modifications will ensure safety when dealing with gaseous fuels, specifically in the maintenance of CNG vehicles. The upgraded facility will also provide support for Penske's expanding fleet of natural gas powered vehicles in its Los Angeles County operations, in addition to the many well-known customers for which Penske provides maintenance services. This will assist in the continued deployment of low-emission transportation within Penske, in addition to promoting the use of alternative fuels like natural gas as a commercially viable and preferable fueling option.

See attached photos for a visual guide on the work that was completed as well as accompanying inspection reports.

Issues or Problems Encountered

During the course of the project, Penske did not encounter any significant issues or problems.

Budget

Penske expended $146,214 implementing the facility upgrades. These expenses include Penske's co-funding ($73,107) and MSRC grant ($73,107). Below is the contract cost breakdown and Penske's final costs:

Description	Maximum AB 2766 Discretionary Funds payable under this contract	Other Co-Funding	Total Cost
Modify maintenance facility	$73,107	$73,107	$146,214

Penske Cost Breakdown

Company	Invoice No.	Inv. Date	Amount	Penske Paid
K/G Architects	#KG14103-1	10/24/2014	$ 23,200.00	Yes
K/G Architects	#KG14103-2	5/6/2015	$ 1,850.00	Yes
Facility Builders & Erectors	64651	6/30/2015	$ 12,116.00	Yes
Facility Builders & Erectors	64650	6/30/2015	$ 100,303.00	Yes
Facility Builders & Erectors	64626	5/26/2015	$ 7,005.00	Yes
Facility Builders & Erectors	64605	4/27/2015	$ 1,740.00	Yes
Total			**$ 146,214.00**	

Media/Outreach

On May 7, 2014, Penske announced its award from MSRC on its official blog, which is available for viewing at: http://blog.gopenske.com/lease/penske-gets-grants-to-retrofit-socal-facilities-for-ngv-maintenance/. In addition, there will be another blog posted shortly that summarizes the project's completion. These stories will then be shared across the company's social media channels, including: LinkedIn, Twitter, Facebook, and Google+

Conclusion

Natural gas is a clean, safe, and abundant fuel, and is used as an alternative fuel to meet low-emission standards. Maintenance facilities servicing natural gas vehicles must be constructed or modified to meet safety requirements specific to the use of natural gas. Unlike most liquid fuels, the properties of natural gas cause the liquid to rise in the event of a leak. This requires facilities to implement detection and ventilation systems to meet safety standards. The modification of the maintenance facility will assist in the use and deployment of natural gas vehicles. Penske is committed to reducing emissions and implementing cleaner solutions, such as the construction of alternative fuel infrastructure and natural gas vehicle deployment throughout the South Coast Air Basin.

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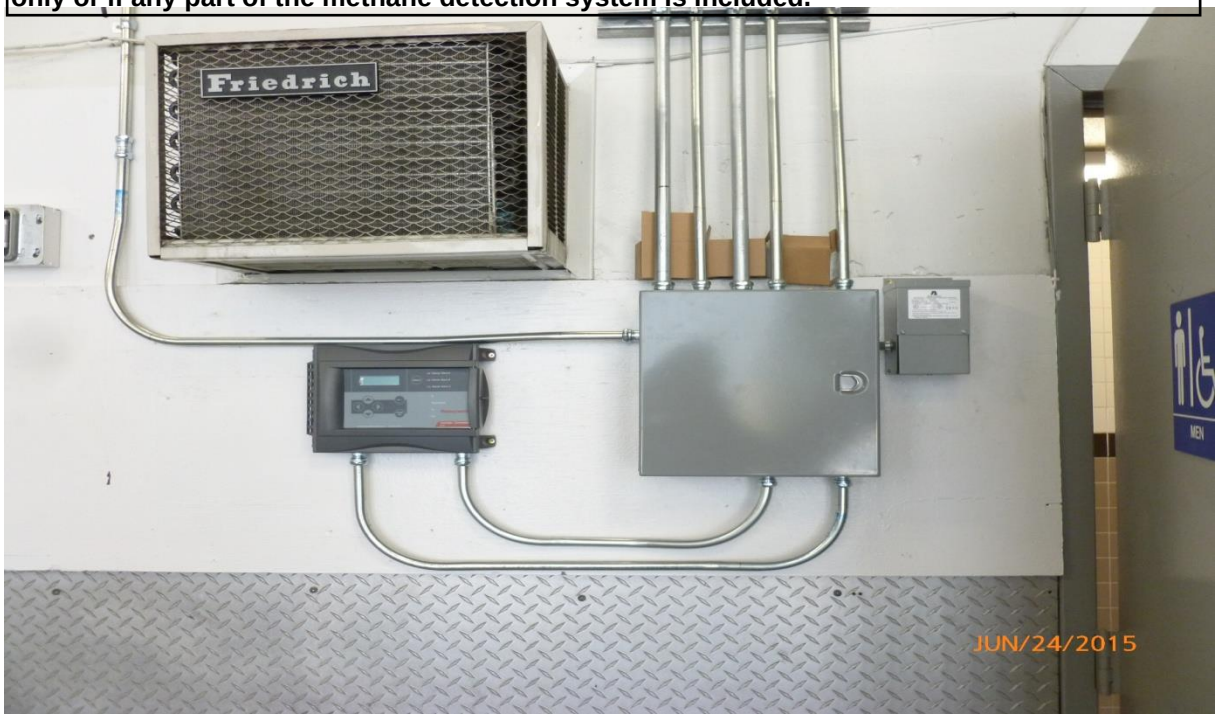
Penske Vernon

1. Appears to be exhaust ducting for conventional fuels

2. Appears to be completion of the exhaust ducting for conventional fuels

3. Possibly battery backup for alarms, fans, etc. in the event of a power outage

4. Appears to be part of the detection and alarm system but cannot confirm whether it is CO only or if any part of the methane detection system is included.



5. Appears to be exhaust fan for conventional fuels

6. The louvers do not appear to be associated with Task 4

EST. 1933
HALDEMAN
INC

environmental and process systems - equipment

2937 Tanager Avenue, Los Angeles, California 90040
Telephone (323) 726-7011 – (800) 621-6918
Fax (323) 726-1644

FRANKLIN MECHANICAL SYSTEM, INC. **6/29/15**
185 WEST 4TH STREET
BEAUMONT, CA 92223
ATTN: JOE HORACEK

RE: CERTIFICATION LETTER FOR THE HONEYWELL ANALYTICS METHANE MONITORING SYSTEM FOR PENSKE LEASING SERVICE GARAGE

Joe:

This letter is to certify that the Honeywell Analytics CH4 (methane) monitoring system installed in the Penske Leasing service garage at 2727 Santa Fe Avenue in Vernon, CA, has been started up, calibrated, and is operating properly. Our technician was at the jobsite on Monday June 29, 2015, and went around to the twelve transmitters (E3SM) with CH4 sensor cartridges (E3M), to check their calibration level. He used certified span gas of 50% LEL (lower explosion limit) CH4 to calibrate the sensors. The twelve E3SM transmitters with the E3M sensors are located throughout the service garage, and mounted a minimum of 18" below the ceiling.

The system is designed that if any of the twelve sensors (#1 Sensor thru #12 Sensor) detect CH4 above 25% LEL, it will energize the two exhaust fans (if not already operating), the two supply fans, and the remote mounted horn/strobe. Once the CH4 level drops below 20% LEL for more than one minute, then the exhaust fans (if between 11:00 p.m. and 6:00 a.m.), the supply fans, and the remote mounted horn/strobe will be de-energized. During the time when the remote mounted horn/strobe is energized and the CH4 level is between 25% LEL and 50% LEL, the horn/strobe can be de-energized, by pressing the "SILENCE" button on the control panel (301C). If the CH4 level should continue to rise above 50% LEL, then the remote mounted horn/strobe will be energized (if not already energized). The remote mounted horn/strobe will remain energized, until the CH4 level drops below 45% LEL and the "SILENCE" button on the control panel has been pushed.

The two exhaust fans, are programmed to be energized at 6:00 a.m. each day, and to be de-energized at 11:00 p.m. each day.

If the CH4 monitoring system goes into a "FAULT", then the two exhaust fans (if not already operating), the two supply fans, and the remote mounted horn/strobe will be energized. If the CH4 monitoring system is in a "FAULT", then the remote mounted horn/strobe can be de-energized, by pressing the "SILENCE" button on the control panel

Our technician checked the entire Honeywell Analytics CH4 monitoring system and put it through a test to make sure the exhaust fans, the supply fans, and the remote mounted horn/strobe were energizing and de-energizing, as mentioned above.

Listed on the next page is a list of the components in the Honeywell Analytics CO monitoring system:

COMPONENT	MODEL #	SERIAL #
CONTROL PANEL	301C	5340PAR19150018
#1 SENSOR	E3SM/E3M	NM201500245
#2 SENSOR	E3SM/E3M	NM201500244
#3 SENSOR	E3SM/E3M	NM201500243
#4 SENSOR	E3SM/E3M	NM201500247
#5 SENSOR	E3SM/E3M	NM201500154
#6 SENSOR	E3SM/E3M	NM201500132
#7 SENSOR	E3SM/E3M	NM201500225
#8 SENSOR	E3SM/E3M	NM201500160
#9 SENSOR	E3SM/E3M	NM201500159
#10 SENSOR	E3SM/E3M	NM201500232
#11 SENSOR	E3SM/E3M	NM201500234
#12 SENSOR	E3SM/E3M	NM201500158

If any questions please call me on my cell phone at (949) 677-5378.

Regards
Kenny Lautenschlager
Director of Engineering
Haldeman Inc. (Southern California Representative for Honeywell Analytics)

CITY OF VERNON
BUILDING DEPARTMENT
4305 SANTA FE AVE., VERNON, CA 90058
323-583-8811

INSPECTION RECORD

THIS CARD SHALL BE POSTED IN A CONSPICUPOUS PLACE AT THE LOCATION OF CONSTRUCTION.

THE APPROVED PLANS SHALL BE AVAILABLE FOR THE INSPECTORS.

SEPARATE PERMITS ARE REQUIRED FOR WORK INVOLVING PLUMBING, MECHANICAL, ELECTRICAL, FIRE PREVENTION OR FRONTAGE IMPROVEMENTS.

CALL FOR AN INSPECTION 24 HOURS BEFORE DESIRED AT 323-583-8811. NO WORK SHALL BE CONCEALED WITHOUT PRIOR APPROVAL BY THE INSPECTORS. IT SHALL BE THE DUTY OF THE CONTRACTOR TO PROVIDE ACCESS FOR PROPER INSPECTION.

CALL FOR FINAL INSPECTION AFTER ALL APPLICABLE TRADES ARE FINAL. PRIOR TO OCCUPANCY THE PROPOSED TENANT SHALL ARRANGE FOR AN OCCUPANCY INSPECTION. THERE MAY BE ADDITIONAL REQUIREMENTS FOR EACH FACILITY BASED ON ZONING AND SPECIFIC CODE REQUIREMENTS. AFTER COMPLIANCE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

BUILDING PERMIT NUMBER
B00-090-407

JOB ADDRESS
2727 Santa Fe Ave.

NATURE OF WORK
Convert existing service bays

OWNER
Penske Truck Leasing

CONTRACTOR
Facility Builders & Erectors

DATE ISSUED 12/01/2014

PHONE NUMBER (714) 577-8060

Building	Date	Inspector
Continuous Footings – Exterior		
Continuous Footings – Interior		
Pad Footings – Exterior		
Pad Footings – Interior		
Slab on Grade – Exterior		
Slab on Grade – Interior		
Perimenter Pour Strip		
Concrete Panel		
Rebar		
Drypack		
Masonry		
Foundation		
Roof Framing		
Roof Sheathing		
Rough Framing – Walls		
Rough Framing – Ceiling		
Insulation – Walls		
Sheathing / Wall Coverings		
Rough Framing – Mezzanine Floor		
Floor Sheathing		
T-Bar / Suspended Ceiling		
Lath Structural Steel		
Anchorage		
T-Bar Ceiling		
Structural Steel		

Notes
EXHAUST AND SUPPLY AIR INSP. 7.1.15 WC

Electrical	Date	Inspector
Rough Electrical		
Partial Rough Electrical		
Ceiling Electrical		
Underground Electric		
Partial U/G Conduit		
T-Bar Ceiling		
Partial T-Bar Ceiling		
Equipment		
Partial Equipment		
Electrical Service		
Site Visit		
ATS		
Generator		
Grounding Electrode Conductor		
Grounding Electrode		
Panelboards		
Partial Machinery		

Fire Alarm	Date	Inspector
Rough Inspection		
Field Test		

Fire Hazardous	Date	Inspector
Rough Inspection		
Pressure Test - Primary Piping		
Pressure Test - Secondary Piping		
Sump Test		
Alarm Test		
Guard Post Inspection		
Received Closure Report		
Tank Removal		

Fire Extinguishing	Date	Inspector
U/G Thrust Block		
U/G Pipe Inspection		
U/G Hydro Inspection		
U/G Flush Inspection		
Guard Post Inspection		
O/H Rough Inspection		
O/H Hydro		
Weld Inspection		
Field Test		
Trip Test		

Fire Misc.	Date	Inspector
Rough Inspection		
Test Inspection		

Mechanical	Date	Inspector
Refrigeration		
HVAC		
Gas		
Gas Pressure Test		
Duct Works	7.1.15	WC
Machinery		
Process piping		
Other Inspection	7.1.15	WC
Hood		
Boiler		

Plumbing	Date	Inspector
Ext U/G Water		
Ext U/G Sewer		
Ext U/G Storm Drain		
Exterior Final		
Interior Rough		
Top Out – 1st Floor		
Top Out – 2nd Floor		
Other Inspection		
Backflow Device		
Clarifier		
Exterior Gas		
Interior Gas		
Interior U/G /Drains		
Roof Drains		
Roof Vents		
Rough Plumbing		
Vent Top-Out		
Water Heater		
Water Pressure Test		

Grading	Date	Inspector
NPDES		
Final Building		

Building Roof	Date	Inspector
Preliminary Inspection		
Sheathing		
Sheathing		
Sheathing		
Base Sheet		

The electrical service shall be energized in order to do final electrical & fire inspections.

FINAL HEALTH _____ FINAL PLUMBING _____

FINAL ELECTRICAL _____ FINAL MECHANICAL 7.1.15

FINAL FRONTAGE _____ FINAL FIRE _____

Call for final building inspection when all the above are final.

FINAL BUILDING _____

CITY OF VERNON
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4305 SANTA FE AVE., VERNON, CA 90058
323-583-8811

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Ceiling Electrical		
Underground Electric		
Partial U/G Conduit		
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Partial Equipment		
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Fire Hazardous	Date	Inspector
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Pressure Test - Secondary Piping		
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Alarm Test		
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Tank Removal		

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U/G Pipe Inspection		
U/G Hydro Inspection		
U/G Flush Inspection		
Guard Post Inspection		
O/H Rough Inspection		
O/H Hydro		
Weld Inspection		
Field Test		
Trip Test		

Fire Misc.	Date	Inspector
Rough Inspection		
Test Inspection		

Mechanical	Date	Inspector
Refrigeration		
HVAC		
Gas		
Gas Pressure Test		
Duct Works		
Machinery		
Process piping		
Other Inspection		
Hood		
Boiler		

Plumbing	Date	Inspector
Ext U/G Water		
Ext U/G Sewer		
Ext U/G Storm Drain		
Exterior Final		
Interior Rough		
Top Out – 1st Floor		
Top Out – 2nd Floor		
Other Inspection		
Backflow Device		
Clarifier		
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Interior U/G /Drains		
Roof Drains		
Roof Vents		
Rough Plumbing		
Vent Top-Out		
Water Heater		
Water Pressure Test		

Grading	Date	Inspector
NPDES		
Final Building		

Building Roof	Date	Inspector
Preliminary Inspection		
Sheathing		
Sheathing		
Sheathing		
Base Sheet		

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