PROJECT SCOPE

The project scope shall include, but not be limited to, the following:

I. DESIGN-BUILD PHASE

1. Design of the PV systems to meet the targeted electrical production at each site or to the maximum system size limits allowed by utility caps. Sizing shall include accurate and detailed modeling of system production and bill offset for each specific site based on shading, available tariffs and other site constraints using industry standard modeling tools. Should a site have insufficient area identified to meet production targets, the Contractor shall recommend additional array areas as needed to meet targeted electrical production.
2. Revisions to conceptual design of systems originally provided in proposal, sufficient for presentation and discussion with the District to establish a basis for advancement of the design.
3. Detailed design and complete construction drawings of the PV systems and all ancillary work sufficient for permitting and construction. Drawings must fully describe all aspects of the construction work including fencing, directional boring/trenching, excavations, racking and mounting systems, electrical systems, inclusive of any energy storage and all associated equipment, signage, foundations, lighting, surveillance infrastructure, ADA, planting and irrigation, paving, striping, grading and drainage, wet utilities and all other scope defined in these contract documents. Contractor will provide Electrical, Structural and other engineers of record to provide a complete, stamped design package as required to construct a complete photovoltaic Project. The electrical construction drawings shall show and include all conduit below and above finished grade/finish. All plans and specifications must meet the approval of DSA, the District, Local Fire Authority and/or any other agency deemed as having jurisdiction over Project.
4. All permitting and permitting fees required to complete the project, including DSA, the City of San Diego and the Local Utility and fees related to Storm Water Pollution Control are the responsibility of the DBC, with the exception of CEQA which will be managed by the District.
5. Complete electrical engineering services including diagrams and stamped drawings
6. Complete structural engineering services including diagrams and stamped drawings
7. Complete drawings stamped by a licensed architect or engineer to address architectural, ADA, grading and drainage, wet utilities, planting and irrigation.
8. Installation of all equipment necessary for a complete, interconnected and operational solar PV system, including, but not limited to:
    - Solar PV modules
    - Inverters
    - Energy Storage System (if selected)
    - All electrical switch gear interconnection to accept solar system
    - All electrical connectors, cabling & components necessary for a complete solar systems
    - All mounting systems, including roof, ground or solar PV canopy structures

- All monitoring equipment necessary to remotely observe real-time and historical performance, and to provide reporting sufficient for WREGIS REC registration
- Any balance of system items for a complete, interconnected and operational solar PV system
- Permanent fencing, gates and hardware for all ground mounted equipment
- All lighting, security or other ancillary equipment described in the proposal documents
- Access to water for maintenance (module cleaning) purposes. Provide hose bibs at each array/cluster at all sites as indicated on the Civil Hose Bib Location Plans. Facility shall comply with O&M and Performance Guarantee requirements.
- All equipment related to irrigation, drainage, wet utilities, and other equipment indicated in the contract documents

9. If District selects energy storage at any site, all modeling, sizing, installation, incentives, associated equipment, enclosures, etc. for energy storage systems.
10. Utility interconnection applications, including tariff change requests, processing costs and coordination necessary to achieve interconnect and permission to operate.
11. Identification of all ADA compliance issues that are directly associated with the PV project. The successful Proposer shall be responsible for parking lot restriping, covered parking space ratios, signage, path of travel upgrades, and any other compliance issues.
12. Coordination with and support of inspectors, the District and their consultants during design, construction and commissioning.
13. Any significant changes to District property (i.e. re-striping of parking areas, slurry seal, ADA upgrades, removal of trees, light standard removal, new lighting, parking islands, etc.) that are required as a result of the installation of the PV project are the sole responsibility of the successful Proposer.
14. Project Commissioning, including all associated tasks and documentation related to successfully commissioning the system. Shall include assisting any third party commissioning agents/inspectors with their process and providing documentation as requested. An independent third party commissioning will be performed by Sage Renewables.
15. Final PV system “as-built” Construction Documents as identified in Attachment B.1.A, and Specification Section 01 78 39 Project Record Documents, clearly conformed with all changes during construction.
16. Provision of comprehensive Operations & Maintenance Manuals for each installed system, per requirements listed in Attachment A3 – Submittals and Project Acceptance.
17. Conduct a training for District staff, with orientation to the Operations & Maintenance Manuals, systems and safety procedures.
18. Secure storage facility at job Site for all PV system equipment and supplies, including any required security.
19. Legal toilet facilities at job Sites and other temporary facilities as noted in Specification Section 01 50 00 Temporary Facilities and Controls.

20. Daily cleanup to "broom clean" conditions and other items indicated in Specification Section 01 73 00 Execution.
21. Return disturbed areas to pre-construction conditions including repair of all pavement/concrete, restriping, landscape restoration, irrigation restoration, and removal of USA markings.
22. Installation of District approved project information signage and removal at completion of project.
23. Project closeout, inclusive of obtaining DSA closed and certified status for all project associated DSA applications.

II. OPERATIONAL PHASE

1. All Contractors must offer a comprehensive onsite training to facility staff in PV system operations, safety and maintenance consistent with the System Warranty, Performance Guarantee and O&M contract provisions.
2. All Contractors must offer a comprehensive Operations and Maintenance Contract consistent with the provisions outlined in Attachment B2.
3. All Contractors must offer a comprehensive Performance Guarantee consistent with the provisions outlined in Attachment B2.