

**SOLAR PHOTOVOLTAIC SYSTEM
LICENSE AGREEMENT
BY AND BETWEEN
TOWN OF CONCORD
AND
CONCORD MUNICIPAL LIGHT PLANT**

SOLAR PHOTOVOLTAIC SYSTEM LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the “License” or “Agreement”), is made and entered into as of the 23 day of June, 2025 (the “Effective Date”), between the Town of Concord acting by and through the School Committee (“School Committee”), and the Concord Municipal Light Plant, a municipal light plant operating pursuant to G.L. c. 164 (“CMLP”), both departments and entities of the Town of Concord (the “Town”).

BACKGROUND RECITALS

A. Whereas, the School Committee is in the process of constructing a new middle school located at 923 Old Marlboro Road, Concord, MA (the “Property”);

B. Whereas, CMLP seeks to install, own, and operate solar photovoltaic equipment (“Solar Equipment”) as described in Specifications attached as Appendix 1 in and on the Rooftop of the Building (both as hereinafter defined) for its own use;

C. Whereas, CMLP also is considering whether to construct a Solar Canopy in the areas designated in Appendix 1 for the installation of additional Solar Equipment, to be determined following the receipt of bids for the project, for its own use;

D. Whereas, CMLP desires to obtain a license to install and operate the Solar Equipment and to construct and maintain a Solar Canopy at the Property;

E. Whereas, the School Committee and its Superintendent of Schools serves as the authorizing agent of the School for the purposes and terms of this agreement;

F. Whereas, CMLP and the School are both departments of the Town of Concord and seek to cooperatively engage in the placement of Solar Equipment on the Rooftop of the Building; and

G. Whereas, the School Committee and CMLP seek to enter into this Agreement to clarify their respective roles and obligations for the installation of the Solar Equipment on the Rooftop of the Building;

School Committee

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1 GRANT OF LICENSE

1.1 DEFINITIONS

In addition to terms defined in this License, the following terms set forth below shall have the following meanings:

1.1.1 “Building” will mean that certain building located 923 Old Marlboro Road, Concord, MA, currently known as the new middle school.

- 1.1.2 “Equipment Space” will mean the equipment locations necessary to support the photovoltaic modules, including rooftops and the parking lot where modules and inverters may be installed, as well as the utility area near the gymnasium. CMLP will attempt to keep all equipment in these areas but may need access to electrical or mechanical rooms in the event it is required for installation.
- 1.1.3 “Licensed Area(s)” shall mean the areas designated for the installation of CMLP’s Rooftop Solar PV System and Solar Canopy system, as set forth in Appendix 1.
- 1.1.4 “Rooftop” means the applicable portions of the roof of the Building designated by the School Committee as the space for the Solar Equipment.
- 1.1.5 “Solar Canopy” means the outdoor structures designed for the installation of the Solar Equipment, as described in the Specifications.
- 1.1.6 “Solar Equipment” mean CMLP’s solar generation facility and related equipment including wiring, cabling and other accessories used therewith for installation, operation and maintenance and described on Appendix 1, attached hereto and made a part hereof.
- 1.1.7 “Specifications” means the specifications for the design and installation of the Solar PV System, as may be amended by CMLP.
- 1.1.8 Operational Life means the expected operational duration of the Solar Equipment, which shall be the earlier of 30 years or the installed manufacturer’s estimated solar module lifespan.

School Committee 1.2 LICENSE TO USE AND ACCESS TO THE PROPERTY

1.2.1 Subject to the terms and conditions contained in this License, the School Committee hereby grants to CMLP and CMLP agrees to accept the non-exclusive, as to other non-solar uses, right to use Equipment Space and the Licensed Areas for the installation, operation and maintenance, at CMLP’s sole cost and expense, of the Solar Equipment and Solar Canopy. Throughout the Term of the License, as described below, the School Committee hereby grants CMLP, including its contractor(s) a right of access through the Property, including the Building and all elevators, stairways or other access points of egress and ingress for purposes of accessing the Rooftop for the purpose described herein and pursuant to the terms and conditions of Section 1.7 below.

1.2.2 The School Committee represents that the Building was constructed to accommodate the installation of CMLP’s Solar Equipment on the Rooftop and is suitable for its installation and use. Provided, however, if CMLP determines that the Rooftop is not suitable for the installation of its Solar Equipment, any necessary alterations, improvements, or repairs in and to the Rooftop to make same ready for CMLP’s use and occupancy may be at CMLP’s sole expense. Any alterations, modifications or improvements are subject to approval of the Superintendent of Schools, to ensure they do not interfere or adversely impact educational activities. Approval will not be unreasonably withheld. Notwithstanding the foregoing, nothing herein shall be deemed to waive or abridge any claim the School Committee or the Town may have against any third party, including any contractor of the Town or the School Committee that may be responsible for the design, construction, inspection, or supplying of materials for the Building or any part thereof.

1.2.3 Nothing in this Agreement shall in any way to be construed to alter or abridge the rights of the Town with respect to any of its departments, including CMLP or the School Committee, or the rights of

departments or officials of the Town, including the Town Manager, CMLP, or the School Committee with respect to each other.

1.3 EQUIPMENT SPACE

The School Committee acknowledges that CMLP will be installing equipment in Licensed Areas and that the installation, maintenance and use of the Licensed Areas will be at CMLP's sole expense and is subject to the terms of this License.

1.4 TERM AND TERMINATION OF LICENSE

1.4.1 Term. This License will commence on the Effective Date and will remain in effect for a period of thirty (30) years from the Effective Date (the "Term") unless extended by the Parties in writing.

1.4.2 Termination By CMLP. CMLP, for any reason, may terminate the License to use all or any portion of the Licensed Area(s) by providing 30 days' advanced written notice to the School Committee. Upon termination of this License, CMLP will at its own cost remove all Solar Equipment and repair any damage to the Building or the Property resulting therefrom. CMLP will surrender the Licensed Areas to School in good condition and repair (subject to ordinary wear and tear).

1.4.3 Termination by the School Committee. The School Committee may terminate the License at any time for an Event of Default as provided in Section 2.8 below. The School Committee agrees it will not terminate the License within the Operational Life of the Solar Equipment for any reason other than an Event of Default.

1.6 RESPONSIBILITIES OF CMLP

1.6.1 Plans and Specifications of Solar Equipment. CMLP, at CMLP's sole expense, will design, procure and install the Solar Equipment in accordance with its plans and specifications, attached at Appendix 1. CMLP is responsible for all costs associated with the License, including the costs of operating and maintaining the Solar Equipment.

1.5.2 Use and Maintenance. This License is limited to allowing CMLP only to install, maintain and operate the Solar Equipment at the locations described in Appendix 1. CMLP and the School Committee understand that the Equipment Space must be kept locked and secure at all times.

1.6.3 Care and Maintenance by CMLP. CMLP agrees not to commit any waste or allow any waste to be committed within or on any portion of the Rooftop and will not injure the Rooftop or Building but will maintain the Rooftop in a clean condition and in good repair, except as to damage to be repaired by the School Committee, as provided herein. CMLP will remove all excess cable, tools and equipment and will keep all Licensed Areas neat and clean at all times. At the termination of this License, CMLP agrees to deliver the Licensed Areas to School Committee in as good condition as at the date of the commencement of the term of this License, ordinary wear and tear excepted.

1.6.4 Site Technical Standards. CMLP agrees that the installation, operation and maintenance of its Solar Equipment will at all times, and at CMLP's sole cost and expense, comply with such technical standards for the Rooftop as may from time to time be established by School Committee or the Town in their reasonable discretion, including, without limitation, technical standards relating to structural engineering, and city construction permits (the "Site Technical Standards").

1.6.5 Removal of Solar Equipment. CMLP will remove its Solar Equipment within one hundred eighty (180) business days after the termination of this License provided CMLP repairs any damage to the Building (including the Rooftop) caused thereby, excluding ordinary wear and tear.

1.6.6 Building Access. CMLP will contact the School Committee prior to entering the Building except in the event of an emergency. CMLP Staff or contractors who visit the property will follow the school's visitor policy as it pertains to the necessity of CORI requirements or authorization. That policy may be found on the district's website.

1.7 RESPONSIBILITIES OF THE SCHOOL

1.7.1 Rights of Access and Provision of Space and Facilities. The School Committee will provide employees or agents of CMLP rights of ingress and egress to the Property and in those portions of the Building controlled by School Committee and School Committee will provide CMLP with access to and use of the Rooftop and Equipment Space consistent with the requirements of the installation, operation, maintenance, and service of the Solar Equipment; provided, however, unless an emergency exists, CMLP shall not have access to the Building during hours of the middle school's operation. School Committee

1.7.2 Non-Interference. CMLP will have the sole and exclusive right to install and operate the Solar Equipment at the Property. In no event during the Term will the School Committee construct, build or locate, or allow others to construct, build, or locate any equipment or facilities (solar or otherwise) that would interfere with the Solar Equipment or otherwise engage in, or allow others to engage in activity, that might impede the Solar Equipment's access to the sun or decrease the output or efficiency of the Solar Equipment.

ARTICLE II GENERAL COVENANTS

2.1 USE OF ELECTRICAL SERVICES BY CMLP

The School Committee will furnish CMLP electrical facilities to provide sufficient space and power for CMLP's Solar Equipment provided, however, that CMLP will be responsible for (i) the cost of installing such facilities, (ii) the cost of the installation of any separate meters required by CMLP, and (iii) the cost of consumption as reflected by such meter. Temporary interruption in the power provided by such facilities will not render the School Committee liable in any respect for damages to either person or property nor relieve CMLP from fulfillment of any covenant or agreement hereof.

2.2 LAWS AND REGULATIONS

CMLP shall comply with all applicable laws, ordinances, rules, and regulations of any governmental entity or agency having jurisdiction with respect to the License and/or the Property.

CMLP warrants that the equipment installed in conjunction with this License will comply with manufacturers' specifications, such specifications to comply with all federal, state and local rules and regulations. CMLP will, at CMLP's sole cost, take all measures necessary to ensure that such equipment is within manufacturers' specifications and that all equipment strictly complies with all laws, rules, regulations, ordinances and codes, whether now or hereafter existing, of all federal, state and local governmental authorities and that the equipment strictly complies with all contractual obligations to which CMLP is bound in connection with such equipment and as applicable to the Solar Equipment or similar facilities.

CMLP will use commercially reasonable efforts to ensure that the Solar Equipment installed by CMLP does not interfere with or disturb the operation of any other equipment or business of the School Committee or any other department of the Town or of any other occupant of the Building. In the event of such interference or disturbance to an existing occupant, CMLP will make such necessary adjustment to its equipment to correct such interference or disturbance.

2.3 BUILDING RULES

CMLP will comply with the rules and regulations of the Building as adopted by the School Committee and the Town from time to time and will cause all of its agents, employees, invitees and visitors to do so, provided such rules: (i) do not unreasonably and materially interfere with CMLP's conduct of its business; and (ii) do not require payment of additional moneys.

CMLP will contact the School Committee prior to entering the Building except in the event of an emergency.

2.4 ENTRY BY THE School Committee

CMLP agrees to permit the School Committee or its employees, agents or representatives to inspect any portion of the Solar Equipment installed in the Licensed Areas by CMLP at all reasonable hours (and in emergencies at all times) to inspect the same, to clean or make repairs, alterations or additions to the Equipment Space or to the Building. However, the School Department will not be obligated to change or delay its intended entry into these areas for this purpose and CMLP agrees to make any such representative available, if at all, on the schedule desired by the School Committee.

2.5 INSURANCE

2.5.1 Each Party shall carry insurance issued by an insurance carrier satisfactory to the other to protect the Parties hereto from and against claims, demands, actions, judgments, costs, expenses and liabilities which may arise or result, directly or indirectly from or be, caused, in whole or in part, by reason of the Parties' activities under this License Agreement. Each Party shall obtain the insurance types in the amounts set forth below and, if necessary, excess liability insurance with a limit of the amounts set forth in Section 2.5.2.

2.5.2 Each Party shall obtain insurance of the types and in the amounts described below, and the Town shall obtain Builder's Risk insurance:

- (a) Commercial General Liability, with limits of not less than \$1,000,000 each occurrence, Medical Expense (any one person) not less than \$5,000, Personal & Adv Injury not less than \$1,000,000 each occurrence, General Aggregate of not less than \$2,000,000, Products-Comp/OP Agg not less than \$2,000,000.
- (b) Automobile Liability insurance with a combined single limit of \$1,000,000 per accident, including any auto, hired autos and non-owned autos.
- (c) Workers Compensation Insurance and Employers Liability insurance with limits of not less than \$100,000 each accident for bodily injury by accident or \$100,000 each employee for bodily injury by disease, with a policy limit not less than \$500,000.

(need to review this section with our insurance agent; do not want to duplicate coverage – CMLP and Town both paying to insure damage to one another's property. Fairly certain we have these coverage amounts)

2.5.3 Each Party may use any combination of primary and excess insurance to meet the total limits required.

2.5.4 Each Party shall submit to the other ACORD form certificates of insurance including renewal thereof, by each company insuring such Party to the effect that it has insured the insured Party for all liabilities of such Party covered by this Agreement. Each Party shall be named as an additional insured (except for Workers Compensation). No endorsements attempting to limit coverage given to the additional insured shall be accepted. This insurance does not apply to claims or liability arising directly out of the negligent acts or omissions of the additional insured(s). Except for workers' compensation insurance, such insurance coverages shall: (i) be primary and non-contributory with respect to any self-insurance or other insurance maintained by such Party; and (ii) be obtained from insurance carriers having an A.M Best rating of at least A-VII. Each Party waives all rights against the other Party, its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by any insurances listed under Section 2.5.

2.5.5 Licensee shall provide Licensor with a Certificate of Insurance to provide evidence of insurance compliance prior Commercial Operation (as defined in the ESS Agreement). Licensee shall not cancel or change any such policy of insurance issued to Licensee except after the giving of not less than thirty (30) days' prior written notice to Licensor.

2.5.6 Each Party shall provide the other Party with prompt written notice in the event that the policy or policies of insurance required hereunder will be canceled or changed so that the requirements of this Section no longer will be satisfied.

2.5.7

2.6 INDEMNITY

Except for their negligence, willful misconduct or default under this License by the School Committee, its employees or agents, CMLP hereby agrees, to the extent permitted by law, to use funds available to it, rather than the Town's General Fund or amounts appropriated to the Concord Public Schools to protect, defend, and indemnify the School Committee and the Town and its agents and their respective officers, employees, agents, commissioners, and board member from and against all loss, claims and expense, including without limitation any loss or damage attributable in whole or in part to CMLP's or its employees, servants, agents or contractors, because of damage to, loss or destruction of property, including loss of use thereof, and/or because of bodily injury, sickness or disease, or death sustained by any person, including workmen's occupational disease arising directly or indirectly from the activities under the License, arising directly or indirectly from the Solar Equipment, or the use and occupancy by CMLP of the Rooftop, or any breach of this License.

Except for the negligence, willful misconduct or default under this License by CMLP, its employees or agents, the School Committee and the Town hereby agree, to the extent permitted by law, to seek appropriations other than those committed to CMLP to protect, defend, and indemnify CMLP and its agents and its respective officers, employees, agents, commissioners, and board member from and against all loss, claims and expense, including without limitation any loss or damage attributable in whole or in part to the School Committee's or the Town or its employees, servants, agents or contractors, because of damage to, loss or destruction of property, including loss of use thereof, and/or because of bodily injury, sickness or disease, or death sustained by any person, including workmen's occupational disease arising directly or indirectly from the School Committee's or the Town's negligent acts or omissions, or any breach of this License.

2.7 CASUALTY DAMAGE

If the Solar Equipment or any part thereof is damaged by fire or other casualty, CMLP will give prompt written notice thereof to the School Committee. In case the Building is damaged such that alteration or reconstruction of the Building is required (whether or not any equipment or property of CMLP will have been damaged by such casualty) either Party may terminate this License by notifying the other in writing of such termination within ninety (90) days after the date of such casualty.

2.8 EVENTS OF DEFAULT/REMEDIES

2.8.1 The following events will be deemed to be events of default by CMLP under this License: (i) CMLP fails to pay any sum of money when due hereunder and such failure continues for a period of ten (30) business days after receipt of written notice from the School Committee of such failure; (ii) CMLP and/or the School Committee fails to comply with its respective obligations under any provision of this License, and such failure continues for a period of thirty (30) days after written notice of such default is delivered to the defaulting party, provided, however, if such condition cannot reasonably be cured within such thirty (30) day period, it instead will be an event of default if the defaulting party fails to commence to cure such condition within such thirty (30) day period and/or thereafter fails to prosecute such action diligently and continuously to completion within ninety (90) days of the date of the notice of default; or (iii) CMLP ceases to do business or abandon any rights granted under the License. In exceptional circumstances, CMLP may request extensions to the time periods above to the Superintendent of Schools, who has sole discretion to approve or not approve.

2.8.3 Each party will be in default hereunder in the event the defaulting party has not begun and pursued with reasonable diligence the cure of any failure to comply with its respective obligations under any provision of this License within thirty (30) days of the receipt by the other of written notice of the alleged failure to perform.

2.8.4 Notwithstanding the provisions of Paragraph 2.8.2 above, an event of default by CMLP which has resulted from mandated compliance by CMLP or the School Committee with applicable laws, rules or regulations will not be considered an event of default; however, CMLP and the School Committee agree to use all reasonable efforts to comply with the terms hereof consistent with such laws, rules or regulations.

ARTICLE III **MISCELLANEOUS PROVISIONS**

3.1 NO IMPLIED WAIVER

The failure of either party to insist at any time upon the strict performance of any covenant or agreement herein or to exercise any option, right, power or remedy contained in this License shall not be construed as a waiver or a relinquishment thereof for the future.

3.2 PERSONAL LIABILITY

In no event will either party be liable to the other for (a) any loss or damage that may be occasioned by or through the acts or omissions of other occupants of the Building or of any third parties or (b) any consequential, special or incidental damages.

3.3 NOTICE

All notices, demands, requests, or other communications which are required to be given, served, or sent by one party to the other pursuant to this License will be in writing, and will be mailed, postage pre-paid, by registered or certified mail, or by a reliable overnight courier service with delivery verification, addressed as follows:

If to the School:
Concord Public Schools
Attn: Superintendent of Schools
120 Meriam Road
Concord, MA 01742

In addition, an email notification of any formal notices will be sent to the Superintendent of Schools

and

If to CMLP:
CONCORD MUNICIPAL LIGHT PLANT
1175 Elm Street
PO Box 1029
Concord, MA 01742
ATTN: Director of Plant

Each notice, demand, request, or communication which is mailed or delivered in the manner described above will be deemed sufficiently given, served, sent or received for all purposes at such time as it is delivered to the addressee first named above for each party (with the return receipt of verification of delivery being deemed conclusive evidence of such notice), or at such time as delivery is refused by addressee upon presentation.

Either party may designate by notice in writing a new address and/or individual to which any notice, demand, request or communication made thereafter will be so given, served or sent.

3.4 SEVERABILITY

If any term or provision of this License, or the application thereof to any person or circumstance will, to any extent, be invalid or unenforceable, the remainder of this License, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each term and provision of this License will be valid and enforced to the fullest extent permitted by law.

3.5 GOVERNING LAW

This License and the rights and obligations of the parties hereto will be interpreted, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts.

3.6 FORCE MAJEURE

To the extent the performance by a party to this License of any nonmonetary obligation hereunder is interfered with by reason of any circumstances without the fault or negligence, or beyond the reasonable control, of

either party, including fire, explosion, power failure, acts of God, war, revolution, civil commotion, or acts of public enemies, any law, order, regulation, ordinance, requirement, acts of, or failures to act by, any government or any legal body or representative of any such government, labor unrest, including without limitation, strikes, slowdowns, picketing or boycotts, embargo, delay of a common carrier, or any other cause beyond such party's control, then the party affected will be excused from such performance to the extent of such interference (and the other party will likewise be excused from performance of its obligations on a day-to-day basis to the extent such other party's obligations relate to the performance so interfered with), provided that the affected party will use reasonable efforts to remove such causes of non-performance.

Notwithstanding any provision herein, neither party will be liable to the other for any loss or damage to any property or person to the extent occasioned by theft, fire, act of God, public enemy, injunction, riot, strike, insurrection, war, court order, requisition, or order of governmental body or authority.

3.8 OWNERSHIP OF EQUIPMENT

The School Department shall have no ownership or other interest in any Solar Equipment installed on the Building. The manner of operation of the Solar Equipment, including but not limited to decisions on when to conduct maintenance, is within the sole discretion of CMLP, subject to the School Committee's or the Town's reasonable rules and regulations as it relates to access to the Rooftop. CMLP will, in good faith, work to coordinate all construction and maintenance (emergency repairs excepted) of the Solar Equipment with the School Committee so as to not unreasonably interfere with School Department's use of the Property.

3.9 ENTIRE AGREEMENT

This License embodies the entire agreement between the parties hereto with relation to the transaction contemplated hereby, and there have been and are no covenants, agreements, representations, warranties or restrictions between the parties hereto with regard thereto other than those specifically set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this License as of this 23 day of June, 2025.

TOWN OF CONCORD SCHOOL COMMITTEE:

By: Andrew Herchek

Name: [Signature]

Title: Chair 11/7/2026

CONCORD MUNICIPAL LIGHT PLANT:

By: Kerry A. Lafleur

Name: Kerry Lafleur

Title: Town Manager

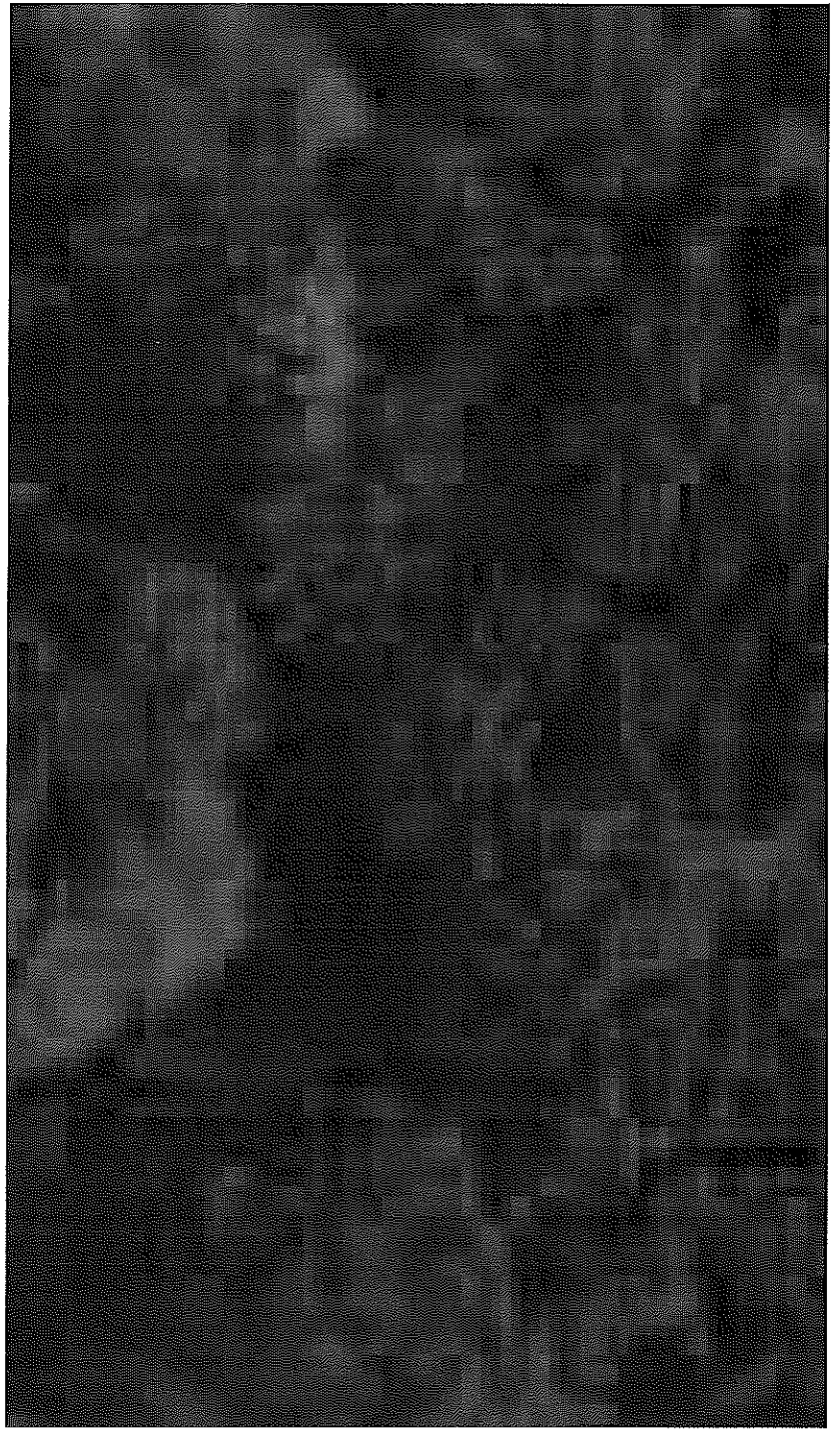
Appendix 1

SOLAR PV SYSTEM SPECIFICATIONS

and

Licensed Areas

[See next page.]



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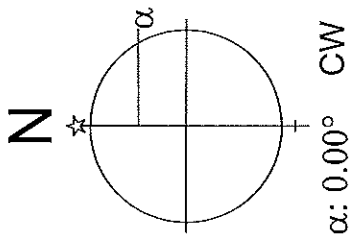
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PROCEDURAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY NOTED TO EXISTING CONDITIONS, STRUCTURE, ELECTRICAL RUNS (SPECIFY EXISTING MANUFACTURER RECOMMENDATIONS OR CODES, REGULATIONS OR RULES OF JURISDICTION).
2. ALL DIMENSIONS OF EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING OF EQUIPMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, OSHA REQUIREMENTS, AND THE ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY AND NO DIRECT RESPONSIBILITY FOR ANY CONDITIONS OR FOR POSSIBLE EXISTING HAZARDS.
5. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL BEFORE MAKING ANY CHANGES.
6. APPROVED CHANGES SHALL REQUIRE A DRAWING REVISION TO MAINTAIN CONTROL OF THE PROJECT. DEVIATION FROM THESE PLANS PRIOR TO ENGINEER APPROVAL PLACES ALL LIABILITY ON THE CONTRACTOR.

GENERAL NOTES:

1. STRUCTURAL AND GEOTECHNICAL FIELD CONDITIONS ARE TO BE DETERMINED BY THE ENGINEER OR AS NEEDED/IF APPROPRIATE. DEFICIENCIES SHOULD BE NOTED AND CORRECTED PRIOR TO COMMENCEMENT OF WORK.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT, WIRING, AND FOLLOWING THE ENGINEER'S DIRECTIONS AND INSTRUCTIONS SHOWN ON CONSTRUCTION DOCUMENTS.
3. THE ELECTRICAL CONTRACTOR IS ADVISED THAT UTILITY INTERCONNECTION REQUIREMENTS, ESPECIALLY THE INVERTER MANUALS, ARE TO BE READ AND UNDERSTOOD PRIOR TO INSTALLATION OF ANY EQUIPMENT.
4. THE CONTRACTOR IS ALSO ADVISED TO HAVE ALL COMPONENTS & SWITCHES IN THE FIELD PRIOR TO INSTALLATION OF FUSE-BEARING COMPONENTS.
5. THIS SOLAR PHOTOVOLTAIC SYSTEM IS TO BE INSTALLED FOLLOWING THE CONVENTIONAL PRACTICES (NEC) MASSACHUSETTS ELECTRICAL CODE (MEC) AND ANY LOCAL CODE WHICH MAY APPLY.



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BASE BID

ROOF DRAIN, TYP

6' SETBACK FROM ROOF EDGE, TYP



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Option: Canopies

CANOPY ID	CANOPY ROWS X COLS
N1	3 ROW x 21 COLS
N2	3 ROW x 18 COLS
N3	3 ROW x 24 COLS
N4	3 ROW x 36 COLS
N5	3 ROW x 42 COLS
N6	5 ROW x 54 COLS
S1	3 ROW x 24 COLS
S2	CANOPY REMOVED
S3	2x (3 ROW x 26 COLS), DUAL TILT
S4	3 ROW x 42 COLS
S5	3 ROW x 14 COLS
W1	10 ROW x 43 COLS

TOTAL QTY OF MODULES (ALT) = 1,519
BASIS OF DESIGN MODULE DIMENSIONS, 2108 r
BASIS OF DESIGN MODULE WATTS: CS3W-470M.
KW DC RATING OF CANOPY SYSTEMS (ALT) = 71

TILT OF ALL CANOPIES = 7 DEGREES
AZIMUTH = AWAY FROM ALL DRIVE AISLES

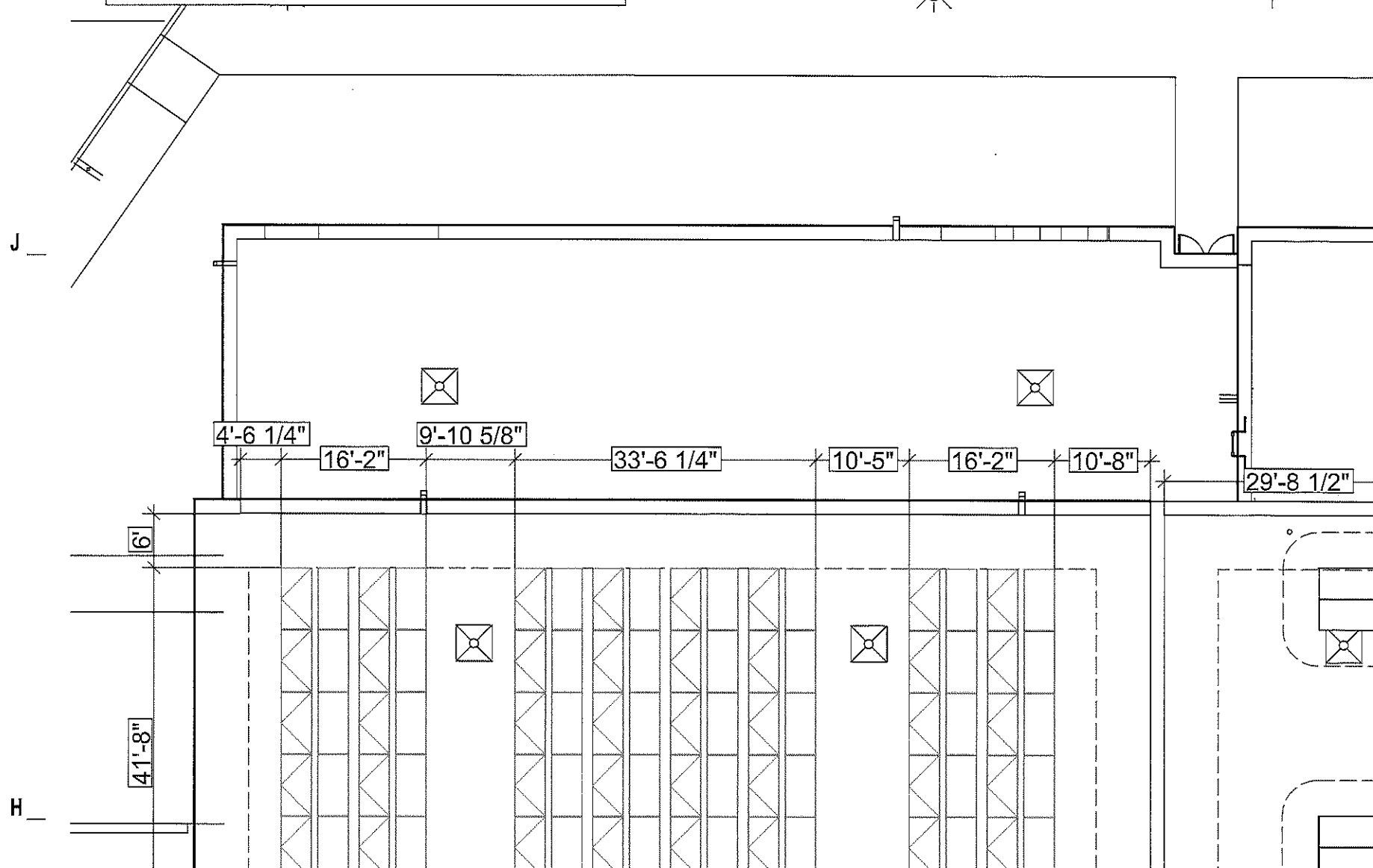
ROOF SYSTEM NOT IN TERRASMART'S SCOPE

Option: Canopies

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BASE BID



Option: Canopies

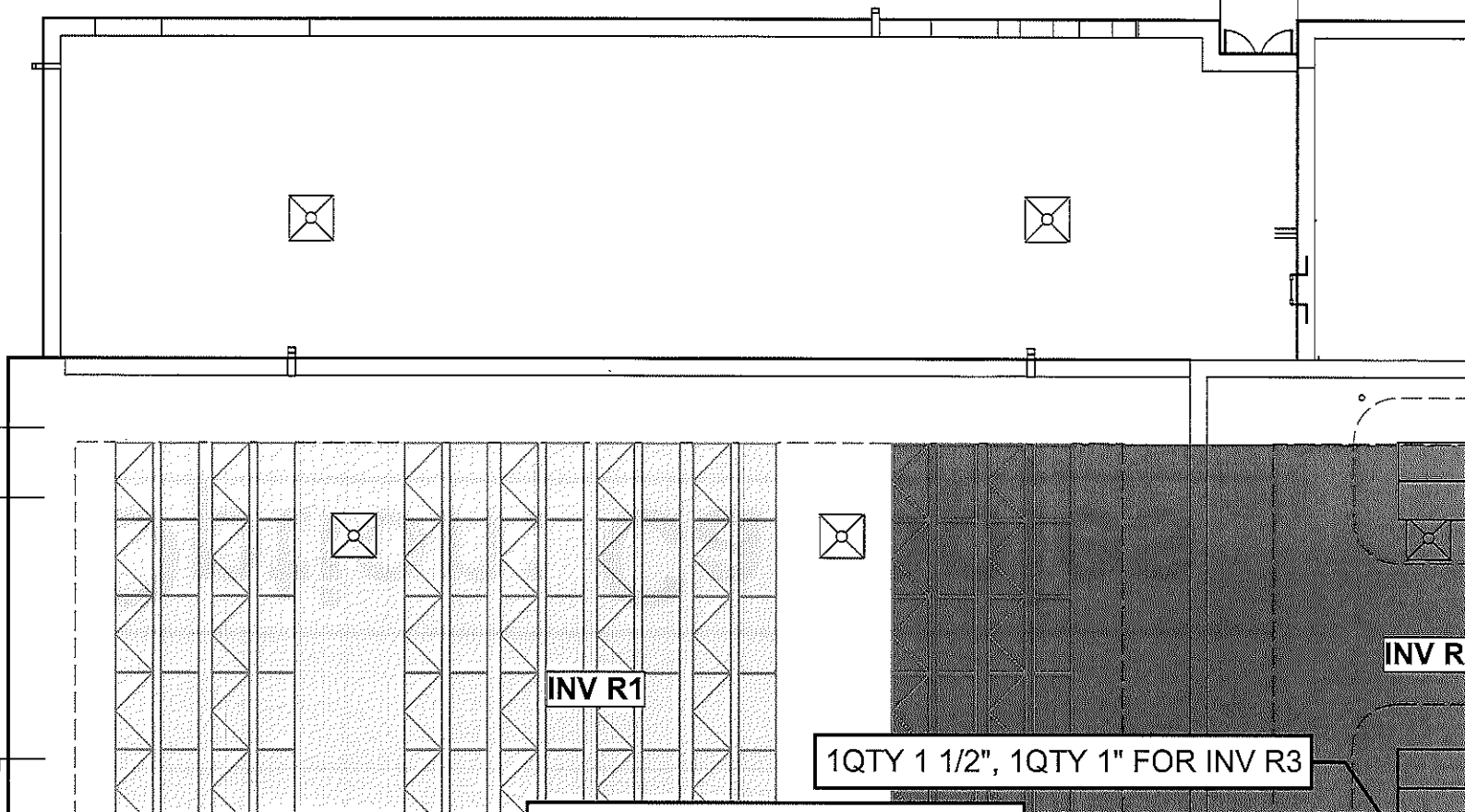
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BASE BID

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Option: Canopies

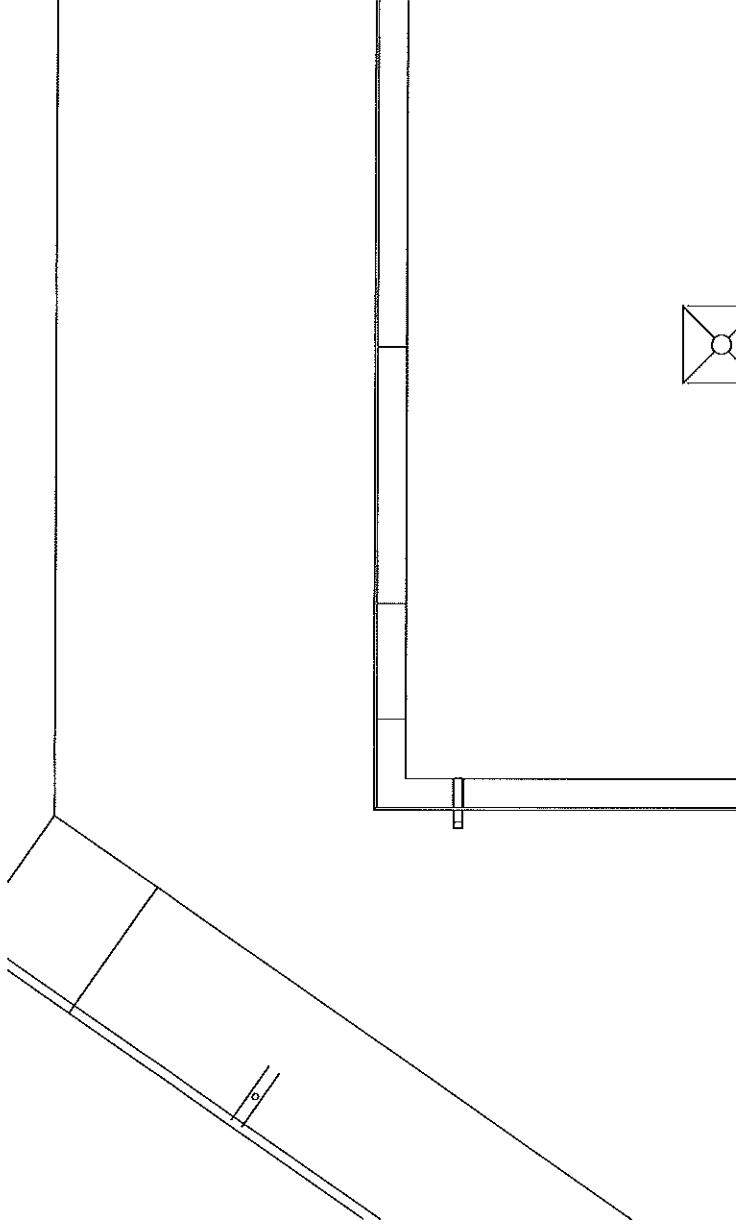
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BASE BID

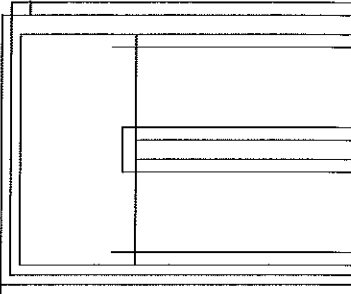
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BASE BID

SEE PV109A
MATCH LINE

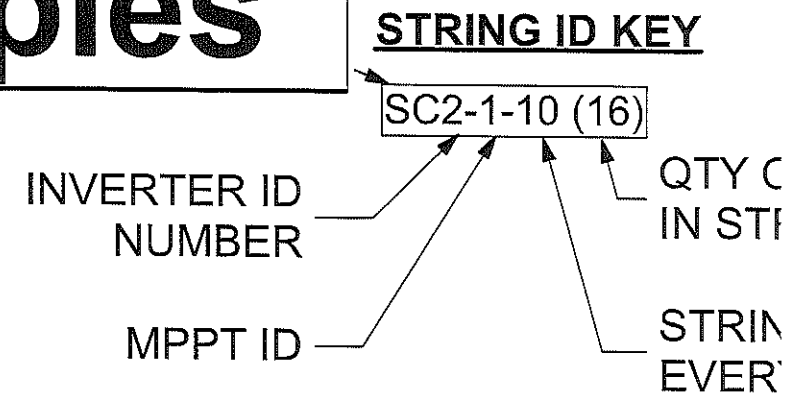


Option: Canopies

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Option: Canopies



EXAMPLE EXPLAINED:

SOURCE CIRCUIT **SC2-1-10 (16)** IS THE FIRST STRING ON INVERTER 2. IT IS CONNECTED TO INVERTER 2 AND MPPT 1. IT CONSISTS OF 16 MODULES.

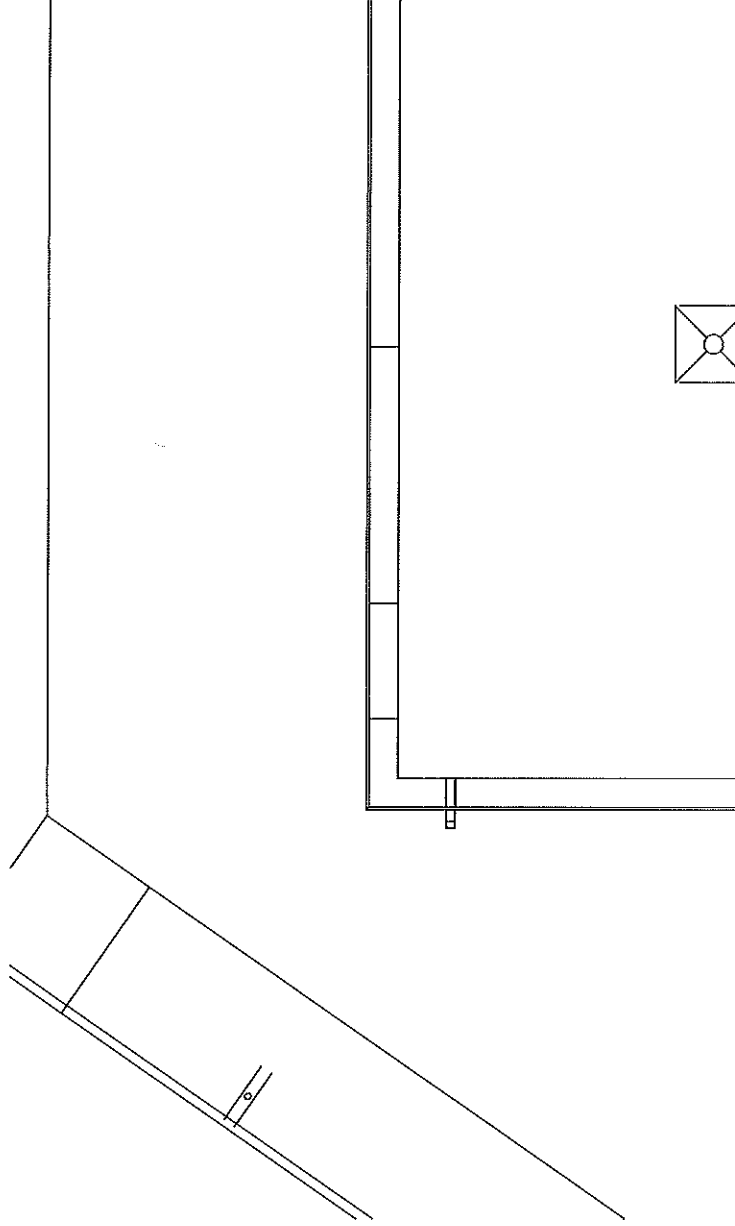
WIRING NOTES:

1. PLASTIC ZIP TIES / CABLE TIES ARE **NOT** PERMITTED AS A PRIMARY FORM OF WIRE MANAGEMENT AND / OR MECHANICAL SUPPORT. THEY ARE PERMITTED TO BE USED FOR BUNDLING PURPOSES (OTHER SCENARIOS WHERE THEY ARE NOT THE PRIMARY FORM OF SUPPORT).
2. ALL HOMERUN CONDUCTORS SHALL BE IDENTIFIED WITHIN ALL ENCLOSURES.
3. PROVIDE WORK LOOP IN ALL CONDUCTORS TERMINATED IN ALL ENCLOSURES TO ALLOW SPACE FOR ELIKE CLAMP OR METED

BASE BID

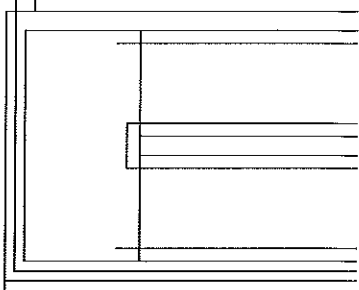
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BASE BID

SEE PV111A
MATCH LINE

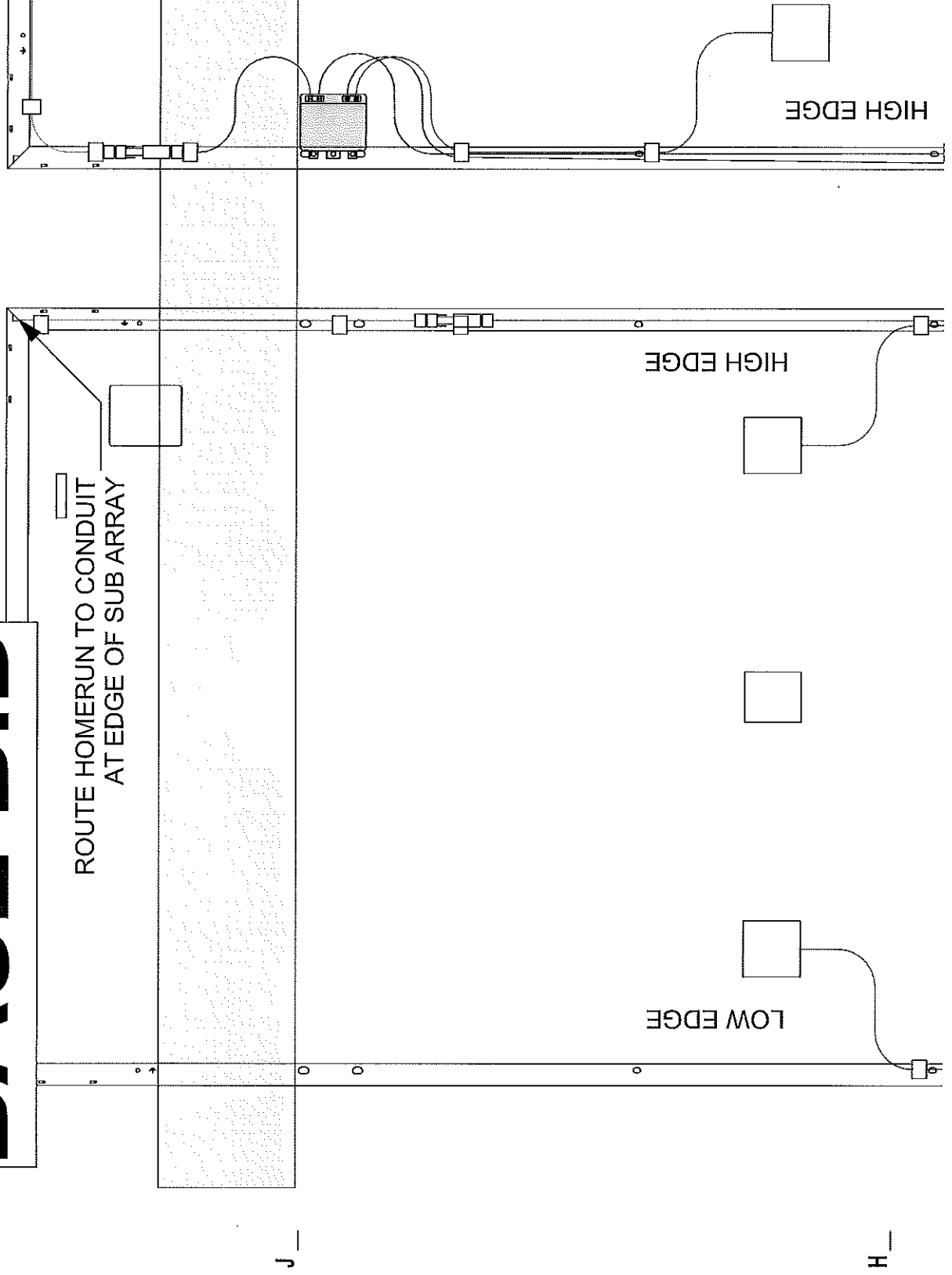


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J

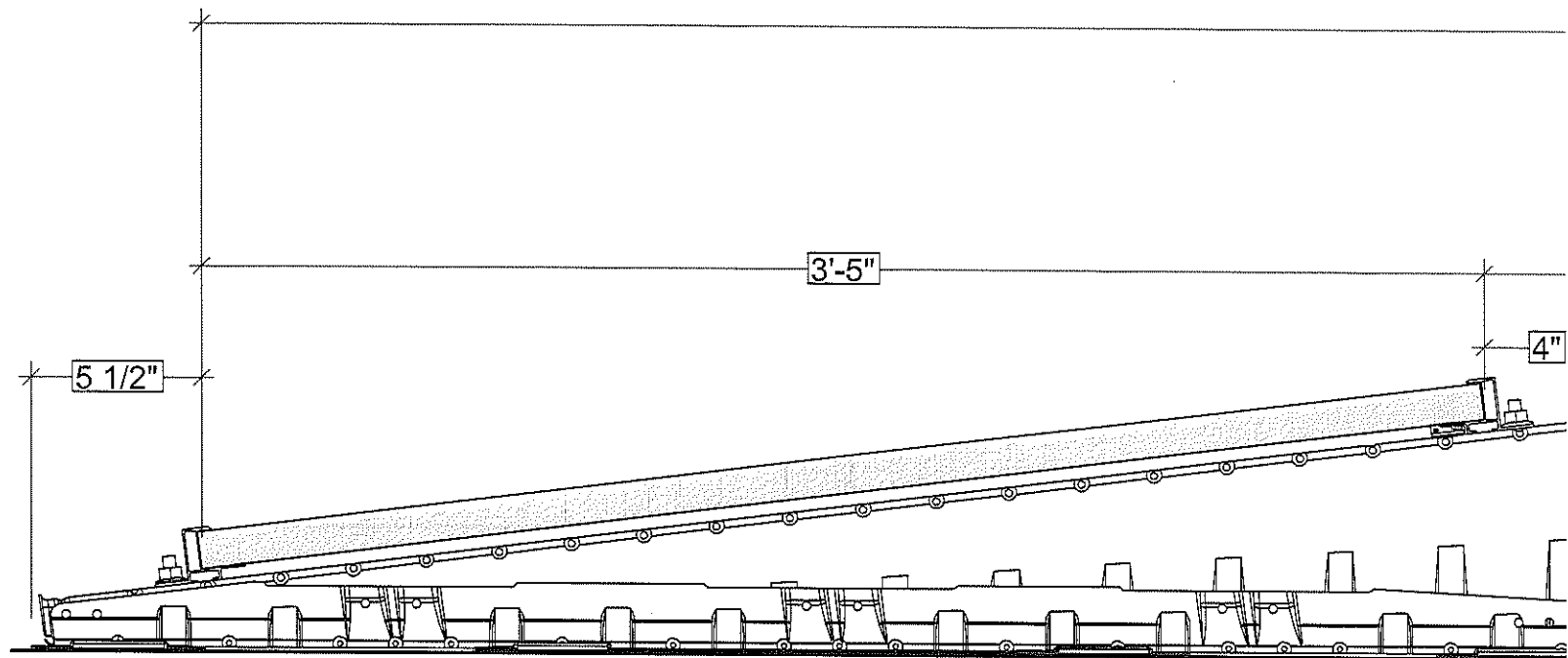
BASE BID

ROUTE HOMERUN TO CONDUIT
AT EDGE OF SUB ARRAY



BASE BID

J _



H _

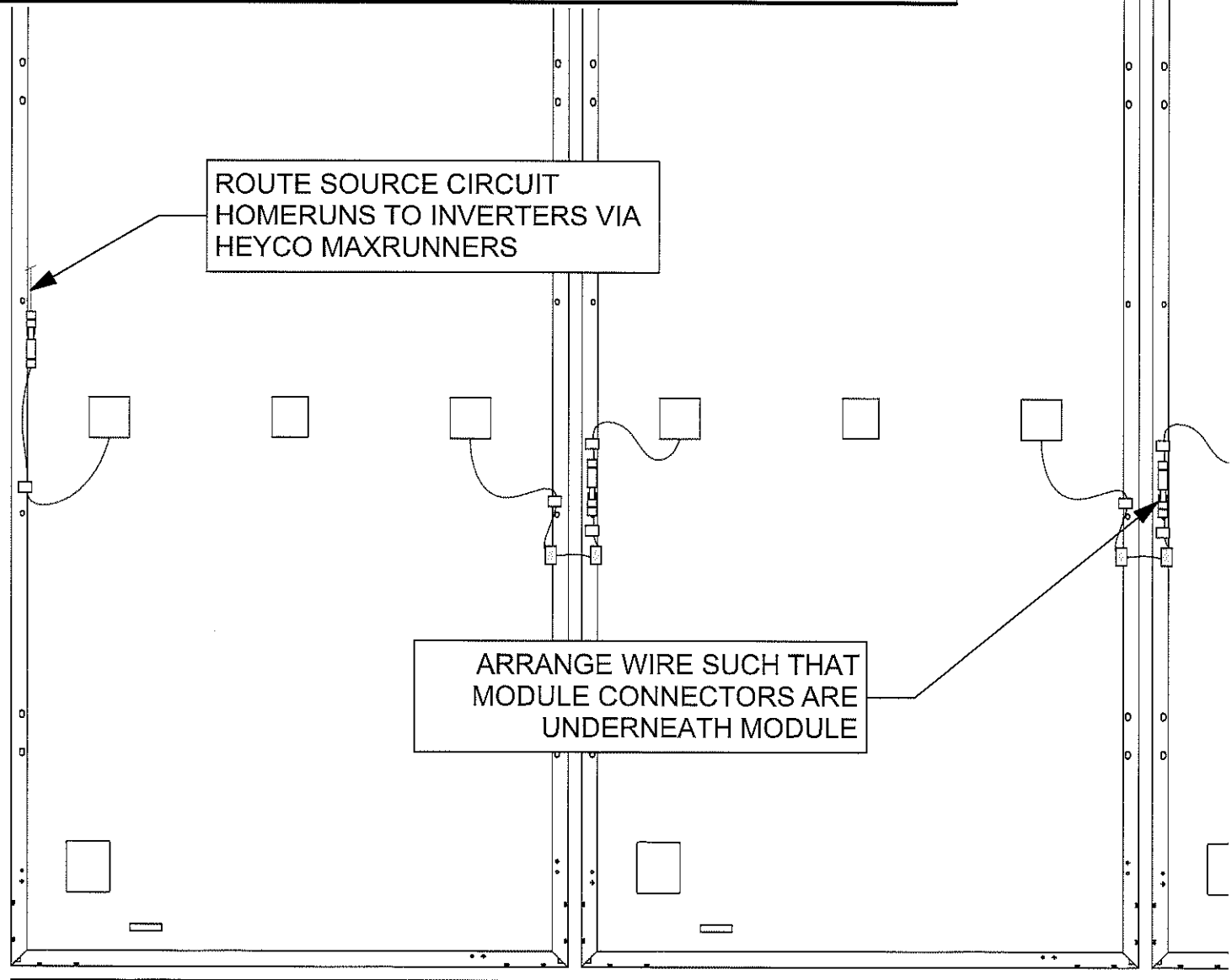
Option: Canopies

J _

ROUTE SOURCE CIRCUIT
HOMERUNS TO INVERTERS VIA
HEYCO MAXRUNNERS

ARRANGE WIRE SUCH THAT
MODULE CONNECTORS ARE
UNDERNEATH MODULE

H _



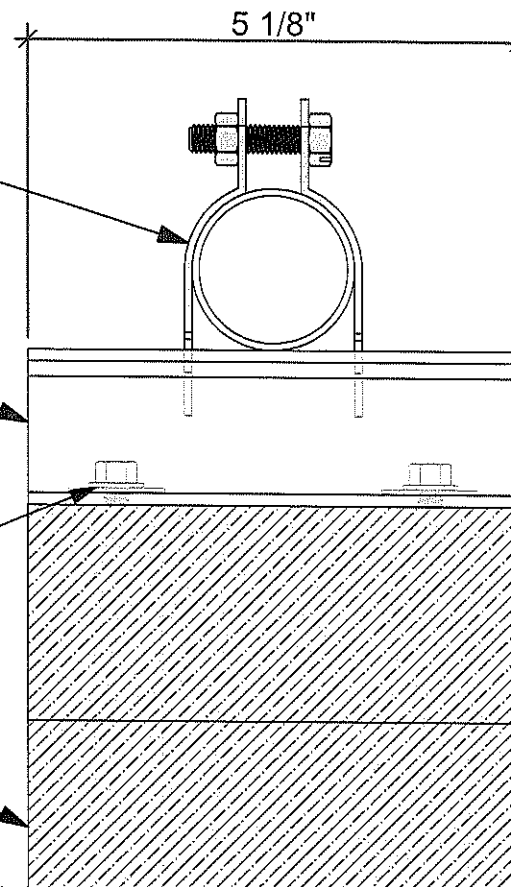
BASE BID

PIPE CLAMP, HDG OR
EQUIVALENT, SIZE TO BE
COORDINATED WITH
CONDUIT SCHEDULE

1 5/8" GALV. STRUT CHANNEL

1/4"-20 x 2 1/2" SS SERRATED
FLANGE BOLT AND 1/4"-20 SS
SERRATED FLANGE NUT AND
1/4"-20 WASHER, 1" OD
ASSEMBLY, TYP

DURA-BLOK (DBM)



EQ

1 5/8

1/4"-20
FLANGE
SERRA
1

DI

1

1-CONDUIT SUPPORT

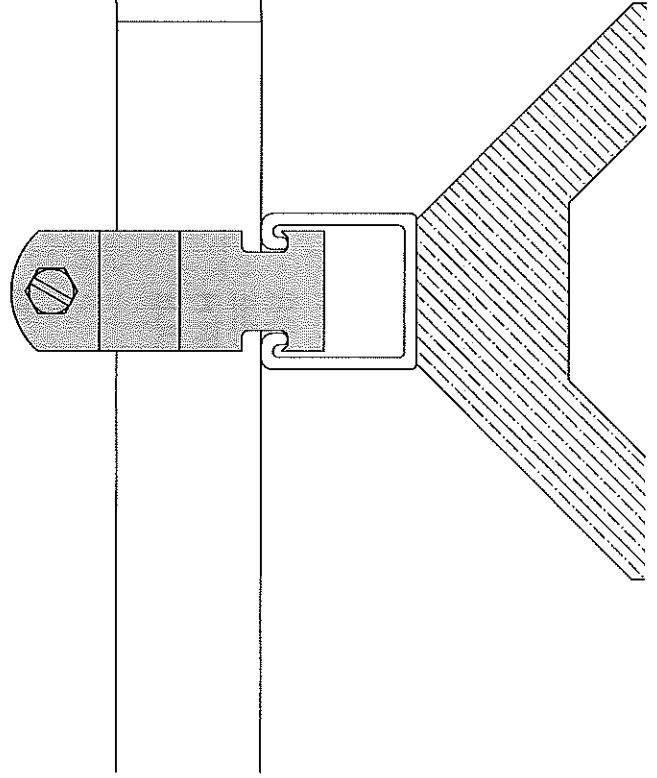
0 1" 2" 4"

2

BASE BID

J —

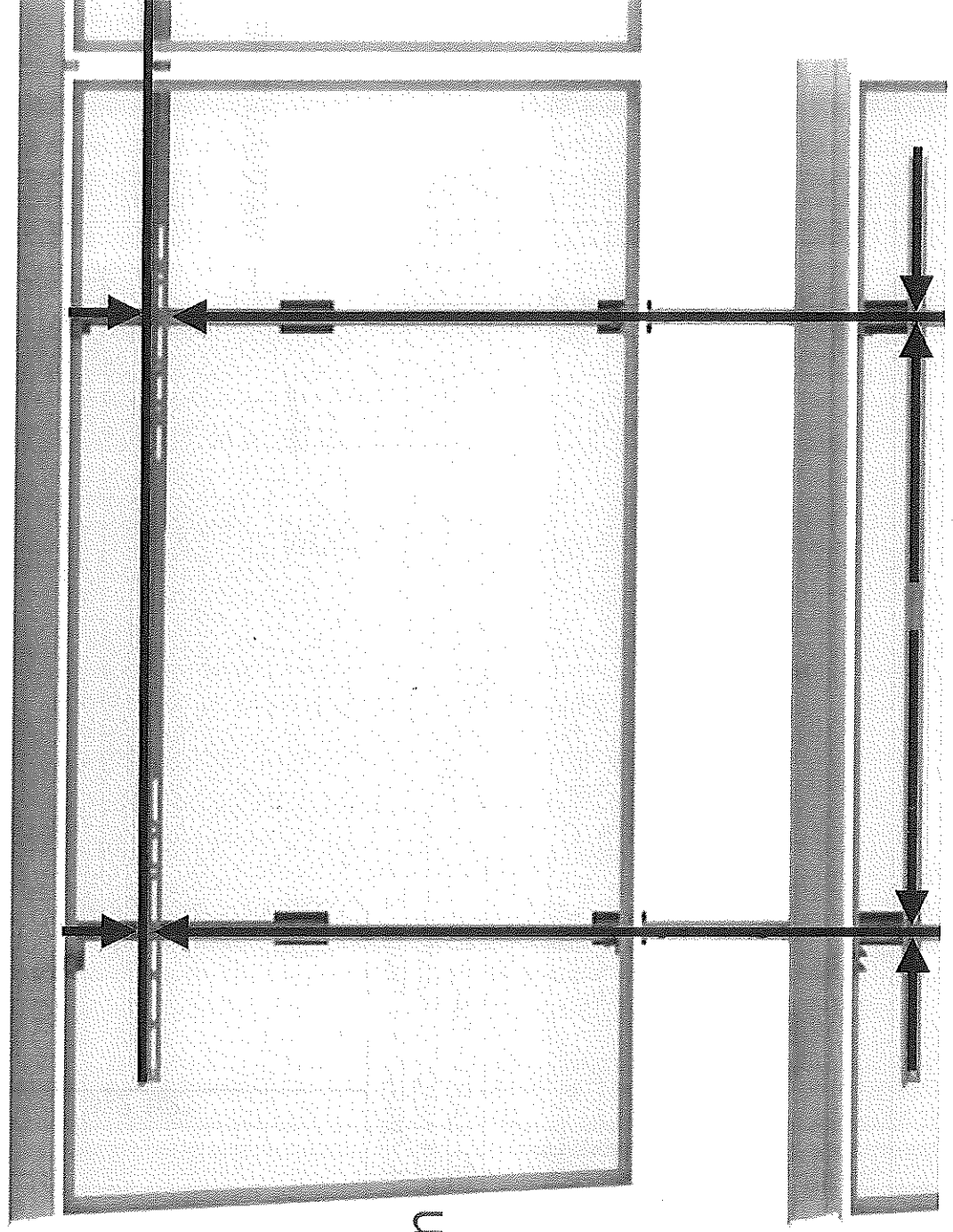
H —



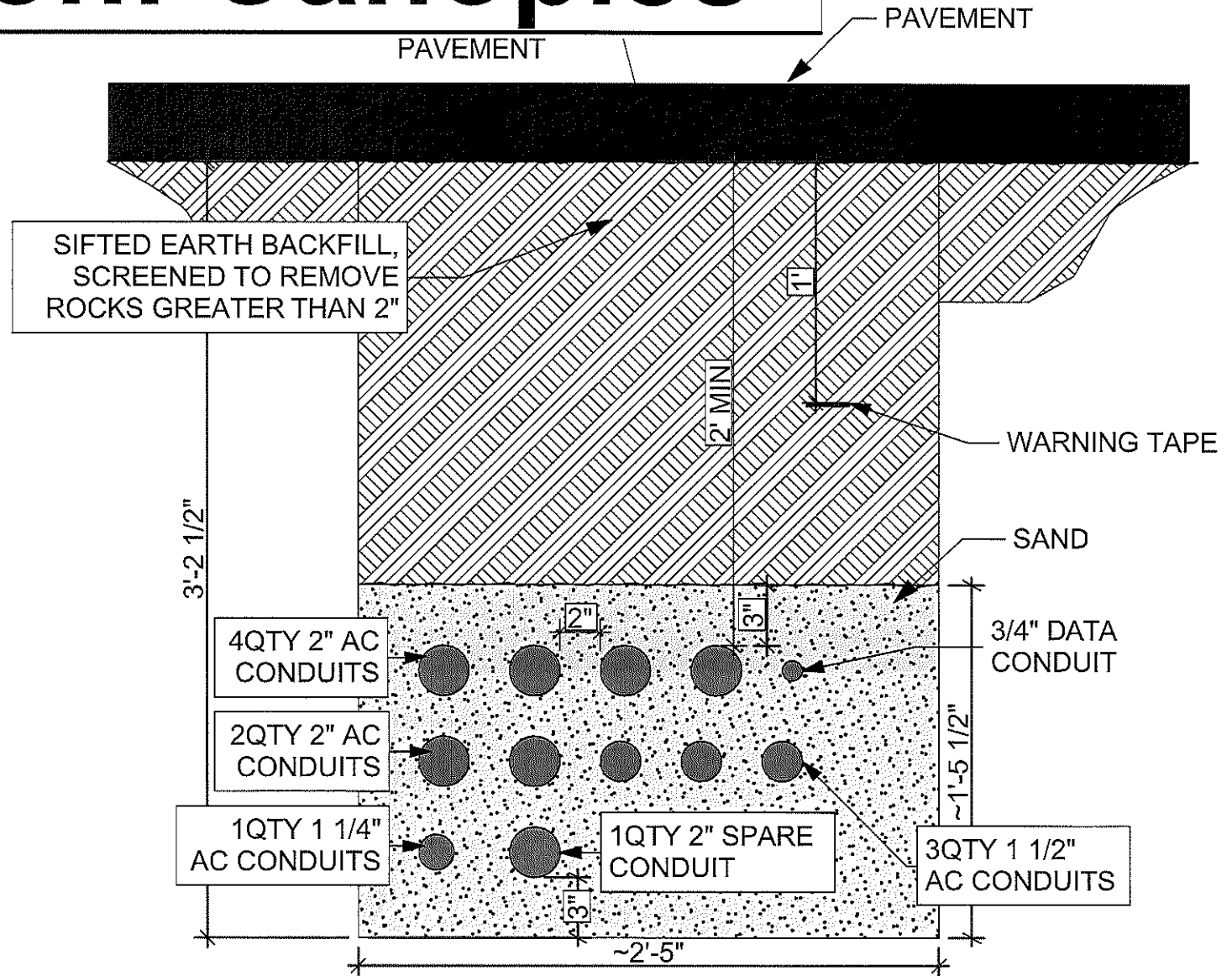
BASE BID

Row

Column

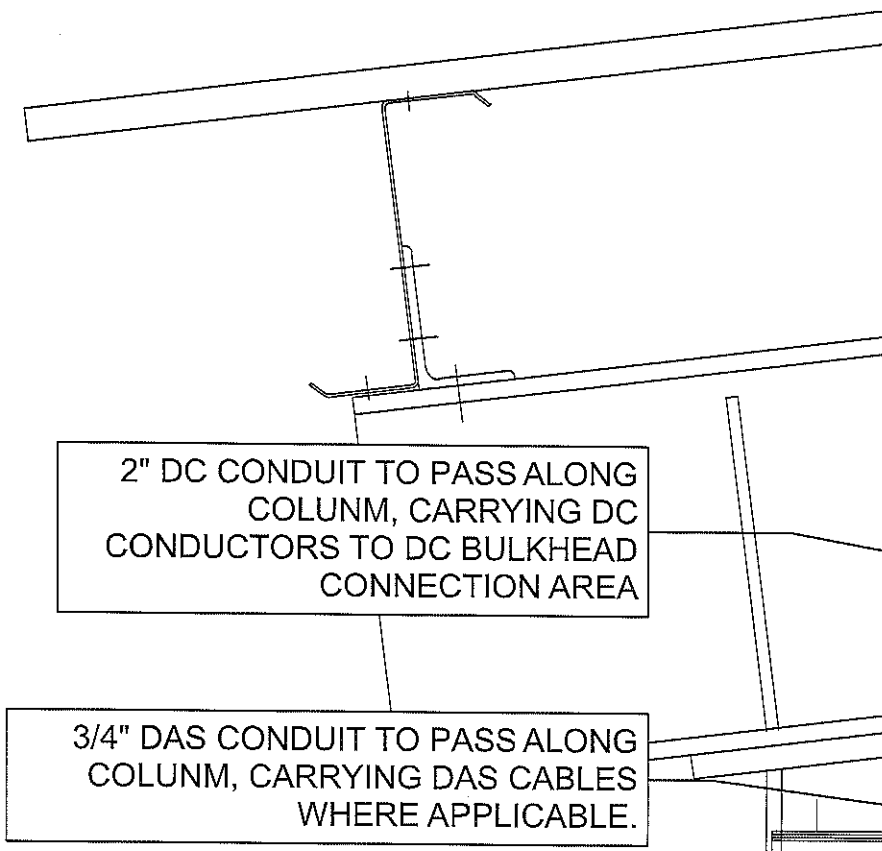


Option: Canopies



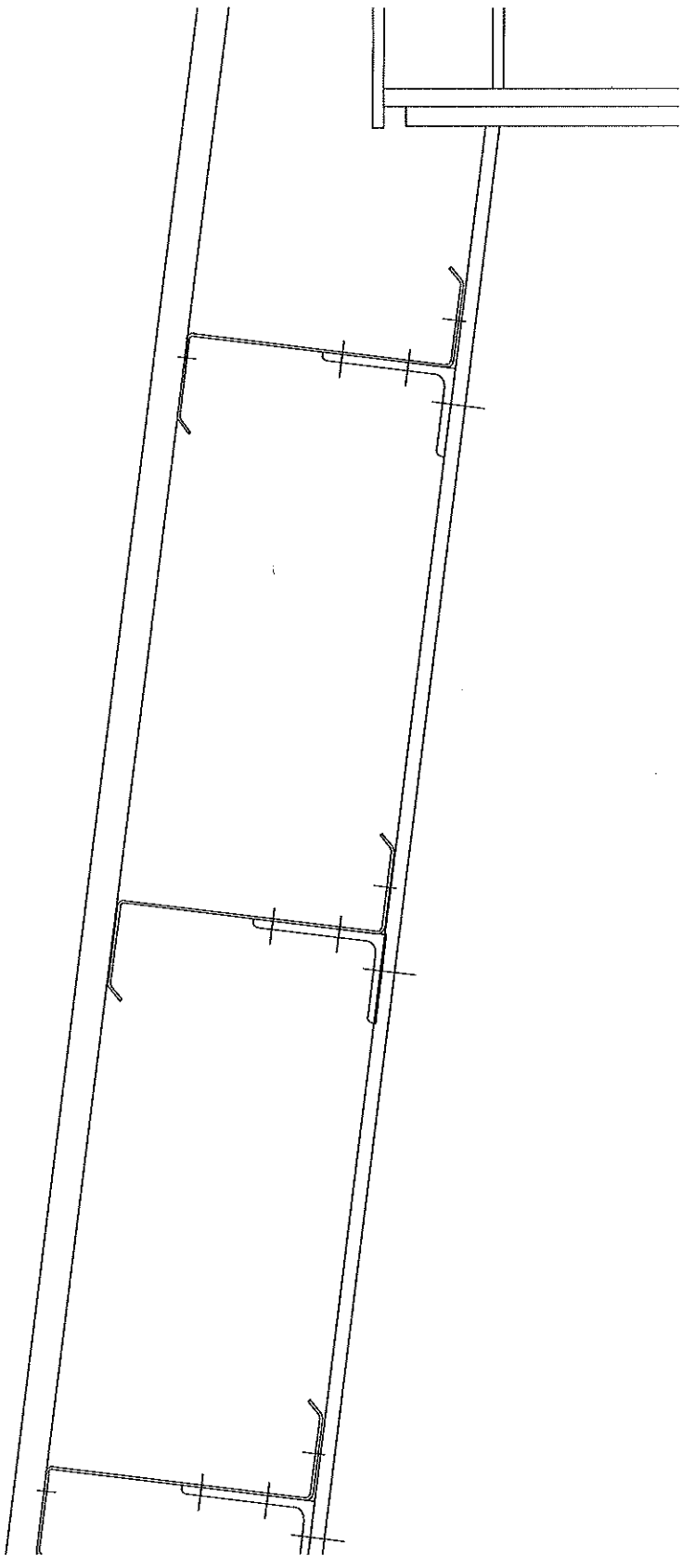
Option: Canopies

J _



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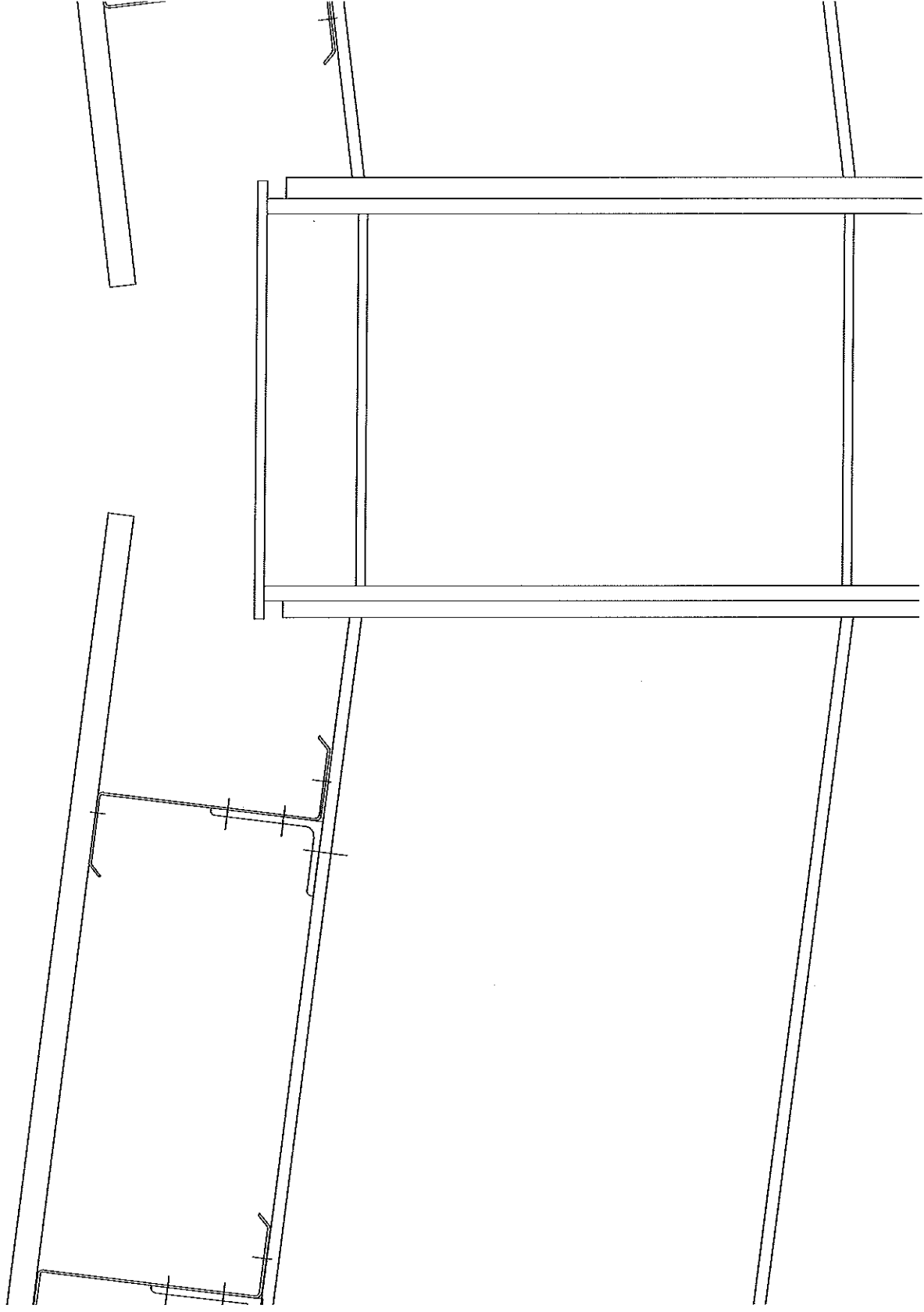
Option: Canopies



J—

H—

Option: Canopies



J—

H—

Option: Canopies

PAINT/FINISH TO BE REMOVED FROM
CANOPY COLUMN TO ENSURE PROPER
BONDING OF COLUMN TO LUG

BOND EGC TO EXTERIOR OF CANOPY
COLUMN FLANGE VIA 2-HOLE
COMPRESSION LUG, MCMASTER
CARR P#: 6926K61 OR EQUIV.

W-SECTION CANOPY COLUMN (AS
SPECIFIED BY MANUFACTURER)

~2' OF #2 CU WIRE ABOVE TOP OF
CONCRETE, FOR GROUNDING BETWEEN
CANOPY COLUMN AND FOUNDATION

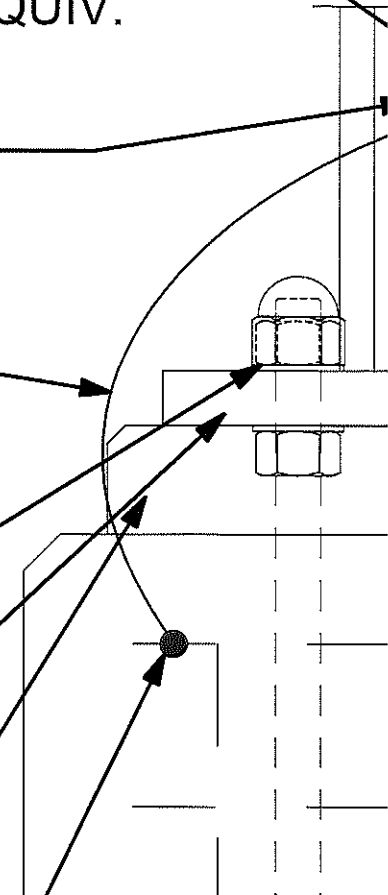
COLUMN ANCHOR BOLTS

STEEL BASE PLATE

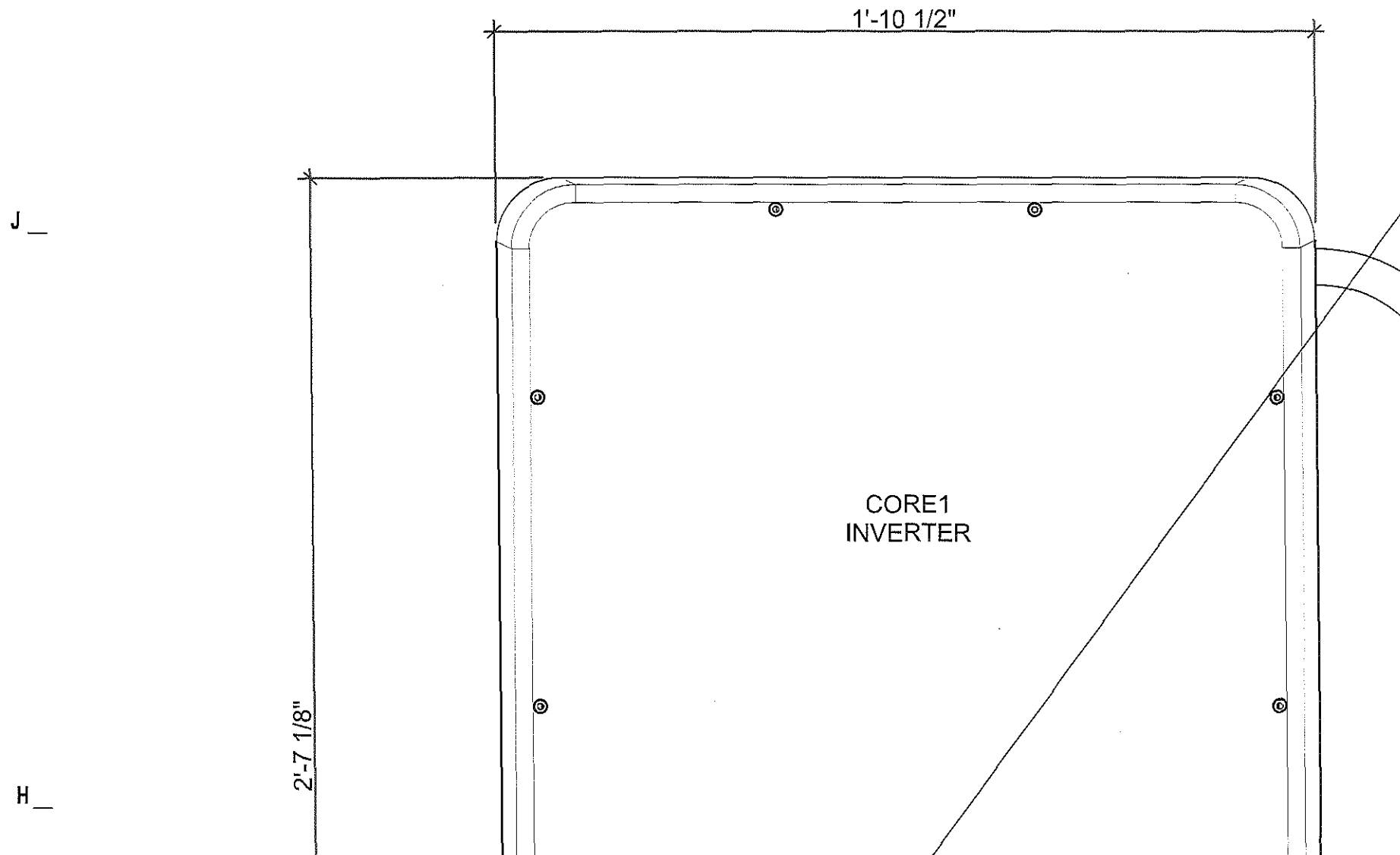
GROUT UNDER STEEL
PLATE AS REQ'D

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H _



BASE BID



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AC Wire and Conduit Schedule (C

Inverters to Panelboard					
Output Designation		AC Voltage (V)	Max Output Current (A)	Design Current (A)	Dist Coi
BASE BID ▲	INV R1	480	80	100.0	
	INV R2	480	80	100.0	
	INV R3	480	80	100.0	

H _

Canopy Inverter DC Schedule

Inverter MPPT	Model	Rated Power (kW)	# of Strings	# of Modules per String
SC C1-1	SMA STP 50-US-41	50	2	17
SC C1-2			1	17
SC C1-3			1	16
SC C1-4			1	17
SC C1-5			1	17
SC C1-6			1	17
SC C2-1	SMA STP 62-US-41	62.5	2	16
SC C2-2			2	17
SC C2-3			2	17
SC C2-4			1	17
SC C2-5			1	17
SC C2-6			1	18
SC C3-1	SMA STP 50-US-41	50	2	18
SC C3-2			1	18
SC C3-3			1	18
SC C3-4			1	18
SC C3-5			1	16

J_

H_

BASE BID

DC Wire Schedule and Conduit S

J _

Output Designation	DC Voltage (V)	Imp Current (A)	Isc Current (A)	Design Current Terminals*, Or (A)
SC R1-1-1	628.5	11.22	11.84	18.50
SC R1-1-2	628.5	11.22	11.84	18.50
SC R1-2-3	628.5	11.22	11.84	18.50
SC R1-2-4	628.5	11.22	11.84	18.50
SC R1-3-5	670.4	11.22	11.84	18.50
SC R1-4-6	670.4	11.22	11.84	18.50
SC R1-5-7	628.5	11.22	11.84	18.50
SC R1-5-8	628.5	11.22	11.84	18.50
SC R1-6-9	628.5	11.22	11.84	18.50
SC R1-6-10	628.5	11.22	11.84	18.50

H _

Option: Canopies

DC Wire Schedule and Conduit Schedule

Output Designation	DC Voltage (V)	Imp Current (A)	Isc Current (A)	Design Current, Terminals*, OCPD (A)	De Curre
SC 1-1-1	712.3	11.22	11.84	18.50	14
SC 1-1-2	712.3	11.22	11.84	18.50	14
SC 1-2-3	712.3	11.22	11.84	18.50	14
SC 1-3-4	670.4	11.22	11.84	18.50	14
SC 1-4-5	712.3	11.22	11.84	18.50	14
SC 1-5-6	712.3	11.22	11.84	18.50	14
SC 1-6-7	712.3	11.22	11.84	18.50	14
SC 2-1-8	670.4	11.22	11.84	18.50	14
SC 2-1-9	670.4	11.22	11.84	18.50	14
SC 2-2-10	712.3	11.22	11.84	18.50	14
SC 2-2-11	712.3	11.22	11.84	18.50	14
SC 2-3-12	712.3	11.22	11.84	18.50	14
SC 2-3-13	712.3	11.22	11.84	18.50	14
SC 2-4-14	712.3	11.22	11.84	18.50	14
SC 2-5-15	712.3	11.22	11.84	18.50	14
SC 2-6-16	754.2	11.22	11.84	18.50	14

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Future possible battery

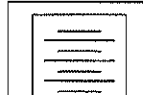
BATTERY
RACK 1-1



BATTERY
RACK 1-6



BATTERY
RACK 2-1



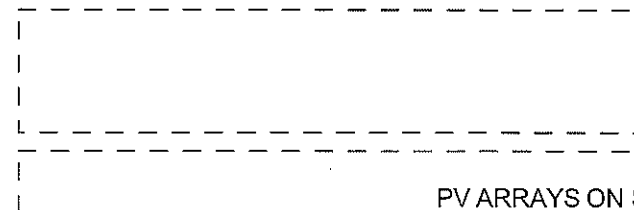
BATTERY
RACK 2-6



OUTSIDE EQPT @
GRADE SW CORNER

CANOPY ARRAYS

Canopies



PV ARRAYS ON 5
300 PV MODULES

J _

PARKING & ROOFTOP CANOPIES

EQUIPMENT PAD CORRAL

**ORANGE
FOR PO**

(E)

H _

(Q)

(F)
DC OUT
POWER
SLIPPI V

DC POWER
#14 CU THWN-2

RS485

BASE BID

J _

STAINLESS FASTENER:
TO MOUNT

3/8"-16x3/4" STAINLESS PAN-HE
FLANGE NUT, TO MOUNT ASSY OF
SENSOR BRACKETS TO MOI

SECURE CABLE TO MODULE BACKSHEET
VIA ADHESIVE MOUNTS FOR CABLE TIES

ROUTE ALONG MODULE FRAME

MODULE TEMPERATURE SENSOR. CENTER
BENEATH A CELL (MIN 7" FROM MODULE
FRAME) & ADHERE TO BACK OF MODULE.

MODULE
FRAME

H _

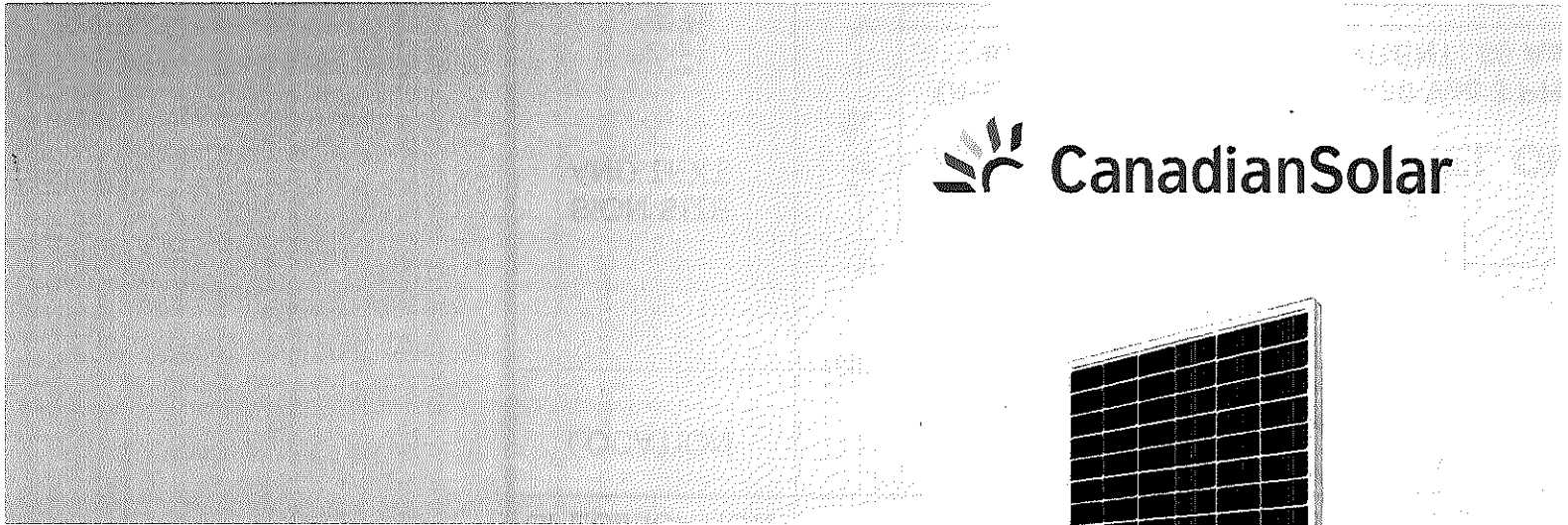
3/8" HOLES IN AI
MOUNT TO EXISTI

J _

NEC ARTICLE	690.54
SPECIFICATION	RED WITH WHITE LETTERS
LOCATION	INVERTERS C1 THRU C12 & R1 THRU R6 (20)
SIGN SIZE AND TEXT	1 1/4" INVERTER ## AUTHORIZED PERSONNEL ONLY OPERATING AC VOLTAGE: 480 Vac 3 PHASE RATED AC OUTPUT CURRENT: 80 Aac 4" FILL IN ## WITH ID OF EACH INVERTER

H _

REPLACE "##" WITH THE OPERATING AMP



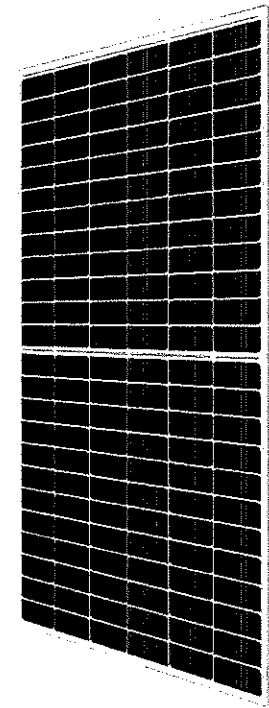
 **CanadianSolar**

HiKu

HIGH POWER MONO PERC MODULE

445 W ~ 470 W

CS3W-445 | 450 | 455 | 460 | 465 | 470MS



MORE POWER



26 % more power than
conventional modules



Up to 4.5 % lower LCOE
Up to 2.7 % lower system cost



Low NMOT: 41 ± 3 °C
Low temperature coefficient (Pmax):
-0.34 % / °C



Better shading tolerance



Enhanced Product Warranty on Materials
and Workmanship*



Linear Power Performance Warranty*

1st year power degradation no more than 2%

Subsequent years: annual power degradation no more than 0.55%

*According to the applicable Canadian Solar Limited Warranty Statement

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CMS-CMLP-Site-License (signed AH 1-7-2026)

Final Audit Report

2026-02-11

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