



January 12th, 2022

Cambrian School District
4115 Jacksol Dr.
San Jose, CA 95124

Attn: Henry Cervantes
Re: O&M Service Cambrian School District PV Systems

Dear Henry,

I am pleased to submit for your consideration, our Operation and Maintenance proposal for the Cambrian School District PV Systems located at the sites referenced in the below letter.

All services will be supported from CEI's headquarters office in San Jose, CA, and performed by CEI employees.

Minimum Proposed Operation and Maintenance Services

Cupertino Electric shall perform the following maintenance services.

Biennially

- Module washing

Annually

- System testing (voltage/amperage) - Record DC voltage and current of each string, and each DC feeder.
- IV Curve Traces of each string.
- Thermal Images of Inverters and Modules.
- Monitoring software renewals.
- System visual inspection and necessary corrections:
 - Inspect for stolen, broken, or damaged PV modules, record damage and location. Report to the Owner and wait for Owner to authorize a course of action.
 - Inspect PV wiring for loose connections and wire condition. Resolve issues as needed or report larger issues to the Owner.



- Inspect for wires in contact with the structure or hanging loose from racking and resolve issues as needed
- Inspect mechanical attachment of the PV modules to the racking and resolve issue as needed
- Inspect attachment of racking components to each other and the structure and resolve issue as needed
- Check conduits and raceways for proper anchorage to structures and resolve issue as needed
- Inspect all wiring connections for signs of poor contact at terminals (burning, discoloration, etc.).
- Inspect disconnects for proper operation.
- Survey entire jobsite for debris or obstructions.
- Inspect fasteners for proper torque and corrosion.
- Inspect electrical hardware for proper warning and rating labeling.
- Review and update as-built documentation as needed
- Inspect alignment of arrays and racking to identify settling foundations or loose attachments and resolve issues as needed or report issues to the Owner.
- Inspect sealed electrical components for condensation buildup.
- Inspect wiring and hardware for signs of damage from vandalism or animal damage. Report to owner and wait for owner to approve proposed corrective action and where applicable costs.
- Routine system maintenance to include correction of loose electrical connections, ground connections, other minor maintenance repair work
- Inverter inspection and regular servicing as required under inverter manufacturer's warranty specifications. Those include but are not limited to the following annually:
 - Check appearance/cleanliness of the cabinet, ventilation system and all exposed surfaces



- Inspect, clean/replace air filter elements
 - Check for corrosion on all terminals, cables and enclosures
 - Check all fuses
 - Perform a complete visual inspection of all internally mounted equipment including subassemblies, wiring harnesses, contractors, power supplies and all major components
 - Check condition of all the AC and DC surge suppressors
 - Torque terminations and all fasteners in electrical power connections
 - Check the operation of all safety devices (E-stop, door switches)
 - Record all operating voltages and current readings via the front display panel
 - Record all inspections completed
 - Inform inverter manufacturer of all deficiencies identified
- Provide a record log of all system maintenance.

Daily Service

- Ongoing, daily monitoring of each facility with ALSO ENERGY monitoring service
- As needed, respond to alerts from monitoring system
- Maintain record log of all system maintenance and site visits

As Needed

- Up to two visits per site for inverter and DAS resets.

Cupertino Electric, Inc. routinely performs maintenance and operations support to the solar photovoltaic projects we engineer and/or build.

All electrical services will be supported from CEI's headquarters office in San Jose, CA, and performed by CEI employees.

- Cupertino Electric will dispatch IBEW electricians from our San Jose office to



perform maintenance and service work.

- All IBEW electricians have served a minimum five (5) year apprenticeship and are State-certified.

Clarifications:

1. All work is to be performed during normal business hours; Monday through Friday 6:00 a.m. to 4:00 p.m.
2. Port to Port travel is included
3. Assumes access to arrays for maintenance & service is free and clear.
4. Proposal is valid for one hundred and twenty days.
5. Pricing includes COVID-19 precautions, including distancing, PPE & sanitizing.
6. Pricing is based upon a 2-year contract with annual invoicing.
7. Re-establishing monitoring for the PV system that utilize ALSOENERGY's monitoring system is included. Steindorf is not on this platform and is therefore excluded.
8. Access to the monitoring system for Steinforf is required in order to allow for the daily monitoring of the system.

Terms:

1. Customer shall inform itself fully and convey to Contractor the physical conditions at the work site. Customer shall keep any worksite(s) free of debris, obstructions, landscape, and temporary facilities prior to the initiation of work by Contractor, Contractor will not be responsible for moving or relocating the same.
2. In no event, shall the parties be liable to each other for any consequential damages of any kind whatsoever (including, but not limited to, consequential damages associated with power interruption, loss of use, etc.) arising out of or related to Contractor's performance of the Work.
3. Should Contractor, in the performance of its work, encounter concealed conditions which are at variance with conditions previously indicated, or which differ materially from those ordinarily encountered or reasonably anticipated, Contractor shall be reimbursed for all additional expenses related thereto, plus a reasonable overhead and profit following Contractor's reasonable notice to Customer.
4. Net 30 Payment terms to be invoiced on a quarterly basis, two year contract required.



Proposal Quotation Price

| | Year 1 | Year 2 | Total |
|-------------------------------------|---------------|---------------|--------------|
| Bagby Elementary School A | \$5,231.84 | \$5,388.80 | \$10,620.64 |
| Bagby Elementary School B | \$3,595.81 | \$3,703.68 | \$7,299.49 |
| District Office | \$7,665.50 | \$7,892.47 | \$15,557.97 |
| Farmartre Elementary School | \$7,617.50 | \$7,846.03 | \$15,463.53 |
| Farnham Elementary School | \$8,125.30 | \$8,369.05 | \$16,494.35 |
| Ida Price Middle School | \$7,857.50 | \$8,093.23 | \$15,950.73 |
| Sartorette Elementary School | \$6,933.50 | \$7,141.51 | \$14,075.01 |
| Steindorf Elementary School | \$4,950.71 | \$5,099.23 | \$10,049.94 |

Thank you for this opportunity to be of service to you. We appreciate your consideration of Cupertino Electric, Inc. Should you have any questions, or require additional information, please contact me at 408-808-8263.

Sincerely,
Barbara Lawson
O&M Specialist

CUPERTINO ELECTRIC, INC.
E-mail: Barbara_Lawson@cei.com