

BOARD MEETING DATE: November 19, 2024

ITEM NO: X-I

RECOMMEND THAT the Board award BID-NFC-06-2024 – NFC Solar Array Installation – to Solar Impact, Inc., in the amount of \$794,000. In addition, recommend that the Board approve the associated AIA contract related to this project.

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## **NOTICE OF INTNET TO AWARD BID**

Notice Date: November 1, 2024

North Florida College intends to award BID-NFC-06-2024 to the lowest responsive bidder:

Solar Impact INC

Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, which is 72 hours, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.



## BID OPENING

### BID-NFC-06-2024 Installation of Photovoltaic Solar Array

Bid Opening Oct. 31, 2024, 2:30 p.m., Madison Campus, Bldg. 9, Rm. 20

## BID TALLY

| Respondent       | Bid Price       | Bid Form  | Bid Security<br>Bid Bond | List of Subcontractors |
|------------------|-----------------|---|--------------------------|------------------------|
|                  |                 | (Indicate if information or form was provided for each item by entering Y for yes or N for no below.) |                          |                        |
| Advanced Roofing | No Bid Received |   |                          |                        |
| CSI Contracting  | \$894,420.00    | Y   | Y                        | Y                      |
| Solar Impact INC | \$794,000.00    | Y   | Y                        | N*                     |

Apparent Low Bidder:     Solar Impact INC    

RECORDED BY:     Linda English    

\*According to consultant Lonnie Draper, all work will be done by Solar Impact INC employees, not subcontractors.



# AIA® Document A101® – 2017

## Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

**AGREEMENT** made as of the 6<sup>th</sup> day of November in the year 2024  
*(In words, indicate day, month and year.)*

**BETWEEN** the Owner:  
*(Name, legal status, address and other information)*

North Florida College (NFC)  
325 NW Turner Davis Dr.  
Madison, FL 32340

and the Contractor:  
*(Name, legal status, address and other information)*

Solar Impact, Inc.  
4509 NW 23<sup>rd</sup> Ave., Ste 20  
Gainesville, Florida 32606

for the following Project:  
*(Name, location and detailed description)*

NFC Solar Array Installation

The Architect:  
*(Name, legal status, address and other information)*

Clemons, Rutherford & Associates, Inc.  
2027 Thomasville Road  
Tallahassee, Florida 32308

The Owner and Contractor agree as follows.

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101@–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201@–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

## TABLE OF ARTICLES

|   |   |
|---|---|
| 1 | THE CONTRACT DOCUMENTS                          |
| 2 | THE WORK OF THIS CONTRACT                       |
| 3 | DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION |
| 4 | CONTRACT SUM                                    |
| 5 | PAYMENTS  |
| 6 | DISPUTE RESOLUTION                              |
| 7 | TERMINATION OR SUSPENSION                       |
| 8 | MISCELLANEOUS PROVISIONS                        |
| 9 | ENUMERATION OF CONTRACT DOCUMENTS               |

### EXHIBIT A INSURANCE AND BONDS

#### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

#### ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

#### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

#### § 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(Check one of the following boxes and complete the necessary information.)*

Init.

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[ ] Not later than Two Hundred Forty ( 240 ) calendar days from the date of commencement of the Work. Final Completion to be within forty (40) consecutive calendar days from Substantial Completion.

[ ] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

**Portion of Work**

**Substantial Completion Date**

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

#### ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Seven Hundred Ninety-Four Thousand and Zero Cents (\$ 794,000.00 ), subject to additions and deductions as provided in the Contract Documents.

#### § 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

**Item**

**Price**

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

**Item**

**Price**

**Conditions for Acceptance**

§ 4.3 Allowances, if any, included in the Contract Sum:

*(Identify each allowance.)*

**Item**

**Price**

§ 4.4 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

**Item**

**Units and Limitations**

**Price per Unit (\$0.00)**

§ 4.5 Liquidated damages, if any:

*(Insert terms and conditions for liquidated damages, if any.)*

The sum of Three Hundred Fifty Dollars and Zero Cents (\$350.00) for each consecutive calendar day after the date for substantial completion, until substantial is reached.

§ 4.6 Other:

*(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)*

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## ARTICLE 5 PAYMENTS

### § 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 25<sup>th</sup> day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15<sup>th</sup> day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Forty-Five ( 45 ) days after the Architect receives the Application for Payment.

*(Federal, state or local laws may require payment within a certain period of time.)*

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

### § 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

10% retainage. Retainage shall be reduce to 5% at 50% of completion as determined by the Architect.

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User Notes:

(1434010738)

§ 5.1.7.1.1 The following items are not subject to retainage:  
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:  
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:  
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

## § 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

## § 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.  
(Insert rate of interest agreed upon, if any.)

%

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.  
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)



**§ 6.2 Binding Dispute Resolution**

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

Arbitration pursuant to Section 15.4 of AIA Document A201–2017

Litigation in a court of competent jurisdiction

Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

**§ 7.1.1** If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

**§ 7.2** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

**§ 8.1** Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

**§ 8.2** The Owner’s representative:

*(Name, address, email address, and other information)*

North Florida College (NFC)  
325 NW Turner Davis Dr.  
Madison, FL 32340

**§ 8.3** The Contractor’s representative:

*(Name, address, email address, and other information)*

Barry Jacobson  
Chair of the Board  
4509 NW 23<sup>rd</sup> Ave., Ste 20  
Gainesville, Florida 32606  
(352) 338-8221

Init.

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§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

**§ 8.5 Insurance and Bonds**

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

§ 8.7 Other provisions:

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4 ~~AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:~~  
*(Insert the date of the E203-2013 incorporated into this Agreement.)*

- .5 Drawings

| Number                      | Title            | Date       |
|-----------------------------|------------------|------------|
| Attachment "A" – Cover Page | -NFC Building 6  | -9/26/2024 |
|                             | -NFC Building 8  | -9/27/2024 |
|                             | -NFC Building 13 | -9/27/2024 |
|                             | -NFC Building 34 | -9/27/2024 |

- .6 Specifications

| Section        | Title   | Date      | Pages |
|----------------|---|-----------|-------|
| Attachment "B" | Table of Content- Project Manual Specifications | 10/8/2024 | 202   |

- .7 Addenda, if any:

| Number                      | Date             | Pages |
|-----------------------------|------------------|-------|
| Attachment "C"- Addendum #1 | October 24, 2024 | 7     |

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

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**.8** Other Exhibits:  
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:  
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

| Title | Date | Pages |
|-------|------|-------|
|-------|------|-------|

Supplementary and other Conditions of the Contract:

| Document                     | Title                      | Date       | Pages |
|------------------------------|----------------------------|------------|-------|
| Attachment "D"- Bid Package: | -Solar Impact Bid Response | 10/29/2024 | 2     |

**.9** Other documents, if any, listed below:  
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
**OWNER** (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
**CONTRACTOR** (Signature)

\_\_\_\_\_  
(Printed name and title)

**SCOPE OF WORK:**

TO INSTALL A ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM LOCATED AT 325 TURNER DAVIS DR, MADISON, FL 32340, USA. THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ELECTRICAL SERVICE EQUIPMENT. THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES

**GOVERNING CODES**

2021 NFPA 1 (FIRE CODE)  
 2020 NATIONAL ELECTRICAL CODE  
 2023 FLORIDA BUILDING CODE (8TH EDITION)  
 2023 FLORIDA FIRE PREVENTION CODE (8TH EDITION)  
 FLORIDA ADMINISTRATIVE CODE (FAC)

AHJ NAME: CITY OF MADISON

**SHEET INDEX**

|       |                                 |
|-------|---------------------------------|
| PV-0  | COVER PAGE                      |
| PV-1  | SITE PLAN                       |
| PV-2  | ROOF PLAN & MODULES             |
| PV-2A | STRING LAYOUT & BOM             |
| PV-2B | WIND ZONE CALCULATION           |
| PV-2C | EQUIPMENT ELEVATION             |
| PV-3  | ATTACHMENT DETAILS              |
| PV-4  | ELECTRICAL LINE DIAGRAM & CALS. |
| PV-4A | SPECIFICATIONS & NOTES          |
| PV-5  | SIGNAGE & WARNING LABEL         |
| PV-6+ | EQUIPMENT SPECIFICATIONS        |

**NEW EQUIPMENT SUMMARY**

|  |
|--|
| 135 JA SOLAR JAM72S30-550/MR/1500V (550W) MODULES                          |
| 01 SUNNY TRIPOWER CORE1 50-US [480V] INVERTER                              |
| 01 100A NON FUSED AC DISCONNECT WITH , 3-PH, 4-W 480VAC NEMA 3R, UL LISTED |

**SYSTEM RATING**

|                |
|----------------|
| 74.25 KWDC     |
| 50.00 KWAC     |
| 68.53 CEC KWAC |

**GENERAL NOTES:**

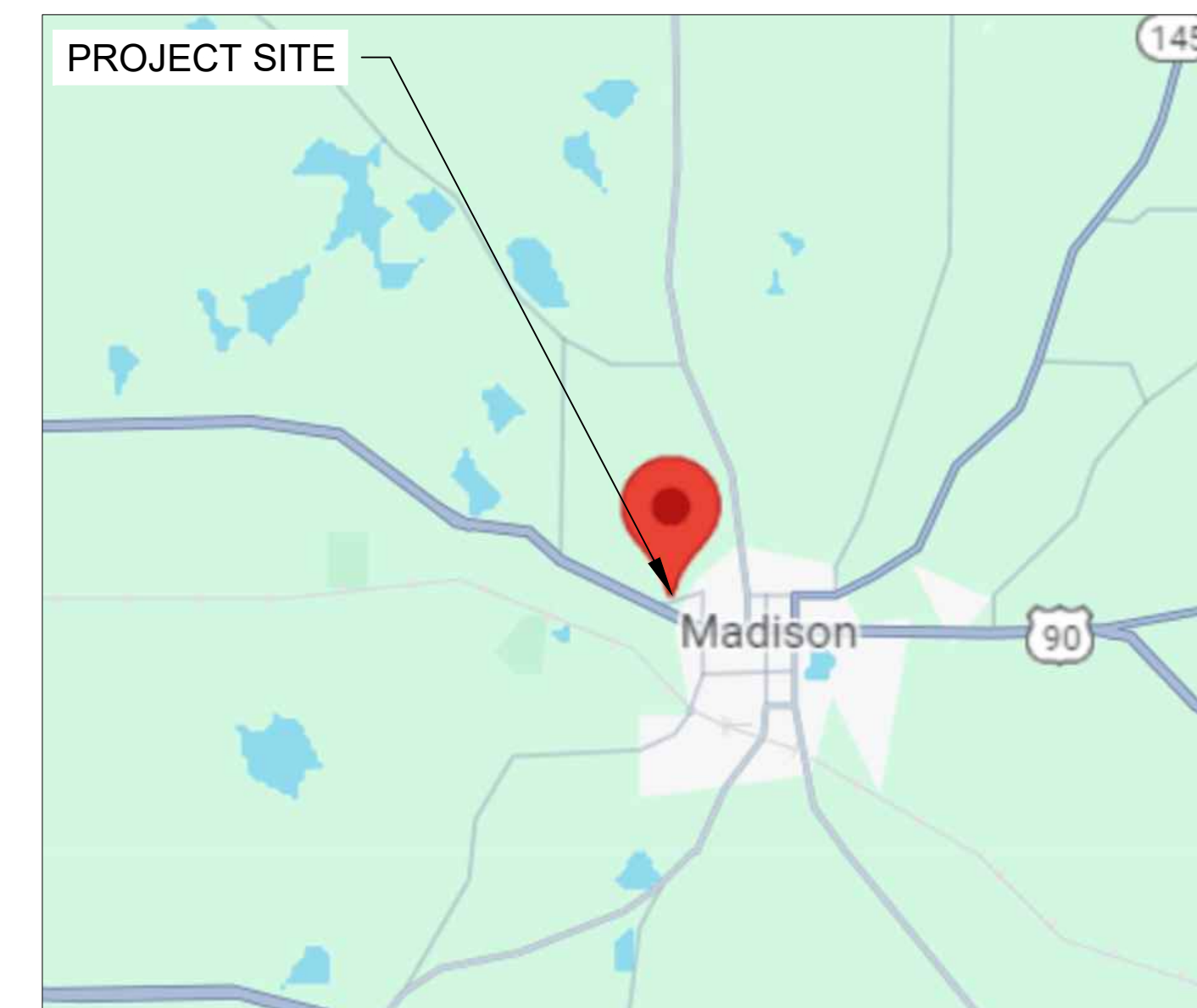
- THESE CONSTRUCTION DOCUMENTS HAVE BEEN BASED ON FIELD INSPECTIONS AND OTHER INFORMATION AVAILABLE AT THE TIME. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS IN CONSTRUCTION DETAILS.
- ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT AT SITE.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, OBTAINS ALL PERMITS, LICENSES AND PAY ALL REQUIRED FEES AND COMPLETE INSTALLATION.
- CONTRACTOR HAS THE FULL RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY WORK STARTED BEFORE CONSULTATION AND ACCEPTANCE BY THE ENGINEER SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO CORRECTION BY THEM WITHOUT ADDITIONAL COMPENSATION.
- DAMAGE CAUSED TO THE EXISTING STRUCTURE, PIPES, DUCTS, WINDOWS, WALL, FLOORS, ETC. SHALL BE REPAIRED TO THE ORIGINAL CONDITION OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE PROPER INSTALLATION AND COMPLETION OF THE WORK WITH APPROVED MATERIALS.
- NO CHANGES ARE TO BE MADE WITHOUT THE CONSULTATION AND APPROVAL OF THE ARCHITECT.
- CONTRACTOR SHALL OBTAIN BUILDING PERMIT. NO WORK TO START UNLESS BUILDING PERMIT IS PROPERLY DISPLAYED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE OF FIRST QUALITY AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE FL BUILDING CODE, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL PERTINENT AGENCIES.
- IT IS ESSENTIAL THAT ALL WORK PROCEED WITH THE MAXIMUM COOPERATION OF ALL PARTIES AND WITH MINIMUM INTERFERENCE TO THE OCCUPANTS WITHIN THE BUILDING. THE OWNER'S DIRECTIONS IN THIS REGARD SHALL BE FULLY COMPLIED WITH.
- THE CONTRACTOR SHALL PERFORM THE WORK IN STRICT CONFORMANCE WITH THE LOCAL LAWS, REGULATIONS AND THE NATIONAL ELECTRIC CODE.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATIONS, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES.
- CONTRACTORS SHALL OBTAIN FIRE CERTIFICATE. UPON COMPLETION OF WORK.

**WIRING AND CONDUIT NOTES:**

- ALL CONDUIT SIZES AND TYPES, SHALL BE LISTED FOR ITS PURPOSE AND APPROVED FOR THE SITE APPLICATIONS
- ALL PV CABLES AND HOMERUN WIRES BE #10AWG \*USE-2, PV WIRE, OR PROPRIETARY SOLAR CABLING SPECIFIED BY MFR, OR EQUIVALENT; ROUTED TO SOURCE CIRCUIT COMBINER BOXES AS REQUIRED
- ALL CONDUCTORS AND OCPD SIZES AND TYPES SPECIFIED ACCORDING TO [NEC 690.8 (A)(1) & (B)(1)], [NEC 240] [NEC 690.7] FOR MULTIPLE CONDUCTORS
- ALL PV DC CONDUCTORS IN CONDUIT EXPOSED TO SUNLIGHT SHALL BE DERATED ACCORDING TO [NEC TABLE 310.15 (B)(2)(C)] BLACK ONLY\*\*
- EXPOSED ROOF PV DC CONDUCTORS SHALL BE USE-2, 90°C RATED, WET AND UV RESISTANT, AND UL LISTED RATED FOR 600V, UV RATED SPIRAL WRAP SHALL BE USED TO PROTECT WIRE FROM SHARP EDGES
- PHASE AND NEUTRAL CONDUCTORS SHALL BE DUAL RATED THHN/THWN-2 INSULATED, 90°C RATED, WET AND UV RESISTANT, RATED FOR 600V PER NEC 2023 OR 1000V PER NEC 2023
- 4-WIRE DELTA CONNECTED SYSTEMS HAVE THE PHASE WITH THE HIGHER VOLTAGE TO GROUND MARKED ORANGE OR IDENTIFIED BY OTHER EFFECTIVE MEANS
- ALL SOURCE CIRCUITS SHALL HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION
- VOLTAGE DROP LIMITED TO 5% FOR DC CIRCUITS AND 3% FOR AC CIRCUITS
- AC CONDUCTORS >4AWG COLOR CODED OR MARKED: PHASE A OR L1- BLACK, PHASE B OR L2- RED, PHASE C OR L3- BLUE, NEUTRAL- WHITE/GRAY



**1 BUILDING PHOTO** SCALE: NTS  
 PV-0



**2 VICINITY MAP** SCALE: NTS  
 PV-0

INDEPENDENT GREEN TECHNOLOGIES LLC  
 3954 WEST PENSACOLA STREET, TALLAHASSEE, FL 32304  
 (850) 576-7657  
 CONTRACTOR LIC# : CVC56732

| REVISIONS   |            |     |
|-------------|------------|-----|
| DESCRIPTION | DATE       | REV |
| REVISION    | 09/19/2024 | A   |
| REVISION    | 09/26/2024 | B   |
|             |            |     |
|             |            |     |
|             |            |     |

Signature with Seal

PROJECT NAME & ADDRESS

NFC BUILDING 6  
 COMMERCIAL  
 325 TURNER DAVIS DR  
 MADISON, FL 32340, USA  
 PH.# : (850) 576-7657  
 Email ID : CADEN@IGTSOLAR.COM

DATE: 09/26/2024

SHEET NAME  
**COVER PAGE**

SHEET SIZE  
**ARCH FULL BLEED D 24" X 36"**

SHEET NUMBER

**PV-0**

**SCOPE OF WORK:**

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**NEW EQUIPMENT SUMMARY**

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| 100A FUSED AC DISCONNECT WITH (3) 80A FUSES, NEMA 3R, UL LISTED |

**SYSTEM RATING**

|                |
|----------------|
| 58.30 KWDC     |
| 50.00 KWAC     |
| 53.36 CEC KWAC |

**GOVERNING CODES**

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 2020 NATIONAL ELECTRICAL CODE  
 2023 FLORIDA BUILDING CODE (8TH EDITION)  
 2023 FLORIDA FIRE PREVENTION CODE (8TH EDITION)  
 FLORIDA ADMINISTRATIVE CODE(FAC)

AHJ NAME: CITY OF MADISON

**SHEET INDEX**

|       |                                  |
|-------|----------------------------------|
| PV-0  | COVER PAGE                       |
| PV-1  | SITE PLAN                        |
| PV-2  | ROOF PLAN & MODULES              |
| PV-2A | STRING LAYOUT & BOM              |
| PV-2B | WIND ZONE PLAN                   |
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| PV-5  | SIGNAGE & WARNING LABEL          |
| PV-6+ | EQUIPMENT SPECIFICATIONS         |

**GENERAL NOTES:**

- THESE CONSTRUCTION DOCUMENTS HAVE BEEN BASED ON FIELD INSPECTIONS AND OTHER INFORMATION AVAILABLE AT THE TIME. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS IN CONSTRUCTION DETAILS.
- ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT AT SITE.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, OBTAINS ALL PERMITS, LICENSES AND PAY ALL REQUIRED FEES AND COMPLETE INSTALLATION.
- CONTRACTOR HAS THE FULL RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ANY WORK STARTED BEFORE CONSULTATION AND ACCEPTANCE BY THE ENGINEER SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO CORRECTION BY THEM WITHOUT ADDITIONAL COMPENSATION.
- DAMAGE CAUSED TO THE EXISTING STRUCTURE, PIPES, DUCTS, WINDOWS, WALL, FLOORS, ETC. SHALL BE REPAIRED TO THE ORIGINAL CONDITION OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE PROPER INSTALLATION AND COMPLETION OF THE WORK WITH APPROVED MATERIALS.
- NO CHANGES ARE TO BE MADE WITHOUT THE CONSULTATION AND APPROVAL OF THE ARCHITECT.
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- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATIONS, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES.
- CONTRACTORS SHALL OBTAIN FIRE CERTIFICATE. UPON COMPLETION OF WORK.

**WIRING AND CONDUIT NOTES:**

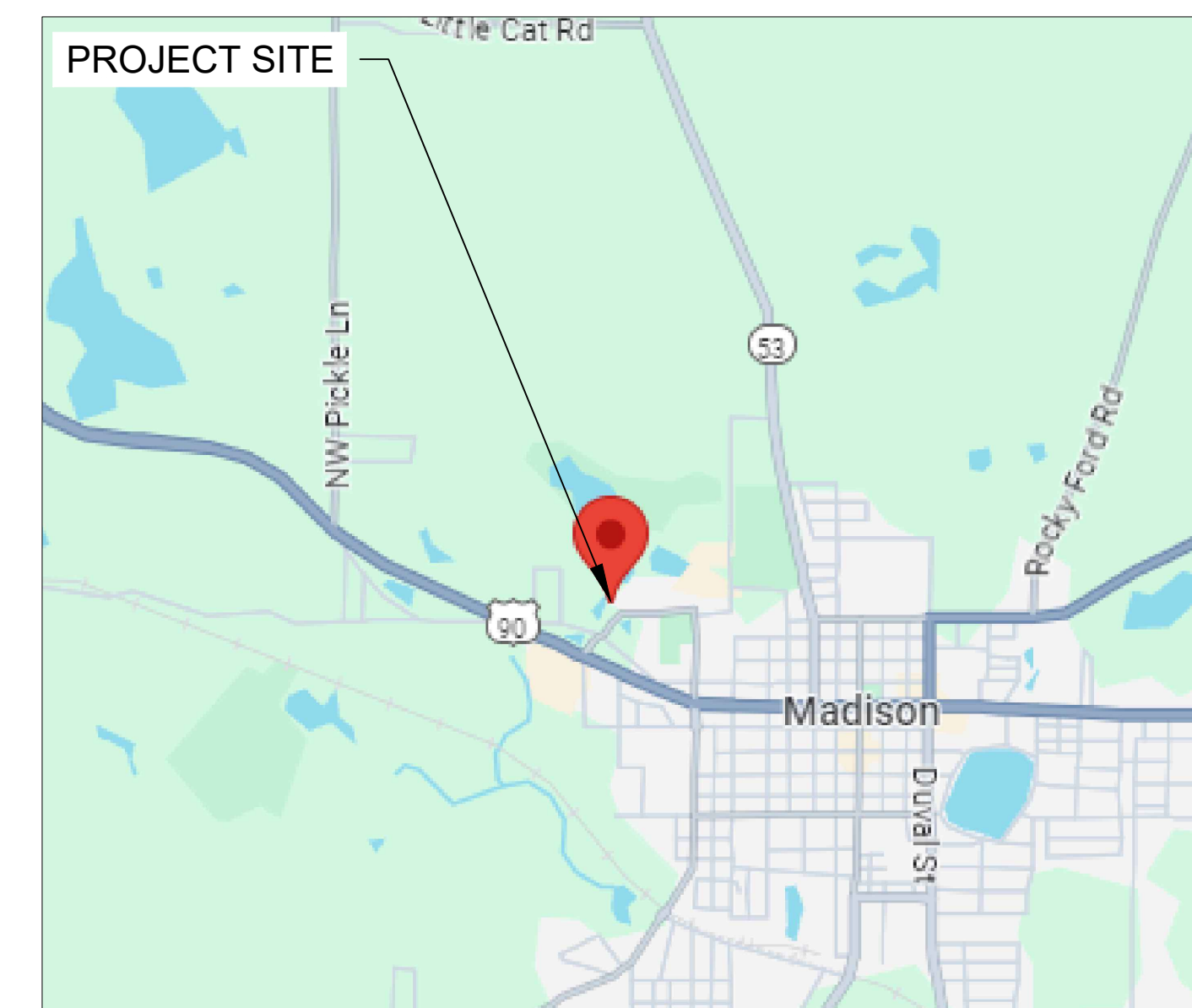
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- ALL PV DC CONDUCTORS IN CONDUIT EXPOSED TO SUNLIGHT SHALL BE DERATED ACCORDING TO [NEC TABLE 310.15 (B)(2)(C)] BLACK ONLY\*\*
- EXPOSED ROOF PV DC CONDUCTORS SHALL BE USE-2, 90°C RATED, WET AND UV RESISTANT, AND UL LISTED RATED FOR 600V, UV RATED SPIRAL WRAP SHALL BE USED TO PROTECT WIRE FROM SHARP EDGES
- PHASE AND NEUTRAL CONDUCTORS SHALL BE DUAL RATED THHN/THWN-2 INSULATED, 90°C RATED, WET AND UV RESISTANT, RATED FOR 600V PER NEC 2020 OR 1000V PER NEC 2020
- 4-WIRE DELTA CONNECTED SYSTEMS HAVE THE PHASE WITH THE HIGHER VOLTAGE TO GROUND MARKED ORANGE OR IDENTIFIED BY OTHER EFFECTIVE MEANS
- ALL SOURCE CIRCUITS SHALL HAVE INDIVIDUAL SOURCE CIRCUIT PROTECTION
- VOLTAGE DROP LIMITED TO 5% FOR DC CIRCUITS AND 3% FOR AC CIRCUITS
- AC CONDUCTORS >4AWG COLOR CODED OR MARKED FOR 240V/208V: PHASE A OR L1- BLACK, PHASE B OR L2- RED, PHASE C OR L3- BLUE, NEUTRAL- WHITE/GRAY
- AC CONDUCTORS >4AWG COLOR CODED OR MARKED FOR 480V: PHASE A OR L1- BROWN, PHASE B OR L2- ORANGE, PHASE C OR L3- YELLOW, NEUTRAL- GRAY

**ELECTRICAL NOTES:**

- THE EQUIPMENT AND ALL ASSOCIATED WIRING AND INTERCONNECTION SHALL BE INSTALLED ONLY BY QUALIFIED PEOPLE. A QUALIFIED PERSON IS ONE WHO HAS SKILLS AND KNOWLEDGE RELATED TO THE CONSTRUCTION AND OPERATION OF THE ELECTRICAL EQUIPMENT AND INSTALLATIONS AND HAS RECEIVED SAFETY TRAINING TO RECOGNIZE AND AVOID THE HAZARDS INVOLVED. (NEC 690.4(E) AND 705.6)
- LOCAL UTILITY PROVIDER SHALL BE NOTIFIED PRIOR TO USE AND ACTIVATION OF ANY SOLAR PHOTOVOLTAIC INSTALLATION. FOR A LINE SIDE TAP CONNECTION, UTILITY NEEDS TO BE NOTIFIED WELL IN ADVANCE TO COORDINATE BUILDING ELECTRICAL SHUT OFF.
- NEW CONDUIT ROUTING SHOWN IS ESSENTIALLY SCHEMATIC. SUBCONTRACTOR SHALL LAY OUT RUNS TO SUIT FIELD CONDITIONS AND THE COORDINATION REQUIREMENTS OF OTHER TRADES.
- ARRAY WIRING SHOULD NOT BE READILY ACCESSIBLE EXCEPT TO QUALIFIED PERSONNEL.
- ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE WATERTIGHT AND APPROVED FOR USE IN WET LOCATIONS. (NEC 314.15A).
- WIRING METHODS FOR PV SYSTEM CONDUCTORS AREN'T PERMITTED WITHIN 10 IN. OF THE ROOF DECKING OR SHEATHING EXCEPT WHERE LOCATED DIRECTLY BELOW THE ROOF SURFACE THAT'S COVERED BY PV MODULES AND ASSOCIATED EQUIPMENT WIRING
- BACK-FED BREAKER MUST BE AT THE OPPOSITE END OF BUS BAR FROM THE MAIN BREAKER OR MAIN LUG SUPPLYING CURRENT FROM THE UTILITIES.
- ALL CONDUCTORS AND WIRE TIES EXPOSED TO SUNLIGHT ARE LISTED AS UV RESISTANT.
- CONTRACTOR SHALL FOLLOW ALL ELECTRICAL EQUIPMENT LABELING REQUIREMENTS IN NEC 690 AND NEC 2020
- MEASURE THE LINE-TO-LINE AND LINE-TO-NEUTRAL VOLTAGE OF ALL SERVICE ENTRANCE CONDUCTORS PRIOR TO INSTALLING ANY SOLAR EQUIPMENT.



**1 BUILDING PHOTO** SCALE: NTS  
 PV-0



**2 VICINITY MAP** SCALE: NTS  
 PV-0



INDEPENDENT GREEN TECHNOLOGIES LLC  
 3954 WEST PENISACOLA STREET,  
 TALLAHASSEE, FL 32304  
 (850) 576-7657  
 CONTRACTOR LIC#: CVC56732

| REVISIONS   |            |     |
|-------------|------------|-----|
| DESCRIPTION | DATE       | REV |
| REVISION    | 09/24/2024 | A   |
| REVISION    | 09/27/2024 | B   |
|             |            |     |
|             |            |     |

Signature with Seal

PROJECT NAME & ADDRESS

NFC BUILDING 8  
 COMMERCIAL  
 325 TURNER DAVIS DR  
 MADISON, FL 32340, USA  
 PH.# : (850) 576-7657  
 Email ID : caden@igtsolar.com

DATE: 09/27/2024

SHEET NAME  
 COVER PAGE

SHEET SIZE  
 ARCH FULL BLEED D  
 24" X 36"

SHEET NUMBER  
 PV-0

**SCOPE OF WORK:**

TO INSTALL A ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM LOCATED AT 325 TURNER DAVIS DR, MADISON, FL 32340, USA. THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ELECTRICAL SERVICE EQUIPMENT. THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES

| NEW EQUIPMENT SUMMARY                               |
|---|
| 274 JA SOALR JAM72S30-550/MR/1500V MODULES          |
| 02 SUNNY TRIPower CORE1 62-US (480V) INVERTERS      |
| 2 100A NON-FUSED AC DISCONNECT , NEMA 3R, UL LISTED |

| SYSTEM RATING   |
|-----------------|
| 150.70 KWDC     |
| 125.00 KWAC     |
| 139.09 CEC KAWC |

**GOVERNING CODES**

2021 NFPA 1 (FIRE CODE)  
 2020 NATIONAL ELECTRICAL CODE  
 2023 FLORIDA BUILDING CODE (8TH EDITION)  
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 FLORIDA ADMINISTRATIVE CODE(FAC)

AHJ NAME: CITY OF MADISON

**SHEET INDEX**

|       |                         |
|-------|-------------------------|
| PV-0  | COVER PAGE              |
| PV-1  | SITE PLAN               |
| PV-2  | ROOF PLAN & MODULES     |
| PV-2A | STRING LAYOUT & BOM     |
| PV-2B | WIND ZONE CALCULATION   |
| PV-2C | EQUIPMENT ELEVATION     |
| PV-3  | ATTACHMENT DETAIL       |
| PV-4  | ELECTRICAL LINE DIAGRAM |
| PV-4A | SPECIFICATIONS & NOTES  |
| PV-5  | SIGNAGE & WARNING LABEL |
| PV-6+ | EQUIPMENT SPECIFICATION |

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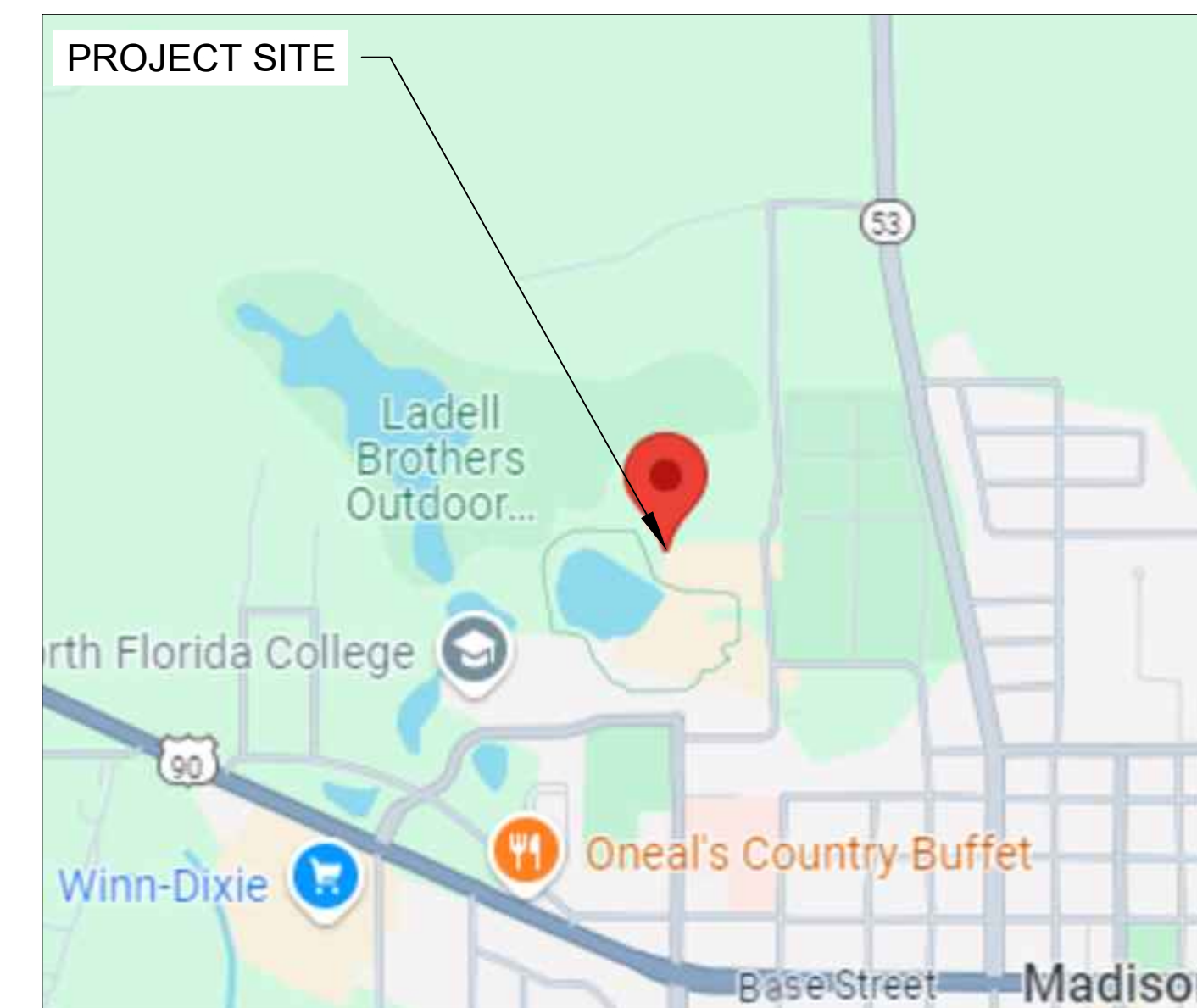
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**1 BUILDING PHOTO** SCALE: NTS  
 PV-0



**2 VICINITY MAP** SCALE: NTS  
 PV-0

INDEPENDENT GREEN TECHNOLOGIES LLC  
 3954 WEST PENSACOLA STREET,  
 TALLAHASSEE, FL 32304  
 (850) 576-7657  
 CONTRACTOR LIC#: CVC56732

| REVISIONS   |            |     |
|-------------|------------|-----|
| DESCRIPTION | DATE       | REV |
| REVISION    | 09/19/2024 | A   |
| REVISION    | 09/27/2024 | B   |
|             |            |     |
|             |            |     |
|             |            |     |

Signature with Seal

PROJECT NAME & ADDRESS

NFC BUILDING 13 COMMERCIAL  
 325 TURNER DAVIS DR  
 MADISON, FL 32340, USA  
 PH.# : (850) 576-7657  
 Email ID : CADEN@IGTSOLAR.COM

DATE: 09/27/2024

SHEET NAME

COVER PAGE

SHEET SIZE  
 ARCH FULL BLEED D  
 24" X 36"

SHEET NUMBER

PV-0

**SCOPE OF WORK:**

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| NEW EQUIPMENT SUMMARY                                    |
|--|
| 216 JA SOALR JAM72S30-550/MR/1500V (550W) MODULES        |
| 02 SUNNY TRIPOWER CORE1 50-US [480V] INVERTERS           |
| 01 200A NON FUSED AC DISCONNECT,480V, NEMA 3R, UL LISTED |
| 01 SOLAR LOAD CENTER 200A RATED, 480V, 3-PH, 4-W         |

| GOVERNING CODES                                 |
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| 2021 NFPA 1 (FIRE CODE)                         |
| 2020 NATIONAL ELECTRICAL CODE                   |
| 2023 FLORIDA BUILDING CODE (8TH EDITION)        |
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| FLORIDA ADMINISTRATIVE CODE(FAC)                |

| AHJ: CITY OF MADISON | SYSTEM RATING   |
|----------------------|-----------------|
|                      | 118.80 KWDC     |
|                      | 100.00 KWAC     |
|                      | 109.65 CEC KWAC |

| SHEET INDEX |                               |
|-------------|-------------------------------|
| PV-0        | COVER PAGE                    |
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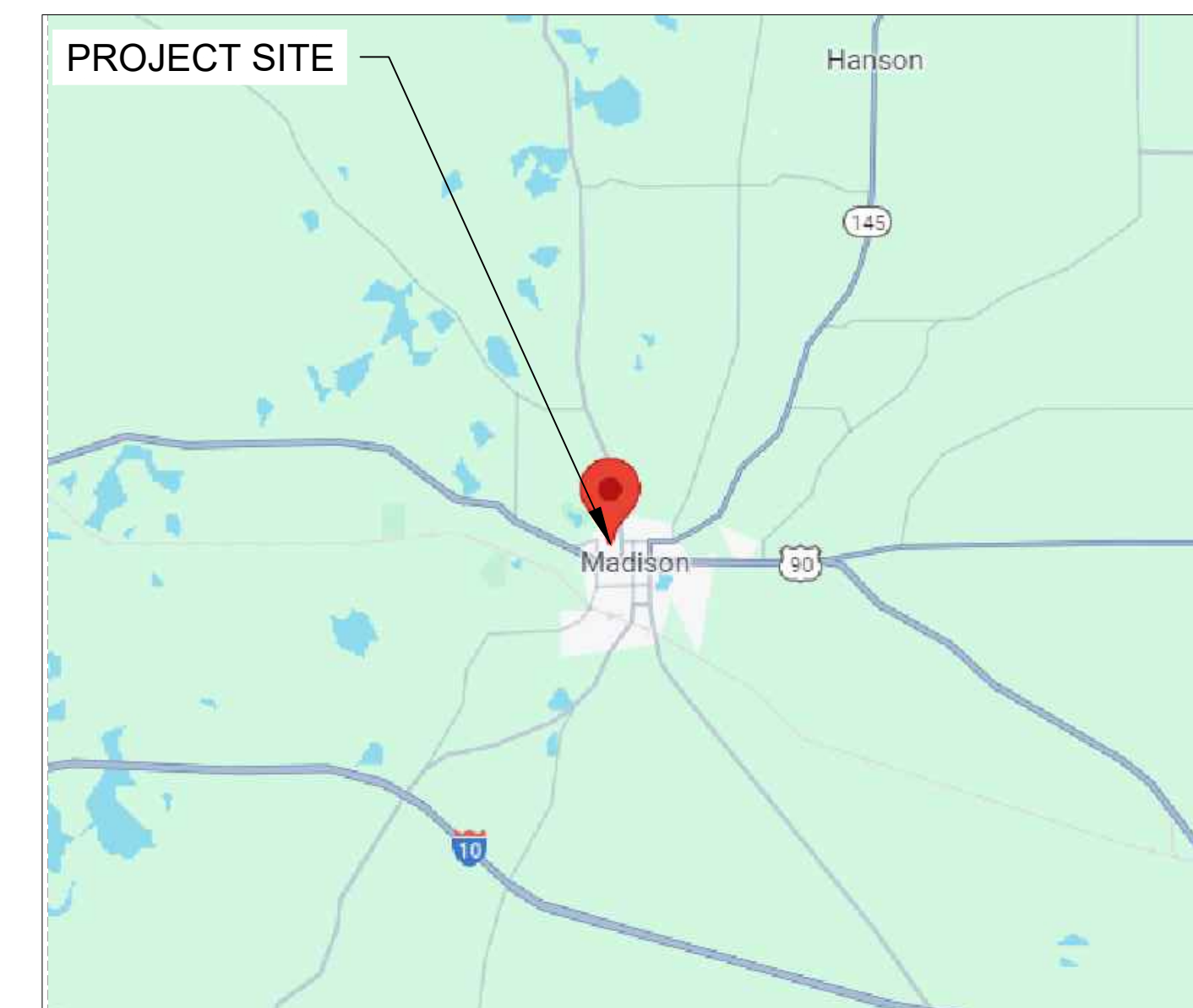
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**1 BUILDING PHOTO** SCALE: NTS



**2 VICINITY MAP** SCALE: NTS

INDEPENDENT GREEN TECHNOLOGIES LLC  
3954 WEST PENSACOLA STREET, TALLAHASSEE, FL 32304  
(850) 576-7657  
CONTRACTOR LIC# : CVC56732

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|             |            |     |
|             |            |     |

Signature with Seal

PROJECT NAME & ADDRESS

**BUILDING 34  
COMMERCIAL  
325 TURNER DAVIS DR  
MADISON, FL 32340 USA  
PH.# : (850) 576-7657  
Email ID : CADEN@IGTSOLAR.COM**

DATE: 09/27/2024

SHEET NAME  
**COVER PAGE**

SHEET SIZE  
**ARCH FULL  
BLEED D  
24" X 36"**

SHEET NUMBER  
**PV-0**

CLEMONS, RUTHERFORD & ASSOCIATES, INC.

The Drawings, Specifications and other documents prepared by Clemons, Rutherford & Associates, Inc. (CRA) for this project are instruments of CRA for use solely with respect to this project and, unless otherwise provided, CRA shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of CRA's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the Project. CRA's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to CRA.

**TABLE OF CONTENTS**

**NFC SOLAR ARRAY  
INSTALLATION**

CRA PROJECT NUMBER: 24032

**INVITATION FOR BIDS, BIDDING AND CONTRACT CONDITIONS**

**ISSUED BY OWNER**

**BIDDING CONDITIONS**

|        |  |
|--------|--|
| 000000 | STATEMENT OF COMPLIANCE  |
| 000020 | INVITATION TO BID w/ ATTACHED BID SCHEDULE   |
| 000100 | INSTRUCTION TO BIDDER (W/ ATTACHED FORMS)  |
| 000101 | EXHIBIT A - FEDERAL PROCUREMENT TERMS AND CONDITIONS FOR PURCHASES USING FEDERAL FUNDS |
| 000300 | BID FORM   |
| 000410 | BID SECURITY BOND (W/ ATTACHED FORM)   |
| 000500 | AGREEMENT FORMS (W/ ATTACHED FORM)   |
| 000610 | PERFORMANCE BOND AND PAYMENT BOND (W/ ATTACHED FORMS)                                  |
| 000640 | CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS   |
| 000641 | CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT  |
| 000700 | GENERAL CONDITIONS (W/ ATTACHED FORM)  |
| 000800 | SUPPLEMENTARY CONDITIONS (W/ ATTACHED FORM)  |

**DIVISION 1 - GENERAL REQUIREMENTS**

|        |  |
|--------|--|
| 011000 | SUMMARY OF WORK                        |
| 012500 | SUBSTITUTIONS PROCEDURES               |
| 012900 | PAYMENT PROCEDURES (W/ ATTACHED FORMS) |
| 013000 | SUBMITTALS                             |
| 013100 | PROJECT COORDINATION                   |
| 013200 | PROJECT MEETINGS                       |
| 013700 | SCHEDULE OF VALUES                     |
| 014000 | QUALITY CONTROL                        |
| 014200 | DEFINITIONS AND STANDARDS              |
| 015000 | CONSTRUCTION FACILITIES                |
| 015001 | TEMPORARY FACILITIES                   |
| 015500 | MATERIALS AND EQUIPMENT                |
| 016650 | EQUIPMENT TESTING AND START-UP         |
| 017000 | PROJECT CLOSEOUT                       |
| 017300 | OPERATION AND MAINTENANCE MANUALS      |
| 017400 | WARRANTIES                             |
| 016650 | EQUIPMENT TESTING AND START-UP         |

**DIVISION 2 - SITE WORK**

|        |                               |
|--------|-------------------------------|
| 021150 | LANDSCAPE AND TREE PROTECTION |
| 025900 | UNDERGROUND FACILITIES        |



DIVISION 3 – CONCRETE (Not Used)

DIVISION 4 – MASONRY (Not Used)

DIVISION 5 - METALS

051400            STRUCTURAL ALUMINUM

DIVISION 6 - WOOD AND PLASTICS

Not Applicable

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

Not Applicable

DIVISION 8 - DOORS AND WINDOWS

Not Applicable

DIVISION 9 - FINISHES

Not Applicable

DIVISION 10 - SPECIALTIES

Not Applicable

DIVISION 11 - EQUIPMENT

Not Applicable

DIVISION 12 - FURNISHINGS

Not Applicable

DIVISION 13 - SPECIAL CONSTRUCTION

131000            LIGHTNING PROTECTION  
136000            SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT  
136100            SOLAR ARRAY SCADA SYSTEM

DIVISION 14 - CONVEYING SYSTEMS

Not Applicable

DIVISION 15 – MECHANICAL (Not Used)

DIVISION 16 - ELECTRICAL LD

160500            GENERAL ELECTRICAL REQUIREMENTS  
160600            GROUNDING AND BONDING  
160750            ELECTRICAL IDENTIFICATION  
161230            WIRE AND CABLE  
161310            CONDUIT  
161400            WIRING DEVICES  
161550            EQUIPMENT WIRING  
164430            PANELBOARDS

END OF TABLE OF CONTENTS



# CRA ARCHITECTS

ARCHITECTS ■ PLANNERS ■ INTERIOR DESIGNERS ■ CONSTRUCTION MANAGERS

2027 Thomasville Road, Tallahassee, FL 32308 | 105 South Broad Street, Thomasville, GA 31792  
p: 850-385-6153 ■ f: 850-386-8420 | p: 229-228-5016 ■ f: 229-228-0509

www.craarchitects.com

## ADDENDUM #1

### NFC – SOLAR ARRAY INSTALLATION

CRA Project Number: 24032

October 24, 2024

**Date:** November 17, 2024

**Project No:** BID-NFC-06-2024

#### ADDENDUM NO. 01

N.F.C. Solar Array Installation

This Addendum Number One (1) consists of seven (7) type written pages, substitution request and Drawings a part of the Construction Documents and modifies and / or supplements the original Construction Documents dated October 08, 2024, titled “N.F.C. Solar Array Installation” and consists of the following documents and drawings:

#### General:

The following changes, additions, or deletions shall be made to the following documents as indicated; and all other conditions shall remain the same:

#### SPECIFICATIONS

**SECTION 011000 – SUMMARY OF WORK, 1.02,A (pg 98)**

**SECTION 011000 – SUMMARY OF WORK, 1.02,D**

**SECTION 011000 – SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT OF WORK, Part 1, 1.01 WORK INCLUDED: A**

**SECTION 011000 – SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT OF WORK, Part 1, 1.06 WARRANTY: A 1, 2**

**SECTION 011000 – SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT OF WORK,**

**PART 2 – PRODUCTS, 2.01 BASIC REQUIREMENTS:**

**SECTION 011000 – SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT OF WORK,**

**PART 2 – PRODUCTS, 2.02 SOLAR PANELS:**

#### ARCHITECTURE

**NFC BUILDING 6 RevB, PV2 - ENLARGED ELEVATIONS**

Edit Design Specifications

**NFC BUILDING 8 RevB, PV2 - ENLARGED ELEVATIONS**

Edit Design Specifications

**NFC BUILDING 13 RevB, PV2 - ENLARGED ELEVATIONS**

Edit Design Specifications

**NFC BUILDING 34 RevB, PV2 - ENLARGED ELEVATIONS**

Edit Design Specifications

**A601 – DETAILS**

Revised column wrap size to 8” radius.

**SECTION 011000 - SUMMARY OF WORK**

**PART 1 - GENERAL**

1.01 RELATED DOCUMENTS: Drawings and other Division-1 Specification Sections, apply to this Section.

1.02 PROJECT DESCRIPTION

A. The Project shall consist of the Construction of approximately 400 kW DC Solar Array including approximately 730 Tier One Solar photovoltaic modules and 8 of 480V, 3-phase grid tied inverters. The approximately 400kW of Solar photovoltaic modules are to be divided into appropriately sized arrays and installed on separate roofs of 4 separate buildings on the main campus of North Florida College. The Basis of design is included in the specifications and drawing, and alternate solar modules and inverters will be allowed. Solar modules and inverters may be approved by written communication with CRA in advance of BID submission. Evaluation of the BIDs will include installation of the Maximum reasonable direct current power and the Maximum reasonable Alternating Current power from base design.

**SECTION 011000 – SUMMARY OF WORK, 1.02,D**

D. Applicable Codes: All work shall be completed in accordance with the following codes where applicable:

Florida Building Code, Building (FBC,B) 8th (2023) Edition.

Florida Building Code, Existing Building (FBC,EB) 8th (2023) Edition.

Florida Building Code, Mechanical (FBC,M) 8th (2023) Edition.

Florida Building Code, Fuel Gas (FBC,FG) 8th (2023) Edition.

Florida Building Code, Plumbing (FBC,P) 8th (2023) Edition.

Florida Building Code, Accessibility 8th (2023) Edition.

Florida Fire Prevention Code (FFPC) 8th (2023) Edition.

NFPA 101 – Life Safety Code 2021 Edition.

National Electric Code (NEC) **2020 Edition**

**SECTION 011000 – SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT OF WORK,  
Part 1, 1.01 WORK INCLUDED:**

**A** Furnish all labor, materials, equipment and incidentals necessary to build North Florida College a new 400 kW photovoltaic (PV) solar energy system spread over 4 roof tops. All Electrical work shall be in accordance with Division 16 and shall meet or exceed standards for a municipal 480-volt, 3- phase, grid-connected, solar array. The PV solar array shall contain all of the components required and described and as required to provide a complete and operating grid- connected system. **Two** of four buildings power is supplied from a single transformer, a single meter and a main distribution panel.

**SECTION 011000 – SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT OF WORK,  
Part 1, 1.06 WARRANTY: A 1, 2**

**1.06 WARRANTY:**

A. In addition to the Contractor’s standard one (1) year warranty, the equipment manufacturers shall provide the following warranties:

**1. Solar Modules: Manufacturer’s 10-year warranty on materials and workmanship and a 25-year linear performance warranty.**

**2. Solar Inverters: Manufacturer’s standard at least 5-year warranty plus prepaid 5-year extended warranty for a total of 10 years of factory coverage.**

**PART 2 – PRODUCTS, 2.01 BASIC REQUIREMENTS:**

**A. 480V, 3-Phase, 4-Wire System**

**B. The Solar Energy Electrical Power Generation Equipment shall be non-islanding.**

**C. Comprised of sufficient PV modules to produce having an STC rating of 402 kW.**

**PART 2 – PRODUCTS, 2.02 SOLAR PANELS:**

**A. The Solar Panels shall utilize superior monocrystalline, N-Type cells and shall be designed and manufactured by a Tier 1 manufacturer in an ISO 9001 factory. Utilizing all-back contact solar cells, the Solar Panels shall deliver a total panel conversion efficiency of greater than 20%. The Solar Panels shall have a reduced voltage temperature coefficient and a low-light performance attributes that shall provide optimal energy delivery per peak power watt. Solar Panels (modules) shall have the following minimum physical and electrical characteristics:**

- 1. 66-172 solar cells per module**
- 2. Module size similar to: 79.7" x 40.3" x 1.57"**
- 3. Peak Power: (+/-5%) (Pmax) of at least 425W (STC)**
- 4. Rated Voltage minimum: (Vmpp) 40.V**
- 5. Rated Current (Impp) minimum: 10 A**
- 6. Open Circuit Voltage (Voc) max: 60.V**
- 7. Short Circuit Current (Isc) max: 20.A**
- 8. Maximum System Voltage (UL): 1500V**
- 9. Warrantied Output after 25 years: 80%**
- 10. Front Face Load Rating: At least 6000 Pascals Front load and 4000 Pascal back**
- 11. Rear Face Load Rating: At least 6000 Pascals Front load and 4000 Pascal back**

**ARCHITECTURE**

**NFC BUILDING 6 RevB, PV2 - ENLARGED ELEVATIONS**

RISK CATEGORY: III

CONSTRUCTION: COMMERCIAL

ZONING: COMMERCIAL

SNOW LOAD (ASCE 7-22): 5 PSF

EXPOSURE CATEGORY: C

WIND SPEED (ASCE 7-22): 120 MPH

### **NFC BUILDING 8 RevB, PV2 - ENLARGED ELEVATIONS**

RISK CATEGORY: III

CONSTRUCTION: COMMERCIAL

ZONING: COMMERCIAL

SNOW LOAD (ASCE 7-22): 5 PSF

EXPOSURE CATEGORY: C

WIND SPEED (ASCE 7-22): 120 MPH

### **NFC BUILDING 13 RevB, PV2 - ENLARGED ELEVATIONS**

RISK CATEGORY: III

CONSTRUCTION: COMMERCIAL

ZONING: COMMERCIAL

SNOW LOAD (ASCE 7-22): 5 PSF

EXPOSURE CATEGORY: C

WIND SPEED (ASCE 7-22): 120 MPH

Delete "8x STRINGS OF 17 MODULES WITH 17 RAPID SHUTDOWN DEVICES EACH"

### **NFC BUILDING 34 RevB, PV2 - ENLARGED ELEVATIONS**

RISK CATEGORY: III

CONSTRUCTION: COMMERCIAL

ZONING: COMMERCIAL

SNOW LOAD (ASCE 7-22): 5 PSF

EXPOSURE CATEGORY: C

WIND SPEED (ASCE 7-22): 120 MPH

Answers to questions

1. For each building, what is the spacing of standing seam clips?, **Building 8 standing seam spacing is 18 inches. The winning bidder will be required to evaluate the roof for appropriate engineering stamping.**
2. For each building, what is the # of screws per standing seam clip? **The winning bidder will be required to evaluate the roof for appropriate engineering stamping..**

3. For each building, what is the screw size and length? The winning bidder will be required to evaluate the roof for appropriate engineering stamping.
4. For each building, what is the decking material and thickness? The winning bidder will be required to evaluate the roof for appropriate engineering stamping.
5. For each building, what is the standing seam roof make & model? The winning bidder will be required to evaluate the roof for appropriate engineering stamping.
6. Bldg 6 design has a DC:AC ratio of 1.5. Will the inverter sizing be increased to reduce this ratio and increase solar electricity production? “ Building 6 inverter specifications has been increased to 62kW or similar to decrease DC:AC ratio closer to 1.2.
7. What is the total DC system sizing to be used for the basis of the bid? 402
8. The JA solar panel specified in the bid documents doesn't meet the strength requirements of At least 6000 Pascals Front load and 4000 Pascal back. What pressures are required? Are these pressures ultimate or design values? Design
9. The JA solar panel specified in the bid documents doesn't meet the warranty requirement of 85% at 25-years. What warranty requirements should be used? 80% at 25 years.
10. The JA solar panel specified in the bid documents doesn't meet the Tyco SolarLok requirement and is not industry standard. What connector is required? MC4 connectors are preferred.
11. The SMA Core 1 inverter specified in the bid documents doesn't meet the temperature range or peak efficiency requirements. What values should be used? 96.5% efficiency, temperature range of -25c to +60C
12. If placing the inverters on the roof within 1-ft of the solar arrays had met UL3741 requirements, then solar panel level rapid shutdown would not have been required. The SMA Core 1 inverter specified in the bid documents isn't UL3741 certified for use with any sloped roof racking, including the IronRidge racking used in the preliminary design. Therefore, placing the solar panels on the roof has the disadvantage of additional roof loading and more difficult service without the advantage of eliminating rapid shutdowns. Should we bid on the basis of the inverters being located at ground level? Core one inverters can be mounted level on the roof using standard inverter mounting practices and can be located within 1 foot of the array. The inverters should require no servicing. Bid without the assumption of rapid shutdown. Bidders may apply to the Architect for alternate approval for inverters that meet the production requirements.
13. Duke generally requires for the solar disconnect to be co-located with the first means of disconnect for the building with solar. Since Bldg 8's first means of disconnect is located 500-ft away on the other side of Bldg 6, should we bid on the basis of a 500-ft jack-and-bore from Bldg 8 to its first means of disconnect? Yes, and if Duke will approve the disconnect being located at other locations then the panes will be adjusted. We recommend a written request to Duke for AC disconnects to be mounted on the building with the associated solar.

14. The construction document bid form says, "To start construction on or about November 15, 2024", which is not possible. **Construction should occur in the month of February of 2025.**
15. The construction document bid form says, "Vendor represents and warrants that all of the iron, steel, aluminum, cement, and other manufactured goods used in the project will be produced in the United States in accordance with the Buy American Act". Very few solar panels and inverters that are listed under Buy America Act and they are significantly more expensive. **This is no longer a specification requirement.**
16. The construction document bid form says, "Vendor covenants and agrees that all laborers and mechanics employed by Vendor and its sub-contractors on this project will be paid in compliance with the Davis-Bacon Act." I want to verify whether Davis- Bacon Act pay will be required for this project. **Davis-Bacon will not be required for this project.**
17. Rapid Shutdown Clarification- All of the plans list" INVERTER IS LOCATED WITHIN ONE FEET OF THE ARRAY FOR UL3741." However the plan set for building 13 also says "8x STRINGS OF 17 MODULES WITH 17 RAPID SHUTDOWN DEVICES EACH" **Rapid Shutdown is not required if you meet UL3741.**
18. Building 13: Can we change the point of interconnection to a line side tap at the service disconnect? Currently plans show point of interconnection as backfed breaker in main panel. **Yes a line side tap is allowed where indicated such as building 13.**
19. Building 8: Currently plans show interconnection with a backfed breaker in main panel.. There is no main panel/main breaker. Instead the service wires come in and are polaris lugged off to 3 different main panels. To avoid working around this questionable setup we would recommend changing the point of interconnection to a tap box for a line side tap on the Northeast corner of the building. **The point of interconnection for building 8 can be a tap box for a line side tap on the Northeast corner of the building.**
20. System Monitoring. Is there wifi available in the proximity of the inverters for the system monitoring? Is there a router in the vicinity of the inverters for a hardwired internet connection? **The preferred monitor connection is hardwired to a network connection in each building if approved by the Colleges security team. If your submitted monitoring solution is not allowed on the college's network a 3rd party cellular card with an external mounted antenna is required with at least a 2 year data plan.**
21. Fencing, is temporary fencing required around each building as we work? **Only where required for public safety and may be warring tape or plastic fence.**

END OF ADDENDUM #1





4509 NW 23rd Ave, Suite 20, Gainesville, FL 32606

Office 352-338-8221

Web [www.solarimpact.com](http://www.solarimpact.com)

BID TO: North Florida College

BID FROM: Solar Impact, Inc., 4509 NW 23<sup>rd</sup> Ave, Ste 20, Gainesville, FL 32606

PROJECT: NFC SOLAR ARRAY INSTALLATION  
CRA Project Number: 24032

Gentlemen:

I have received the Bidding Documents, consisting of Drawings and Project Manual, entitled, "NFC SOLAR ARRAY INSTALLATION, Madison, Florida" dated October 8, 2024, as prepared by Clemons Rutherford & Associates, Inc., 2027 Thomasville Road, Tallahassee, Florida. I have also received Addenda number 1 and have included their provisions in my Bid. I have examined both the Bidding Documents and the site and submit the following Bid.

In submitting the Bid, I agree:

1. To hold my Bid in full force and effective for a period of thirty (30) calendar days after the date of the opening of this Bid.
2. To abide by the provisions of the Instructions to Bidders regarding disposition of the Bid Security.
3. To enter into and execute a Contract within four (4) calendar days after said Contract is delivered to me, if awarded said Contract on the basis of this Bid, and to furnish Performance Bonds and Labor and Material Payment Bonds in accordance with the General Conditions.
4. Project to be substantially complete within **240 consecutive calendar days** and to final completion within **40 consecutive calendar days** thereafter.
5. To pay as liquidated damages, the sum of **\$350.00** for each consecutive calendar day after the date for substantial completion, as specified in the Contract.
6. To pay the sum of **one-fourth (1/4)** of the rate previously indicated for each consecutive calendar day beginning 14 days after substantial completion, and until final completion, as specified in the Contract.
7. To allow to be withheld three (3) times the installed market value of any item on punch list, as determined by the Architect, that has not been completed at the time of final completion.
8. To start construction on or about February 15, 2025; Notice to Proceed to be issued by Architect.
9. By signing this document, it constitutes an affidavit that you have not been publicly disbarred from public contracting.
10. By signing this document, Bidder acknowledges they will be in compliance with Federal Procurement Terms and Conditions (Exhibit A)

I will construct this Project for the lump sum price as listed below:

Seven hundred ninety-four thousand and 00/100 dollars (\$794,000.00).

Licensed & Insured: CVC56761 & EC13012442

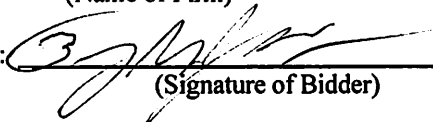


**Florida Construction Industries Licensing Board Certification:**

**Barry M Jacobson**  
**(Name of Holder)**

**CVC56761**  
**(Certificate No.)**

**FIRM: Solar Impact, Inc.**  
**(Name of Firm)**

**BY:**   
**(Signature of Bidder)**

**Barry M Jacobson**

**TITLE: Chair of the Board**

**DATE: October 29, 2024**

**ATTACHMENTS: Bid Security**  
**List of Subcontractors**

# A101 - 2017 Exhibit A



# AIA® Document A101® – 2017 Exhibit A

## Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the 6<sup>th</sup> day of November in the year 2024  
(In words, indicate day, month and year.)

for the following **PROJECT:**  
(Name and location or address)

NFC Solar Array Installation

**THE OWNER:**  
(Name, legal status and address)

North Florida College (NFC)  
325 NW Turner Davis Dr.  
Madison, FL 32340

**THE CONTRACTOR:**  
(Name, legal status and address)

Solar Impact, Inc.  
4509 NW 23<sup>rd</sup> Ave., Ste 20  
Gainesville, Florida 32606

### TABLE OF ARTICLES

- A.1 GENERAL**
- A.2 OWNER’S INSURANCE**
- A.3 CONTRACTOR’S INSURANCE AND BONDS**
- A.4 SPECIAL TERMS AND CONDITIONS**

#### ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201<sup>TM</sup>–2017, General Conditions of the Contract for Construction.

#### ARTICLE A.2 OWNER’S INSURANCE

##### § A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor’s request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

#### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201®–2017, General Conditions of the Contract for Construction. Article 11 of A201®–2017 contains additional insurance provisions.

**§ A.2.2 Liability Insurance**

The Owner shall be responsible for purchasing and maintaining the Owner’s usual general liability insurance.

**§ A.2.3 Required Property Insurance**

**§ A.2.3.1** Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder’s risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner’s property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

**§ A.2.3.1.1 Causes of Loss.** The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:

*(Indicate below the cause of loss and any applicable sub-limit.)*

**Causes of Loss**

**Sub-Limit**

**§ A.2.3.1.2 Specific Required Coverages.** The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect’s and Contractor’s services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:

*(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)*

**Coverage**

**Sub-Limit**

**§ A.2.3.1.3** Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

**§ A.2.3.1.4 Deductibles and Self-Insured Retentions.** If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

**§ A.2.3.2 Occupancy or Use Prior to Substantial Completion.** The Owner’s occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

**§ A.2.3.3 Insurance for Existing Structures**

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

#### § A.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

*(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)*

- § A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.
  
- § A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.
  
- § A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.
  
- § A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.
  
- § A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.
  
- § A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.
  
- § A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

#### § A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

Init.

/

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

**§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information. (Indicate applicable limits of coverage or other conditions in the fill point below.)

**§ A.2.5.2 Other Insurance**  
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage

Limits

### ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

#### § A.3.1 General

**§ A.3.1.1 Certificates of Insurance.** The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

**§ A.3.1.2 Deductibles and Self-Insured Retentions.** The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

**§ A.3.1.3 Additional Insured Obligations.** To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

#### § A.3.2 Contractor's Required Insurance Coverage

**§ A.3.2.1** The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:  
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

#### § A.3.2.2 Commercial General Liability

**§ A.3.2.2.1** Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million Dollars (\$ 1,000,000.00 ) each occurrence, Two Million Dollars (\$ 2,000,000.00 ) general aggregate, and Two Million Dollars (\$ 2,000,000.00 ) aggregate for products-completed operations hazard, providing coverage for claims including

- .1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;

- .2 personal injury and advertising injury;
- .3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
- .4 bodily injury or property damage arising out of completed operations; and
- .5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

- .1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
- .2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
- .3 Claims for bodily injury other than to employees of the insured.
- .4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
- .5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
- .6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
- .7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
- .8 Claims related to roofing, if the Work involves roofing.
- .9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
- .10 Claims related to earth subsidence or movement, where the Work involves such hazards.
- .11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than One Million Dollars (\$ 1,000,000.00 ) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than one hundred thousand (\$ 100,000.00 ) each accident, one hundred thousand (\$ 100,000.00 ) each employee, and five hundred thousand (\$ 500,000.00 ) policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.



§ **A.3.2.11** Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ **A.3.2.12** Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate.

§ **A.3.3 Contractor's Other Insurance Coverage**

§ **A.3.3.1** Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

*(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)*

§ **A.3.3.2** The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

*(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)*

§ **A.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

*(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)*

§ **A.3.3.2.2 Railroad Protective Liability Insurance**, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate, for Work within fifty (50) feet of railroad property.

§ **A.3.3.2.3 Asbestos Abatement Liability Insurance**, with policy limits of not less than (\$ ) per claim and (\$ ) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

§ **A.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

§ **A.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

§ **A.3.3.2.6 Other Insurance**  
*(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)*

**Coverage**

**Limits**

**§ A.3.4 Performance Bond and Payment Bond**

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:  
*(Specify type and penal sum of bonds.)*

| Type             | Penal Sum (\$0.00) |
|------------------|--------------------|
| Payment Bond     | \$794,000.00       |
| Performance Bond | \$794,000.00       |

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

**ARTICLE A.4 SPECIAL TERMS AND CONDITIONS**

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

# Additions and Deletions Report for AIA® Document A101® – 2017 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:24:24 ET on 11/06/2024.

## PAGE 1

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the 6<sup>th</sup> day of November in the year 2024

...

NFC Solar Array Installation

...

North Florida College (NFC)  
325 NW Turner Davis Dr.  
Madison, FL 32340

...

Solar Impact, Inc.  
4509 NW 23<sup>rd</sup> Ave., Ste 20  
Gainesville, Florida 32606

## PAGE 4

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than One Million Dollars (\$ 1,000,000.00 ) each occurrence, Two Million Dollars (\$ 2,000,000.00 ) general aggregate, and Two Million Dollars (\$ 2,000,000.00 ) aggregate for products-completed operations hazard, providing coverage for claims including

## PAGE 5

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than One Million Dollars (\$ 1,000,000.00 ) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

...

§ A.3.2.6 Employers' Liability with policy limits not less than one hundred thousand (\$ 100,000.00 ) each accident, one hundred thousand (\$ 100,000.00 ) each employee, and five hundred thousand (\$ 500,000.00 ) policy limit.

## PAGE 6

- [  ] § A.3.3.2.1 Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to

the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:

PAGE 7

|                  |                     |
|------------------|---------------------|
| Payment Bond     | <u>\$794,000.00</u> |
| Performance Bond | <u>\$794,000.00</u> |