



Project Name: Clearwater Morningside Recreation

Date: 5/17/2024

System Size: 182.30 kW DC

Solar Contract Amount: \$471,041.00

Scope of Work

The scope of work for this project includes but is not limited to:

1. Project Overview:

The Construction Manager (CMAR) will procure the design, procurement, installation, and commissioning of a commercial solar power system for **Clearwater Morningside Recreation** located at **2400 Harn Blvd. Clearwater, FL 33755**. The system specifications and requirements are outlined as follows:

2. Design and Engineering:

- Conduct site assessments, including shading analysis and electrical assessments.
- Develop detailed engineering plans for the solar power system based on the site being a pitched rolled composition roof.
- Obtain necessary permits, approvals, and documentation required for installation.

3. Procurement and Materials.

- Procure high-quality Tier-1 solar panels, inverters, racking/mounting structures, wiring, and other necessary components compliant with industry standards.
- Ensure timely delivery and quality inspection of all materials and equipment.

4. Installation:

- Execute the installation of solar panels, inverters, and related equipment in accordance with approved engineering plans and manufacturer specifications.



- Implement necessary electrical work, including wiring, connections, and integration with existing electrical systems.
- Ensure adherence to safety protocols and industry best practices during the installation

Process.

5. Testing and Commissioning:

- Conduct comprehensive testing of the installed system to ensure proper functionality, efficiency, and compliance with performance standards.
- Commission the solar power system to make it fully operational, including system optimization and performance checks.

6. Training and Documentation:

- Provide training sessions for designated personnel on the operation, monitoring, and maintenance of the solar power system.
- Furnish comprehensive documentation, including operation manuals, warranties, as-built drawings, and maintenance schedules.
-

Included

- Net Metering application
- Project management
- Solar Panels, Racking, Inverters, and all corresponding mounting, electrical components and wiring.
- All required labor
- Utility interconnection
- Trash removal
- OSHA Certified Safety Plan
- Crane rental/Lifting Equipment

Exclusions

The following items are excluded and will not be provided as part of this agreement:

- Utility equipment upgrades (ie. transformer upgrade).
- Any additional testing or engineering reports requested from FPL or AHJ outside of the normal



- scope
- Any additional insurance policies required by the utility or AHJ
- Civil and fire hazard analysis
- Third party inspections, lab verifications, or costs associated with each
- Prevailing Wage & Certified Payroll
- Liquidated Damages
- Interconnection study fees (if required)

Workmanship Warranty

The Contractor, at their discretion, shall remedy any defect due to faulty material or workmanship and pay for any damage to other work resulting therefrom which shall appear within 5 years from final payment. This warranty excludes any defects due to faulty material provided by the owner and any damage to other work resulting therefrom. This warranty will be void if anyone other than the contractor performs work on the photovoltaic system within the warranty period.

Solar Panel Warranty: 25 years

Inverter Warranty: 10 years

Racking Warranty: 25 years

Labor Warranty: 5 years

Payment Terms (Cash Purchases)

Milestone #1	Contract Execution 30%
Milestone #2	Construction Start Date 40%
Milestone #3	Passed Final Inspection 30%

Project Schedule



The schedule below demonstrates the typical project lifecycle but can vary depending on existential factors outside the control of CMAR.

Schedule:		Business Days
1	Site Survey	2
2.	Engineering	21
3.	Permitting	30
4.	Interconnection App	21
5.	Mobilization	14
6.	Installation	15
7.	Inspection	2
8.	Permission to Operate	30
9.	Commissioning	2

Date: _____

Client Initial: _____