

## **EXHIBIT A**

### **AGREEMENT FOR INSTALLATION OF SOLAR ENERGY FACILITY AT GRATON COMMUNITY SERVICES DISTRICT **[INSERT LOCATION]****

This Agreement is made and entered into by and between the Graton Community Services District, hereinafter referred to as “District”, and Energy Equity dba North Coast Solar, hereinafter referred to as “Contractor”, collectively referred to as the “parties”.

1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to District the services described in the Scope of Services attached hereto and incorporated herein as Exhibit B at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibits B/C/D, the Agreement shall prevail.

2. **TERM.** This Agreement shall commence on \_\_\_\_\_ and continue in full force and effect until terminated as hereinafter provided.

3. **COMPENSATION.** Contractor has been selected by District to provide the services described hereunder in Exhibit “B” (Scope of Services), attached hereto. Compensation to Contractor shall not exceed Four Hundred Fifty Three Thousand Six Hundred dollars and No/100 (\$ 453,600.00).

The District shall compensate Contractor for services rendered, in accordance with the provisions set forth in Exhibit “C” (Fiscal Provisions), attached hereto, provided that Contractor is not in default under any provisions of this agreement. Compensation to Contractor is contingent upon appropriation of federal, state and District funds. District intends to secure financing through Mission Capital Solar Municipal Financing through separate agreement.

4. **TERMINATION.** This Agreement may be terminated by mutual consent of the parties or by District upon thirty (30) days written notice to Contractor.

In the event of non-appropriation of funds for the services provided under this Agreement, District may terminate this Agreement, without termination charge or other liability.

Upon termination, Contractor shall be paid a prorated amount for the services provided up to the date of termination.

5. **MODIFICATION.** This Agreement may only be modified by a written amendment hereto, executed by both parties; however, matters concerning scope of services which do not affect the compensation may be modified by mutual written consent of Contractor and District executed by District General Manager.

6. **NOTICES.** All notices between the parties shall be in writing addressed as follows:

Graton Community Services District  
**[Insert information]**

North Coast Solar  
1468 Funston Drive  
Santa Rosa, CA 95407  
Attn: Brian Hines

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7. **EXHIBITS**. The Agreement Exhibits, as listed below, are incorporated herein by reference:

- Exhibit B – Scope of Services
- Exhibit C – Fiscal Provisions
- Exhibit D – Compliance Provisions

8. **TERMS AND CONDITIONS**. Contractor warrants that it will comply with all terms and conditions of this Agreement and Exhibits, and all other applicable federal, state and local laws, regulations and policies.

9. **INTEGRATION**. This Agreement, including attachments, constitutes the entire agreement between the parties regarding its subject matter and supersedes all prior Agreements, related proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties.

The Parties have executed this Agreement on \_\_\_\_\_, which shall be its Effective Date.

GRATON COMMUNITY  
SERVICES DISTRICT

NORTH COAST SOLAR

\_\_\_\_\_  
Brian Hines, Owner

**AGREEMENT FOR INSTALLATION OF SOLAR ENERGY FACILITY  
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**EXHIBIT “B” – SCOPE OF SERVICES**

**1. CONTRACTOR RESPONSIBILITIES.** Contractor will design and install a 251 kW solar electric system on \_\_\_\_\_ *[insert work description]*

1.1 Finalize system design, electrical engineering, structural engineering, PG&E interconnection application and approval, County of Sonoma permitting, Solar Permit, CEQA determination if necessary.

1.2 Materials acquisition and delivery to site *[Scope of work to be confirmed and modified as necessary]*

- 738 – Canadian Solar 340 Watt Monocrystalline Solar Modules (model CS6U-340M)
- 3 – Delta Electronics M80U 80 KW Solar Inverters
- 1 – Ciel et Terre Hydreliso solar island and anchoring including 3 combiner boxes
- 3 – 100 amp DC disconnect switches
- 1 – 600 amp AC disconnect switch (PG&E Approved)
- Solar wiring, conduit trenching and all materials for a complete installation

1.3 Construction of system at *[Insert Location]*

1.4 Startup, Commissioning and Internet Monitoring included

**2. REPORTING REQUIREMENTS. RESERVED**

**3. RECORDS RETENTION.** Contractor shall prepare, maintain and/or make available to District upon request, all records and documentation pertaining to this Agreement, including financial, statistical, property, recipient and service records and supporting documentation for a period of five (5) years from the date of final payment of this Agreement. If at the end of the retention period, there is ongoing litigation or an outstanding audit involving the records, Contractor shall retain the records until resolution of litigation or audit. After the retention period has expired, Contractor assures that confidential records shall be shredded and disposed of appropriately.

**4. DISTRICT RESPONSIBILITIES.**

4.1 District will provide internet connection at *[Insert Location]* to facilitate internet monitoring of Solar Electric System.

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**EXHIBIT “C” – FISCAL PROVISIONS**

**1. CONTRACTOR’S FINANCIAL RECORDS.** Contractor shall keep financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget’s Cost Principles.

**2. INVOICES.**

2.1 Contractor’s invoices shall be submitted in arrears on a monthly basis, or such other time that is mutually agreed upon in writing, and shall be itemized and formatted to the satisfaction of the District. [Payment structure to be confirmed and modified as necessary]

- a) Deposit of 10% of project cost may be invoiced upon execution of contract.
- b) Upon completion of Task 1.1 of the Scope of Services (Exhibit B) Contractor may invoice for an additional 10% (total invoices to date of 20%) of total project cost.
- c) Upon completion of Task 1.2 of the Scope of Services (Exhibit B) Contractor may invoice for an additional 50% (total invoices to date of 70%) of total project cost.
- d) Upon Building Permit Final Approval Contractor may invoice for the remaining balance of the project less 10% (total invoices to date of 90%) of total project cost.
- e) Upon PG&E permission to operate letter and satisfactory District final inspection Contractor may invoice for the remaining 10% of project cost.

2.2 District shall make payment within 20 business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Contractor and approved by the District General Manager.

**3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS**

3.1 Contractor warrants that it shall comply with all audit requirements established by District and will provide a copy of Contractor’s Annual Independent Audit Report, if applicable.

3.2 District may conduct periodic audits of Contractor’s financial records, notifying Contractor no less than 48 hours prior to scheduled audit. Said notice shall include a detailed listing of the records required for review. Contractor shall allow District, or other appropriate entities designated by District, access to all financial records pertinent to this Agreement.

3.3 Contractor shall reimburse District for audit exceptions within 30 days of written demand or shall make other repayment arrangements subject to the approval of District.

**4. BUDGET. RESERVED**

**5. EXPENDITURE OF FUNDS. RESERVED**

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**EXHIBIT “D” – COMPLIANCE PROVISIONS**

1. **INFORMATION INTEGRITY AND SECURITY.** Contractor shall immediately notify District of any known or suspected breach of personal, sensitive and confidential information related to Contractor’s work under this Agreement.

2. **NON-DISCRIMINATION.** Contractor shall not unlawfully discriminate against any qualified worker or recipient of services because of race, religious creed, color, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status or age.

3. **DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:

A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and

D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.

3.2 Contractor shall report immediately to District, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor’s subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by District.

4. **AGREEMENTS IN EXCESS OF \$100,000.** Contractor shall comply with all applicable orders or requirements issued under the following laws:

4.1 Clean Air Act, as amended (42 USC 1857).

4.2 Clean Water Act, as amended (33 USC 1368).

4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)

4.4 Environmental Protection Agency Regulations (40 CFR, Part 15 and Executive Order 11738).

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**5. INDEMNIFICATION AND HOLD HARMLESS.**

Contractor shall indemnify and defend District and its officers, employees, and agents against and hold them harmless from any and all claims, losses, damages, and liability for damages, including attorney's fees and other costs of defense incurred by District, whether for damage to or loss of property, or injury to or death of person, including properties of District and injury to or death of District officials, employees or agents, arising out of, or connected with Contractor's operations hereunder or the performance of the work described herein, unless such damages, loss, injury or death is caused solely by the negligence or willful misconduct of District.

Contractor's obligations under this Section shall survive the termination of the Agreement.

**6. STANDARD OF CARE.** Contractor represents that it is specially trained, licensed, experienced and competent to perform all the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed, whether by Contractor or designated subcontractors, in a manner according to generally accepted practices.

**7. INTEREST OF CONTRACTOR.** Contractor assures that neither it nor its employees has any interest, and that it shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder.

**8. DUE PERFORMANCE – DEFAULT.** Each party agrees to fully perform all aspects of this agreement. If a default to this agreement occurs then the party in default shall be given written notice of said default by the other party. If the party in default does not fully correct (cure) the default within **15** days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time period for corrective action of the party in default may be extended in writing executed by both parties, which must include the reason(s) for the extension and the date the extension expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

**9. INSURANCE.**

9.1 Contractor shall procure and maintain Workers' Compensation Insurance for all of its employees.

9.2 Contractor shall procure and maintain Comprehensive Public Liability Insurance, both bodily injury and property damage, in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverage: personal injury, premises-operations, products and completed operations, blanket contractual, and independent contractor's liability.

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9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in connection with Contractor's business in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence.

9.4 RESERVED

9.5 Contractor shall not commence work under this Agreement until it has obtained all the insurance required hereinabove and submitted to District certificates of insurance naming the Kelseyville County Water Works District #3 as additional insured. Contractor agrees to provide to District, at least 30 days prior to expiration date, a new certificate of insurance.

9.6 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the Kelseyville County Water Works District #3 as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor shall not allow any subcontractor to commence work until the required insurances have been obtained.

9.7 For any claims related to the work performed under this Agreement, the Contractor's insurance coverage shall be primary insurance as to the District, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by District, its officers, officials, employees, agents or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

9.8 The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:

The District, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds and shall be added in the form of an endorsement to Contractor's insurance on Form CG 20 10 11 85. Contractor shall not commence work under this Agreement until Contractor has had delivered to District the Additional Insured Endorsements required herein.

Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

9.9 Insurance coverage required of Contractor under this Agreement shall be placed with insurers with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor for liability in excess of such coverage, nor shall it preclude District from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure of District to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

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9.10 Any failure of Contractor to maintain the insurance required by this section, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Agreement.

10. **ATTORNEY'S FEES AND COSTS.** If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.

11. **ASSIGNMENT.** Contractor shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of District except that claims for money due or to become due Contractor from District under this Agreement may be assigned by Contractor to a bank, trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to District. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

12. **PAYROLL TAXES AND DEDUCTIONS.** Contractor shall promptly forward payroll taxes, insurances, and contributions to designated governmental agencies.

13. **INDEPENDENT CONTRACTOR.** It is specifically understood and agreed that, in the making and performance of this Agreement, Contractor is an independent contractor and is not an employee, agent or servant of District. Contractor is not entitled to any employee benefits. District agrees that Contractor shall have the right to control the manner and means of accomplishing the result Agreed for herein.

Contractor is solely responsible for the payment of all federal, state and local taxes, charges, fees, or contributions required with respect to Contractor and Contractor's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security and payroll tax withholding.)

14. **OWNERSHIP OF DOCUMENTS.** All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of District.

15. **SEVERABILITY.** If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

16. **ADHERENCE TO APPLICABLE DISABILITY LAW.** Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.

17. **HIPAA COMPLIANCE.** Contractor will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability



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and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.

**18. SAFETY RESPONSIBILITIES.** Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.

**19. JURISDICTION AND VENUE.** This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Sonoma County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.

**20. RESIDENCY.** All independent contractors providing services to District for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.

**21. NO THIRD-PARTY BENEFICIARIES; INDEPENDENT CONTRACTOR.** Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties. Contractor shall be an independent contractor and not an employee to the District. Nothing in this Agreement shall create any joint venture, partnership, or agency relationship between the District and Contractor.



# Solar Electric Investment Proposal

## for

### Graton Community Services District

Site Location: 250 Ross Lane Graton, CA 95444

Date : 3/23/2021

This PROPOSAL SUMMARY is based on the site location, estimated electric usage and PV system characteristics. Our goal is to help you achieve the best solar investment in terms of system cost, production, and product quality and reliability. This proposal is valid for 14 days from the date of analysis.

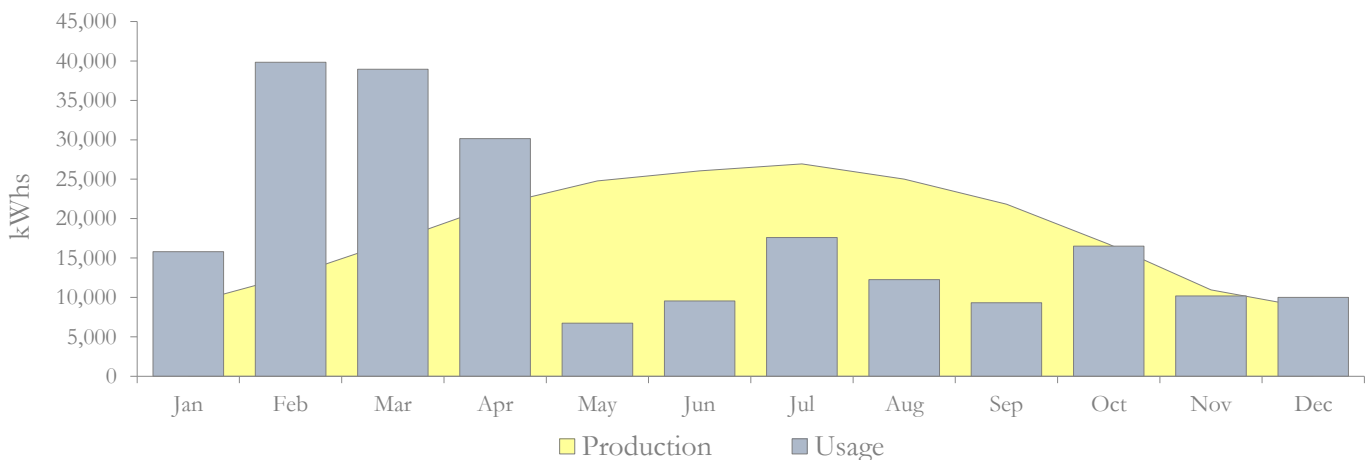
### PROPOSED SOLAR PV SYSTEM

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System Size STC Rating:	151 kW STC DC
Site's Average Sun Hours:	5.2 sun-hours
Annual Solar Production	221,654 kWh
Annual Electric Usage	216,894 kWh
Annual kWh Offset %	102%
PV Solar System To Be Mounted On:	Ground near your business
Array 1 :	360 Solaria Corporation Solaria PowerXT-420R-PM Modules 5 SolarEdge Technologies Ltd. SE33.3KUS [480V] Inverters 12 degrees South Orientation

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### Estimated Electric Usage and Solar Production



Brian Hines  
 North Coast Solar  
 1-707-575-3999



## **Solar Electric Investment, Incentive and Energy Savings Analysis**

0  
 Graton Community Services District

March 23, 2021

Site Location: 3190930511-7  
 250 Ross Lane 3196889282  
 Graton, CA 95444 1008157639

**System**

360 Solar PV Modules	
5 Inverters	
Proposed System DC Size	151 kW STC DC
System's CEC AC Rating	136 kW CEC AC
Location's Average Equivalent Noontime Sun Hours	5.2 Sun Hours
Estimated Annual Energy Production	221,654 kWh/yr

**Utility & Tariff**

Utility:	PG&E
Current Rate Schedule:	E19 TOU Voluntary (S) -- Commercial Large TOU Demand (Voluntary E
New Solar Rate Schedule:	B6 -- Commercial Small TOU
Historical Usage:	216,894 kWh/yr

Estimated First Year Utility Savings \$74,406 per year

**Cost & Incentives**

Gross System Cost with Sales Tax (\$3.00 per DC (STC) Watt)	\$ 453,600
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Net System Cost with Tax Benefits & Incentives	\$ 453,600

**MACRS Depreciation Schedule**

Fed Depreciation Basis (Fed ITC/Grant Basis minus 1/2 Fed ITC): \$0  
 Estimated Federal Tax Bracket: 28%

Year	State Net Depreciation Value	Federal Depreciation Value
1	\$ -	\$ -
2	\$ -	\$ -
3	\$ -	\$ -
4	\$ -	\$ -
5	\$ -	\$ -
6	\$ -	\$ -
7	\$ -	\$ -
8	\$ -	\$ -
9	\$ -	\$ -
10	\$ -	\$ -
11	\$ -	\$ -
12	\$ -	\$ -
TOTALS:	\$ -	\$ -

Incentives and energy savings depend upon several factors that may not be represented in this analysis. A trusted tax professional should verify the figures provided. North Coast Solar provides assistance with applications for incentives and rebates. North Coast Solar does not take responsibility for any future changes in tax law or other incentives.

Brian Hines  
 North Coast Solar  
 1-707-575-3999



**Results**

Previous Average Monthly Electric Bill	\$	6,307
Estimated New Average Monthly Electric Bill	\$	107
Average Monthly Electric Bill Savings	\$	6,200
Percentage Of Bill Offset		98.3%
Effective Non-Taxable Compound Annual Rate of Return (IRR) c		18.9%
Net Savings over 25 years	\$	2,748,096
including bill savings, sRECs, maintenance, & inverter replacement (net after-tax values)		
Total Lifecycle Payback (25-year Net Savings divided by Net Co		6.1x
Capital Recovery Period (Payback)		5.7 years
Property Value Increase with 6% Cap Rate	\$	1,223,643

**Investment Timeline**

Year	Average Utility Rate ¢/kWh	Utility Savings \$/year	Net Utility Savings, sRECs, PBIs, etc, after tax & maintenance	Tax & Rebate Incentives	Cost / Payback Schedule (Cumulative Cash Position)
0					(\$453,600)
1	34.9	74,406	\$73,272		(\$380,328)
2	36.3	\$77,010	\$75,837		(\$304,491)
3	37.7	\$79,706	\$78,491		(\$226,001)
4	39.3	\$82,495	\$81,238		(\$144,763)
5	40.8	\$85,383	\$84,081		(\$60,681)
6	42.5	\$88,371	\$87,024		\$26,343
7	44.2	\$91,464	\$90,070		\$116,413
8	45.9	\$94,665	\$93,223		\$209,636
9	47.8	\$97,979	\$96,485		\$306,121
10	49.7	\$101,408	\$99,862		\$405,983
11	51.7	\$104,957	\$103,357		\$509,341
12	53.7	\$108,631	\$106,975		\$616,316
13	55.9	\$112,433	\$110,719		\$727,035
14	58.1	\$116,368	\$114,594		\$841,629
15	60.4	\$120,441	\$12,765		\$854,394
16	62.8	\$124,656	\$122,756		\$977,150
17	65.4	\$129,019	\$127,053		\$1,104,203
18	68.0	\$133,535	\$131,500		\$1,235,703
19	70.7	\$138,208	\$136,102		\$1,371,805
20	73.5	\$143,046	\$140,866		\$1,512,670
21	76.5	\$148,052	\$145,796		\$1,658,466
22	79.5	\$153,234	\$150,899		\$1,809,365
23	82.7	\$158,597	\$156,180		\$1,965,545
24	86.0	\$164,148	\$161,647		\$2,127,192
25	89.4	\$169,893	\$167,304		\$2,294,496