



4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700

To: Mayor and Council  
City of Dunwoody

From: J. Jay Vinicki  
Assistant City Manager

Re: Rooftop Solar Systems (RFP-04)

Date: April 13, 2026

**Action**

To authorize the Mayor, City Manager, and/or City Attorney to execute all necessary documents, following proper review, to engage Sunpath Solar and affiliated organizations to install Turnkey Rooftop Solar Systems at an initial rate of \$0.0994 per kWh, with a 2.69% annual escalator.

**Summary**

The City issued a Request for Proposals seeking proposals for the design, installation, financing, operation, and maintenance of rooftop solar photovoltaic systems at two City-owned facilities: the Dunwoody Cultural Arts Center and the North Shallowford Annex.

The request specifically requested leases using the Solar Energy Procurement Agreement (SEPA) structures under which a third-party developer would install and own the systems, with no upfront capital cost to the City, and sell the generated electricity back to the City at a contracted rate.

Proposals were required to include turnkey services covering engineering, permitting, interconnection with Georgia Power, and long-term maintenance, as well as performance guarantees, minimal escalation rates, and system designs that maximize on-site energy usage while limiting excess export to the grid.

Following evaluation of submitted proposals and presentations, Sunpath Solar was selected as the most advantageous provider. Sunpath proposed a turnkey, no-upfront-cost model aligned with the Georgia BRIGHT program at a predictable rate over a long-term agreement. Based on preliminary modeling, the proposed system would provide meaningful utility cost savings over time while offsetting a portion of City energy usage and advancing sustainability goals.



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	Proposal (70)	Interview (10)	Subtotal	Savings (20)	Total (100)
Better Tomorrow Solar	55.4	6.0	61.4	NA	NA
Sunpath Solar	58.8	9.0	67.8	20.0	87.8
Cherry Street Energy	60.2	9.0	69.2	14.1	83.3

Assumptions with future year energy costs have a wider margin for error the further out one goes, but using Year A as an example, the savings to the City would approximate \$11,076. The initial year will be \$0.0994 per kWh. That rate will escalate at 2.69% annually after the initial year.

	Total
Current Georgia Power Bill Est	111,325
Future Georgia Power Bill Est	(77,069)
Future Sunpath Solar Bill Est	(23,180)
First Year Est Savings	11,076

**Recommendation**

To authorize the Mayor, City Manager, and/or City Attorney to execute all necessary documents, following proper review, to engage Sunpath Solar and affiliated organizations to install Turnkey Rooftop Solar Systems at an initial rate of \$0.0994 per kWh, with a 2.69% annual escalator.

# Rooftop Solar Systems

April 13, 2026

# Background

- The City issued an RFP for installation of Rooftop Solar Systems at the:
  - Dunwoody Cultural Arts Center; and the
  - North Shallowford Annex.
- The preferred methods of delivery was a Lease / Solar Energy Procurement Agreement (SEPA).

# How SEPA Works

1. The firm installs solar cells on top of city facilities.
2. The City then buys the solar from the firm at an agreed upon rate which is lower than the normal rate.
3. In the case of this RFP, the solar collected will cover some, but not all, of the energy used by the facilities.

# Bidding

- Three firms bid on the RFP. The list was narrowed to two after the interview process.
- Staff reviewed different financial scenarios with the remaining two bids. Sunpath Solar is the recommended vendor.

	Proposal (70)	Interview (10)	Subtotal	Savings (20)	Total (100)
Better Tomorrow Solar	55.4	6.0	61.4	NA	NA
Sunpath Solar	58.8	9.0	67.8	20.0	87.8
Cherry Street Energy	60.2	9.0	69.2	14.1	83.3

# Estimated Savings

- Assumptions with future year energy costs have a wider margin for error the further out one goes, but using Year A as an example, the savings to the City would approximate \$11,076.
- The initial year will be \$0.0994 per kWh. That rate will escalate at 2.69% annually after the initial year

# Other Items

- The firm will also work with the City for a rate review of all current electric bills.
- The Arts Center location will also have a public education aspect.



# Rooftop Solar Systems



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## **REQUEST FOR PROPOSALS**

**RFP 25-04**

### **Construction Turnkey Rooftop Solar Systems**

## REQUEST FOR PROPOSALS (RFP) 25-04

## Construction Turnkey Rooftop Solar Systems

Sealed Proposals for Purchasing RFP 25-04 – Construction Turnkey Rooftop Solar Systems will be received by the City of Dunwoody, hereinafter called the “City.” Service providers whose proposals meet the criteria established in the Request for Proposals, at the sole discretion of the City, may be considered for Contract award. The City may, by direct negotiation, finalize terms with the contractor who is selected for an award based on proposals. The City reserves the right to reject any or all responses for any reason. Clarification of information may be requested by the City.

Work is to commence on or about February 15, 2026.

The City, at its sole discretion, may short-list firms that are deemed to best meet the City’s requirements, taking into consideration all criteria listed in the RFP. Negotiations will be conducted and may take place in person, via telephone or by teleconference with the most qualified firm as identified by the City or, if short-listing occurs, with all of the short-listed proposers. bidders that participate in the negotiations may be given an opportunity to submit their best and final offers. The City requires pricing to remain firm for the duration of the contract. Failure to hold firm pricing for the duration of the contract will be sufficient cause for the City to declare a proposal non-responsive.

Each proposal must be submitted in a sealed envelope which shall be clearly marked RFP 25-04. One signed original and two (2) bound copies, and one (1) electronic copy in PDF format of the **proposals shall be submitted no later than 2:00 pm on November 19, 2025**. All proposals received will be publicly opened and read. Any proposal received after the time and date specified for the opening of the proposals will not be considered but will be returned unopened.

Bidders are strongly encouraged to conduct an on-site assessment of each Project Site to take any appropriate measurements and verify conditions to confirm system feasibility. Bidders are expected to be familiar with the Bid Documents and submit any questions to: **[purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov) in a written format no later than November 5, 2025**.

Proposals are legal and binding when submitted.

Proposals must be addressed as follows:

Purchasing Department  
City of Dunwoody  
4800 Ashford Dunwoody Road  
Dunwoody, GA 30338

The City’s staff will review all proposals submitted. After reviewing the proposals, staff may, at its discretion, request formal presentations from one or more of the proposers (at proposer’s expense at the City’s site) whose proposals appear to best meet the City’s requirements.

The bidder awarded the Contract must provide proof of liability insurance in the amount of one million dollars (\$1,000,000.00), along with any other required insurance coverage and evidence of business or occupational license, as outlined in the Proposal Documents.

The City reserves the right to waive any informalities or irregularities of proposals, to request clarification or information submitted in any proposal, to request additional information from any proposer, or to reject any or all proposals, and to re-advertise for proposals. The City also reserves the right to extend the date or time scheduled for the opening of the proposals.

The award, if made, will be to the responsible and responsive proposer submitting the proposal which is deemed by the City, in the sole discretion, to be the most advantageous to the City, price and other factors being considered.

To ensure the proper and fair evaluation of proposals, the City highly discourages any communication initiated by a proposer or its agent to an employee of the City evaluating or considering the proposal during the period of time following the issuance of the RFP, the opening of proposals and prior to the time a decision has been made with respect to the Contract award. An appropriate Purchasing employee of the City may initiate communication with a proposer in order to obtain information or clarification needed to develop a proper and accurate evaluation of the proposal. Any communication initiated by proposer during evaluation should be submitted in writing and delivered to the City of Dunwoody, Purchasing Office, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338, or by e-mail to [purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov). Unauthorized communication by the proposer may disqualify the proposer from consideration.

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## 1. PART ONE - BACKGROUND

The City is seeking lease and power purchase proposals for the design, installation, financing, operations and maintenance of two (2) rooftop solar photovoltaic (PV) systems (“Projects”), one on each of the following two buildings owned by the City of Dunwoody: the Dunwoody Cultural Arts Center, located at 5339 Chamblee Dunwoody Road and the North Shallowford Annex, located at 4470 N. Shallowford Road (each referred to individually as “Project Site” or collectively as “Project Sites”).

## 2. PART TWO - GENERAL SCOPE OF WORK

The City invites qualified and reputable solar energy developers to submit proposals for the design, installation, financing, operations and maintenance of two (2) rooftop solar photovoltaic (PV) systems, one on each of two buildings owned by the City of Dunwoody (hereinafter referred to individually as “Project” or collectively as “the Projects”).

The City is requesting bids under Lease and Solar Energy Procurement Agreement (SEPA) structures. Proposals must have separate line items for the purchase or lease of a battery backup system for each PV system. This RFP outlines the scope of work, submission requirements, and evaluation criteria to guide respondents in preparing their proposals.

## 3. PART THREE - SPECIFIC SCOPE OF SERVICES

### 3.1 Overview

The Project Sites are:

- a) **Dunwoody Cultural Arts Center**, located at 5339 Chamblee Dunwoody Rd in Dunwoody, Georgia.
  - Approximate roof area: 28,064 square feet (includes 7,000 (recent) addition for new side)
  - Roof condition: about 11 years old
  - Special requirement: Public-facing educational display (see below)
- b) **North Shallowford Annex**, located at 4470 N. Shallowford Road in Dunwoody, Georgia.
  - Approximate roof area: 12,776 square feet
  - Roof condition: about 6 years old
  - Special requirement: avoid approximate 300 square foot area needed on the southeast edge of the roof for a future police drone pad

Respondents are responsible for verifying conditions, conducting site assessments, and confirming system feasibility.

### 3.2 General Requirements

The following is included in the Projects:

- a) Turnkey design-build services, including permitting, procurement, installation, interconnection, commissioning, and staff training.
- b) Design the systems consistent with good utility practices for solar generation and energy storage facilities. Systems must comply with all applicable local, state, and federal legal requirements.
- c) Designs must follow all applicable codes and standards (NEC, IEEE, UL, NABCEP, etc.).
- d) Coordination with Georgia Power Company for interconnection approval.

- e) Performance and production guarantees are required and must be reviewed and discussed with the City on an annual basis.
- f) Provide a plan for operations and maintenance of the systems throughout their useful lives.
- g) Materials must comply with Buy American Act (41 U.S.C. §§ 8301-8305), unless a waiver is obtained.

### **3.3 Solar System Option (in lieu of purchase)**

- a) Proposals must clearly set forth Lease and Solar Energy Procurement Agreement (SEPA) options.
- b) The City shall pay no upfront costs for the design, construction and installation of the solar systems.
- c) Each option must include contract length, pricing, escalation factors, buyout/termination terms, and assumptions.
- d) Include a minimal cost (lump sum) option for City to purchase one or both solar systems at the end of their useful lives
- e) Bidders must show projected cost savings under each model. This involves:
  - i. Analyzing recent power bills and determining approximate annual savings resulting from the solar generation throughout the life of each system; and
  - ii. Making any recommendations for changing the electricity tariff plan that the Project Sites are signed up for with the electric utility (Georgia Power) in order to achieve maximum cost savings.
- f) For the SEPA option, provide the lowest possible power purchase rate per kWh and a minimal escalation rate not to exceed 3%.
- g) Each solar system should be designed to maximize usage of the power that is generated by the system so that no more than 20% is exported back onto the grid.
- h) Real time access to generation data for at least two (2) City officials and one (1) member of the City's Sustainability Committee.
- i) Take all feasible and appropriate steps to ensure the existing roof warranties are not voided, including coordination with roofing companies, as needed, to obtain warranty amendments for the City.

### **3.4 Battery Backup (Optional Purchase)**

- a) Proposals must include separate line-item pricing per Project the option to purchase or lease a battery backup.
- b) Include battery type, usable capacity (kWh), discharge rating (kW), expected lifespan, warranties, and integration with PV system.

### **3.5 Educational Display (Dunwoody Cultural Arts Center)**

- a) Provide, as a separate line-item, the option to purchase or lease a public-facing indoor educational display showing data, such as:
  - o Real-time and cumulative energy production
  - o Carbon emissions avoided
  - o Equivalent trees planted
  - o Equivalent vehicle miles offset
- b) Display must be web-enabled and designed for public engagement.
- c) Design is subject to the City's approval.

### 3.6 Warranty & Maintenance

- a) Solar modules: Minimum 25-year performance warranty.
- b) Inverters: Minimum 10-year warranty.
- c) Batteries (if purchased): Minimum 10-year warranty.
- d) Operations and maintenance services required for the life of the Lease/SEPA term.

### 3.7 Legal Terms

- a) The City of Dunwoody reserves the right to reject any or all proposals.
- b) Proposals shall remain valid for 120 days from submission deadline.
- c) All costs incurred in preparing a proposal are the responsibility of the bidder.
- d) The City may negotiate final lease/SEPA terms with the selected bidder.

## 4. PART FOUR - PROPOSAL FORMAT

The proposal must be submitted in a sealed envelope or other method specified by the City's Purchasing Department

Each bidder shall provide with its proposal a plan that describes their approach to the successful completion of the Projects. The plan should include the schedule outlining material acquisition, estimated date of beginning construction, and estimated completion of the Projects.

Each bidder must include at minimum three references of other municipal governments or similar entities where similar programs or projects have been successfully completed at those locations. Bidders may also include staff/firm qualifications, resumes and any other materials deemed necessary but not provided otherwise (such as promotional literature, white papers, etc.) may or may not be reviewed by all evaluators and will not be part of the official evaluation except to the extent they support qualifications and experience.

## 5. PART FIVE - EVALUATION OF PROPOSALS

- 5.1. The City's staff will review all proposals submitted. After reviewing the proposals, staff may, at its discretion, invite to interview and demonstrate performance (at bidder's expense at the City's site) one or more of the bidders whose proposals appear to best meet the City's requirements. The purpose of such an interview would be for all bidders to elaborate upon their proposal before a recommendation for ranking of the proposals is made. Interview responses, and performance, along with the written proposal and samples (if any), will become part of bidder's submission to be evaluated pursuant to the evaluation criteria.
- 5.2. The City, in its discretion, may award the contract to the responsible and responsive bidder submitting the proposal which is deemed to be the most advantageous to the City. The following are the evaluation criteria the City will consider in determining which proposal is most advantageous to the City:
  - 5.2.1. Project Understanding and Approach: Describe the contractor's understanding of the proposed project as described in the Request for Proposals. Demonstrate an understanding of the magnitude of the task, the constraints and the desired outcomes for the project.
  - 5.2.2. Scope of Work: Include sufficient detail to determine how each task shall be accomplished. The
  - 5.2.3. Schedule: Include a schedule for timely completion of the scope of work. Include information on the amount of time for each task.
  - 5.2.4. Project Personnel: Provide information on personnel to be assigned to this project. Personnel should have experience from similar projects and in fields necessary to complete

this proposed work.

- 5.2.5. Leasing Terms: After consideration of the above criteria, the value of each proposal will be compared against the other qualified proposals. The City is most interested in obtaining proposals that provide good value, demonstrate an understanding of the City's needs and provide a scope that meets or exceeds the requirements of this RFP.
  
- 5.3. The evaluation criteria do not have a predetermined relative weight. The consideration of individual criterion is merely a tool to assist the City in determining which Proposal is most advantageous, as a whole, to the City, price and other factors being considered. The relative advantages of a bidder's responses with respect to one criterion may outweigh shortcomings of that bidder's responses in one or more other criterion, depending on the relative disparities in the qualities of the responses in each criterion and the relative importance of certain criteria to each other, as determined in the exclusive discretion of the City.

\* \* \* \* \* END OF EVALUATION OF PROPOSALS \* \* \* \* \*

**PROPOSAL FORM****REQUEST FOR PROPOSALS (RFP) 25-04**

Design, installation, financing, operations and maintenance of two (2) rooftop solar photovoltaic (PV) systems ("Projects"), one on each of the following two buildings owned by the City of Dunwoody: the Dunwoody Cultural Arts Center, located at 5339 Chamblee Dunwoody Road and the North Shallowford Annex, located at 4470 N. Shallowford Road (each referred to individually as "Project Site" or collectively as "Project Sites") which will be leased back to the City.

The undersigned, as bidder, hereby declares that this Proposal is in all respects fair and submitted in good faith without collusion or fraud. bidder represents and warrants to the City that: (i) except as may be disclosed in writing to the City with its Proposal, no officer, employee or agent of the City has any interest, either directly or indirectly, in the business of the bidder, and that no such person shall have any such interest at any time during the term of the Contract should it be awarded the Contract; and (ii) no gift, gratuity, promise, favor or anything else of value has been given or will be given to any employee or official of the City in connection with the submission of this Proposal or the City's evaluation or consideration thereof.

The bidder further represents that it has examined or investigated the site conditions, if necessary, and informed itself fully in regard to all conditions pertaining to the Project Sites; that it has examined the Contract Documents and has read all Addendum(s) furnished by the City prior to the opening of the Proposals, as acknowledged below, and that it has otherwise fully informed itself regarding the nature, extent, scope and details of the services to be furnished under the Contract.

The bidder agrees, if this Proposal is accepted, to enter into the written Contract with the City in the form of Contract attached (properly completed in accordance with said Proposal Documents), and the Contract Documents for RFP 25-04 Construction Turnkey Solar Systems, and to furnish the prescribed evidence of a valid business license, insurance, and all other documents required by these Contract Documents. The bidder further agrees to commence work and to perform the work specified herein within the time limits set forth in the Contract Documents, which time limits bidder acknowledges are reasonable.

The undersigned further agrees that, in the case of failure or refusal on its part to execute the said contract, provide evidence of specified insurance, a copy of a valid business or occupational license and all other documents required by these Contract Documents within ten (10) business days after being provided with Notice of Intent to Award the contract (or such earlier time as may be stated elsewhere in these Proposal Documents), the Proposal award may be offered by the City to the next ranked bidder, or the city may re-advertise for Proposals, and in either case the City shall have the right to recover from the bidder the City's costs and damages including, without limitation, attorney's fees, to the same extent that the City could recover its costs and expenses from the bidder under Section 9 of the Instructions to bidders if the bidder withdrew or attempted to withdraw its Proposal.

Acknowledgement is hereby made of the following Addendum(s) received since issuance of the Contract Documents (identified by number)

Addendum No.	Date	Addendum No.	Date	Addendum No.	Date
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Company Name: \_\_\_\_\_

It shall be the responsibility of each bidder to visit the City Purchasing Department’s website to determine if addendum(s) were issued and, if so, to obtain such addendum(s). Failure to acknowledge an addendum above shall not relieve the bidder from its obligation to comply with the provisions of the addendum(s) not acknowledged above.

Work is to commence on or about February 15, 2026.

The City of Dunwoody requires pricing to remain firm for the duration of the initial term of the contract. Failure to hold firm pricing for the initial term of the contract will be sufficient cause for the City to declare the bid non-responsive.

Termination for Cause: The City may terminate this agreement for cause upon ten days prior written notice to the Contractor of the Contractor’s default in the performance of any term of this agreement. Such termination shall be without prejudice to any of the City’s rights or remedies by law.

Termination for Convenience: The City may terminate this agreement for its convenience at any time upon 30 days’ written notice to the Contractor. In the event of the City’s termination of this agreement for convenience, the Contractor will be paid for those services actually performed. Partially completed performance of the agreement will be compensated based upon a signed statement of completion to be submitted by the Contractor, which shall itemize each element of performance.

Termination for fund appropriation: The City may unilaterally terminate this Agreement due to a lack of funding at any time by written notice to the Contractor. In the event of the City's termination of this Agreement for fund appropriation, the Contractor will be paid for those services actually performed. Partially completed performance of the Agreement will be compensated based upon a signed statement of completion to be submitted by the Contractor which shall itemize each element of performance.

Legal Business Name \_\_\_\_\_

Federal Tax ID \_\_\_\_\_

Address \_\_\_\_\_

Does your company currently have a location within the City of Dunwoody? Yes \_\_\_ No \_\_\_

Representative Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address \_\_\_\_\_

**INSTRUCTIONS TO BIDDERS**

## 1. INTENT

It is the intent of these Instructions to establish guidelines for the proper completion of the Proposal Forms and Contract Documents. Please read all Instruction paragraphs.

## 2. GENERAL

If the successful bidder intends to provide any services through another company, the successful bidder must serve as the City's prime Contractor and shall have full responsibility to the City for all obligations under the Contract.

## 3. ENVIRONMENTAL SUSTAINABILITY

The City of Dunwoody is committed to environmental sustainability. The City believes we have a unique opportunity to further expand our leadership in the area of environmentally preferable purchasing, and through our actions, elicit changes in the marketplace. By further incorporating environmental considerations into public purchasing, the City of Dunwoody will positively impact human health and the environment, remove unnecessary hazards from its operations, reduce costs and liabilities, and improve the environmental quality of the region. As such the City encourages the incorporation of environmental sustainability into proposals.

## 4. EXAMINATION OF PROPOSAL/CONTRACT DOCUMENTS

All prospective bidders shall thoroughly examine and become familiar with the Proposal package and carefully note the items which must be submitted with the Proposal. (These Instructions to bidders, the Request for Proposal, the Proposal Forms, the Proposals and the Sample Contract are referred to herein as the "Proposal Documents" or "Contract Documents.") Submission of a Proposal shall constitute an acknowledgment that the bidder has read and understands the Proposal Documents. The failure or neglect of a bidder to receive or examine any Proposal Document shall in no way relieve it from any obligations under its Proposal or the Contract. No claim for additional compensation will be allowed which is based upon a lack of knowledge or understanding of any of the Contract Documents or the scope of work.

## 5. ADDENDUM(S)-CHANGES WHILE PROPOSING

The City shall not be required to provide to any bidder verbal interpretations as to the meaning of any portion of the Proposal Documents. Requests for interpretation, clarification or correction of Proposal Documents, forms or other material in this Proposal Package should be made in writing and delivered to the City, Purchasing Office, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338, or by e-mail to [purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov) prior to the deadline stated in the solicitation. Responses by the City to a request by a bidder for clarification or correction will be made in the form of a written Addendum. The Addendum may be electronically downloaded by visiting the City web site at <http://www.dunwoodyga.gov>. However, prior to submitting its response, it shall be the responsibility of each bidder to visit the City website to determine if addendum(s) were issued and, if so, to obtain such addendum(s).

## 6. PREPARATION OF PROPOSALS

6.1 Each bidder shall furnish all information required by the proposal form or document. Each bidder shall sign the proposal and print or type their name on the schedule. An authorized agent of the company must sign the proposal.

6.2 All Unless otherwise specified by the Purchasing Department, proposals shall be submitted in a sealed envelope, bearing on the outside the name of the bidder, address, and the Purchasing RFP Number. One original, two paper copies and one electronic copy (PDF) on a USB drive shall be included.

The documents comprising the Proposal must be completed and signed on the forms provided herein, or on exact reproductions thereof.

Proposals shall be submitted no later than 2:00 p.m. on November 19, 2025, to the following address:

City of Dunwoody Purchasing  
4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338

6.3 If an award is made, the completed Proposal Forms shall constitute a part of the Contract Documents and will be incorporated in the final Contract between the City and the successful bidder. All blank spaces in the Proposal Forms should be typed in.

6.4 All Proposals shall contain the name and business address of the individual, firm, corporation, or other business entity submitting the Proposal and shall be subscribed by either the individual, a general partner, a member of a member-managed LLC, a manager of a manager-managed LLC, or an authorized officer or agent of a Corporation or business entity and should be properly witnessed or attested.

## 7. DELIVERY OF PROPOSALS

7.1 All Proposals shall be submitted pursuant to the terms outlined in these Instructions to bidders. Any Proposals received after the time and date specified in the solicitation document for the opening of the Proposals will not be considered but will be returned unopened.

7.2 Each bidder's response shall be at the sole cost and expense of the bidder and such bidder shall have no right or claim against the City for costs, damages, loss of profits, or to recover such costs, damages, or expenses in the event the City exercises its right to reject any or all Proposals or to cancel an award pursuant to a provision hereof for any reason.

## 8. COMMUNICATIONS REGARDING EVALUATION OF PROPOSALS

To ensure the proper and fair evaluation of Proposals, the City highly discourages any oral communication initiated by a bidder or its agent to an employee of the City evaluating or considering the Proposal during the period of time following the issuance of the solicitation document, the opening of Proposals and prior to the time a decision has been made with respect to the Contract award. An appropriate Purchasing employee of the City may initiate communication with a bidder in order to obtain information or clarification needed to develop a proper and accurate evaluation of the Proposal. Any communication initiated by bidder during evaluation should be submitted in writing and delivered to the City of Dunwoody, Purchasing Office, 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338, or by e-mail to [purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov). Unauthorized communication by the bidder may disqualify the bidder from consideration.

## 9. WITHDRAWAL OF PROPOSALS

No Proposal may be withdrawn after it is submitted unless the bidder makes a request in writing and such request is confirmed as received prior to the time set for opening of Proposals. No Proposal may be withdrawn after the scheduled Proposal opening time for a period of sixty (60) days. Any bidder withdrawing or attempting to withdraw its Proposal prior to the expiration of the sixty (60) day period shall be obligated to reimburse the City for all its costs incurred in connection with such withdrawal or attempted withdrawal including, without limitation, any increased costs for procuring the goods or services from

another bidder or all costs of advertising and re-procuring the goods or services, and all attorneys' fees, in addition to payment of City's other damages. bidder's submission of a Proposal shall be deemed the bidder's acknowledgment of and agreement to the provisions of this Section.

## 10. DISQUALIFICATION OF PROPOSERS

10.1 Any of the following causes may be considered as sufficient for the disqualification of a bidder and the rejection of its Proposal:

10.1.1 Submission of more than one Proposal for the same work, or participation in more than one Proposal for the same work as a partner or principal of the bidder, by an individual, firm, partnership or corporation, under the same or different names, or by bidders which are affiliates, either at the time of submittal, or at the time of award. For purposes of this section, the term "affiliates" means firms, partnerships, corporations or other entities under common control;

10.1.2 Evidence of collusion between or among bidders;

10.1.3 Evidence, in the opinion of the City, of bidder(s) attempting to manipulate the Proposal pricing for its own benefit (e.g. pricing resulting in a failure of the City's ability to enforce the Contract or impose the remedies intended following breach by Contractor);

10.1.4 Being in arrears on any of its existing contracts with the City or in litigation with the City or having defaulted on a previous contract with the City;

10.1.5 Poor, defective or otherwise unsatisfactory performance of work for the City or any other party on prior projects which, in the City's judgment and sole discretion, raises doubts as to bidder's ability to properly perform the work; or

10.1.6 Any other cause which, in the City's judgment and sole discretion, is sufficient to justify disqualification of bidder or the rejection of its Proposal.

10.2 The City has adopted a policy which addresses, among other things, the obligations of the City's employees with respect to interest in business entities, unauthorized compensation and acceptance of gifts. Please be aware that any act by a bidder that could cause a City employee to violate the policy is sufficient cause for the denial of the right of the bidder to propose on any contract or sell any materials, supplies, equipment, or services to the City for a period of time that is determined by the City Manager.

## 11. REJECTION OF IRREGULAR PROPOSALS

A Proposal may be considered irregular and may be rejected if it is improperly executed, shows omissions, alterations of form, additions not called for, unauthorized conditions, or limitations, or unauthorized alternate Proposals, Contract references, other certificates, affidavits, statements, or information required to be included with Proposals, including, but not limited to, the bidder's prices, or contains other irregularities of any kind.

## 12. NOTICE OF INTENT TO AWARD CONTRACT

Unless all Proposals are rejected, a Notice of Intent to Award is anticipated to be provided within ninety (90) days from the opening of Proposals to the responsible and responsive bidder submitting the Proposal deemed to be most advantageous to the City, price and other factors being considered.

## 13. CONTRACT REFERENCES

13.1 All bidders shall furnish the City with the company name, address, contact person, and telephone number of at least three (3) entities (preferably a firm other than the City) for which they have supplied similar services as requested in this Proposal during the past three (3) years. The information should be submitted on the provided Contract References page with the knowledge that the City will use the data for reference purposes. The City does check references and requires the bidder to notify the reference, verify contract information, and obtain permission from the reference before completing the form.

#### 14. EXECUTION OF CONTRACT

14.1 The bidder to whom the Notice of Intent to Award is given shall, within ten (10) business days of the date of the Notice of Intent to Award, execute and/or deliver the following to the City: the Contract, a copy of the bidder's valid business or occupational license, and all other documents and information required by the Contract Documents. All of the above documents and information must be furnished and the Contract Documents executed by bidder, and delivered to the City, before the Contract will be executed by the City.

14.2 A bidder's failure to timely fulfill its obligations under this section shall be just cause for withdrawal of such Notice of Intent to Award. In such case, a Notice of Intent to Award may then be issued to the next ranked bidder or all Proposals may be rejected and the Contract re-advertised. In such event, the City shall be entitled to receive its damages and costs, including, but not limited to, its attorneys' fees caused by or in connection with a bidder's failure to fulfill its obligations under this paragraph. A bidder's liability for failing to timely fulfill the obligations stated in this paragraph shall be the same as for withdrawing its Proposal (see Section 9).

14.3 The Contract shall not be binding upon the City until it has been executed by the City and a copy of such fully executed Contract is delivered to the Contractor. The City reserves the right to cancel the award without liability to any bidder at any time before the Contract has been fully executed by the City and delivered to the Contractor. Accordingly, the Contractor is hereby warned that it should not commence performance or incur costs or expenses in connection with the Contract obligations until it has been delivered a final, fully executed copy of the Contract.

#### 15. GEORGIA SALES TAX

The City is a governmental agency and a political subdivision under Georgia law. Purchases by the City under this Contract are exempt from sales tax: A City tax exempt number is not required for a municipality. No purchase made by any entity is qualified to be exempt other than those made directly by the City. The City's sales tax exemption does not apply to goods or services purchased or consumed by a Contractor for which the Contractor is deemed to be the ultimate consumer in connection with the fulfillment of its Contract obligations, and the City shall have no liability for such taxes.

#### 16. SUBCONTRACTS

16.1 Nothing contained in these Contract Documents shall be construed as creating any contractual relationship between any subcontractor and the City.

16.2 The Contractor shall be fully responsible to the City for the acts and omissions of a subcontractor and of persons employed by said subcontractor to the same extent that the Contractor is liable to the City for acts and omissions of persons directly employed by it.

#### 17. FAMILIARITY WITH LAWS

All bidders and the Contractor are presumed to be familiar with and shall observe all Federal, State and local laws, ordinances, codes, rules and regulations, including, without limitation, the City's rules and regulations, that may in any way affect work herein specified. Ignorance on the part of the Contractor shall in no way relieve Contractor from any such responsibility or liability. Contractor's compliance with requirements of O.C.G.A. 13-10-91 and Rule 300-10-1-.02, if applicable, will be attested.

#### 18. MINORITY AND WOMEN BUSINESS ENTERPRISE ("MWBE") PARTICIPATION

An MWBE participation goal has not been established for this Contract. Such participation is encouraged but will not be considered during the evaluation process for award of this Contract.

#### 19. INSURANCE

The bidder to whom the Notice of Intent to Award is given shall provide a signed Certificate of Insurance. The Certificate of Insurance shall evidence the insurance coverage listed below and shall be filed with the City within ten (10) business days of the date of the Notice of Intent to Award. The Certificate of Insurance must contain a provision that the coverage provided under the policies will not be cancelled or modified or the limits thereunder decreased unless at least thirty (30) days prior written notice has been given to the City.

##### Required Coverage

General Liability and Automobile Liability. The Contractor shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Contractor, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers, agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Contractor's performance of the Contract work:

(1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for Contractor's covenants to and indemnification of the City under the Contract, and

(2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

(3) Additional Insured Endorsement. Contractor agrees and shall cause the City their members (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as additional insured's under such policy or policies of commercial general and automobile liability insurance.

(4) Workers' Compensation and Employer's Liability. If Contractor has any employee working on City property, Contractor shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits of the Contractor's employer's liability insurance shall not be less than \$100,000 for "each accident," \$500,000 for "disease policy limit," and \$100,000 for "disease each employee." If the Contractor is self-insured, the Contractor shall provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

(5) Professional Liability Insurance. The Contractor shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS (\$1,000,000.00) per claim. Such insurance must contain nose and tail

coverage to include work performed by the Contractor from the project's inception date and until such time as the Statute of Limitations has run for the work done on the project.

## 20. PUBLIC RECORDS/PUBLIC MEETINGS

Please be aware that all meetings of the City's Council are duly noticed public meetings and all documents submitted to the City as a part of or in connection with a Proposal may constitute public records under Georgia law regardless of any person's claim that proprietary or trade secret information is contained therein. By submission to the City, bidders waive any declaration that their entire response to be proprietary information. Proposals and all related correspondence are subject to the Georgia Open Records Act and may be provided to anyone properly requesting same, after contract award. The City cannot protect proprietary data submitted in vendor proposals unless provided for under the open records law. In the event, the bidder deems certain information to be exempt from the disclosure requirements, the proposal must specify what content is considered exempt and cite the applicable provision of the law to support that assessment. In the event such information is requested under the open records law, the bidder's assessment will be examined by the City Attorney who will make a determination. The decision to withhold or release the information will be at the City's sole discretion.

\* \* \* \* \* END OF INSTRUCTIONS TO PROPOSERS \* \* \* \* \*

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the City of Dunwoody has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

\_\_\_\_\_  
Federal Work Authorization User Identification Number

\_\_\_\_\_  
Date of Authorization

\_\_\_\_\_  
Name of Contractor

CITY OF DUNWOODY  
\_\_\_\_\_  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.  
Executed on \_\_\_\_\_, \_\_\_\_, 202\_\_ in \_\_\_\_\_ (city), \_\_\_\_\_ (state).

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**O.C.G.A. § 50-36-1(e) (2) Affidavit Verifying Status for City Public Benefit**

**\*\*This form is required for ALL LICENSES/PERMITS/CONTRACTS by State Law\*\***

By executing this affidavit under oath, as an applicant for a(n) \_\_\_\_\_ [type of public benefit(s)], as referenced in O.C.G.A. § 50-36-1, from the City of Dunwoody, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

\_\_\_\_\_ I am a United States citizen  
(Must include copy of either current State Driver's License, Passport, or Military ID)

\_\_\_\_\_ I am a legal permanent resident of the United States\*\*  
(Must include a copy of your current State Driver's License and a copy of your Permanent Resident Card or Employment Authorization Card)

\_\_\_\_\_ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.\*\*  
(Must include a copy of your current State Driver's License and a copy of your Permanent Resident Card or Employment Authorization Card)

\*\*My alien number issued by the Department of Homeland Security or other federal immigration agency is: \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

\_\_\_\_\_  
In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

\_\_\_\_\_  
Signature of Applicant Date

\_\_\_\_\_  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC/SEAL My Commission Expires: \_\_\_\_\_



**CONTRACT REFERENCES FORM**

CONTRACTOR'S NAME: \_\_\_\_\_

CONTRACTOR'S CONTACT NAME: \_\_\_\_\_

CONTRACTOR'S EMAIL: \_\_\_\_\_

CONTRACTOR'S ADDRESS: \_\_\_\_\_

CONTRACTOR'S PHONE: \_\_\_\_\_

**REFERENCE 1**

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROJECT/TASK: \_\_\_\_\_

\_\_\_\_\_

**REFERENCE 2**

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PROJECT/TASK: \_\_\_\_\_

\_\_\_\_\_



12/08/2026

City of Dunwoody – Purchasing Department  
4800 Ashford Dunwoody Road  
Dunwoody, GA 30338  
purchasing@dunwoodyga.gov

Re: RFP 25-04 – Construction Turnkey Rooftop Solar Systems

To the Evaluation Committee:

Sunpath Consulting LLC (DBA Sunpath Solar) is pleased to submit our proposal for the City's Construction Turnkey Rooftop Solar Systems project. As a Georgia-based EPC contractor with deep experience serving municipal, nonprofit, and educational institutions, Sunpath is well-equipped to deliver high-quality, long-lasting solar and battery solutions that align with the City of Dunwoody's goals for cost savings, sustainability leadership, and operational reliability.

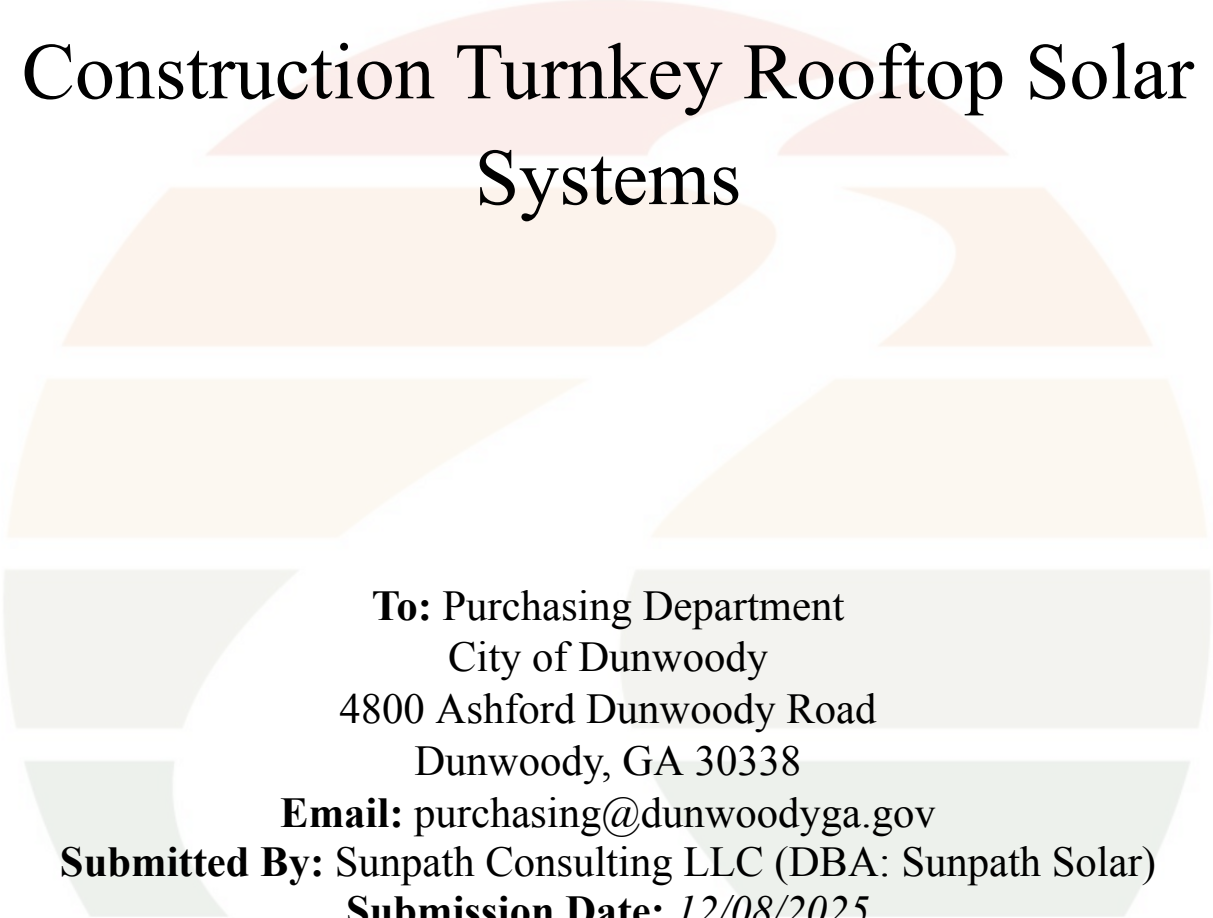
This proposal includes system designs, financial modeling, Solar Energy Procurement Agreement (SEPA) options through our partner Georgia BRIGHT, and comprehensive operations and maintenance services at no upfront cost to the City for the full term of the agreement. Our team is committed to ensuring a smooth, transparent process from engineering through commissioning and long-term monitoring.

We appreciate the opportunity to support the City of Dunwoody in advancing its clean energy and community resilience goals. Please feel free to contact me directly with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth Gunning", is written over a large, faint, light-colored circular watermark that is a stylized version of the Sunpath Solar logo.

Seth Gunning  
CEO, Sunpath Solar  
seth@sunpath.solar  
404-912-3342



# City of Dunwoody

## Construction Turnkey Rooftop Solar Systems

**To:** Purchasing Department  
City of Dunwoody  
4800 Ashford Dunwoody Road  
Dunwoody, GA 30338

**Email:** [purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov)

**Submitted By:** Sunpath Consulting LLC (DBA: Sunpath Solar)

**Submission Date:** 12/08/2025

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## Appendix:

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# 1. Organization Profile & Team Experience

## Sunpath Solar Profile

Sunpath Solar is a Georgia-based, purpose-driven solar energy company specializing in turnkey design-build solutions for nonprofit, faith-based, educational, and municipal clients. Since our founding in 2023, we have completed 2.668 MW of solar capacity and 984 kWh of battery storage across the state, serving campuses ranging from small institutions to multi-building commercial and industrial facilities.

Our team brings extensive experience designing and installing 50 kW–300 kW rooftop systems, delivering both solar-only and solar+storage solutions through third-party financing structures such as Solar Energy Procurement Agreements (SEPA). As the primary EPC partner for the Capital Good Fund’s Georgia BRIGHT program, Sunpath has deployed hundreds of behind-the-meter systems since 2023, including dozens of lithium-ion battery projects designed for load shifting, grid support, and backup resilience.

Sunpath’s engineering and construction teams are fully in-house, OSHA-30 certified, and led by NABCEP-credentialed electricians and installers. We have deep expertise working with TPO, shingle, and metal standing-seam roofs and routinely design systems that maintain roof integrity and warranty compliance using ballast, rail-based, and clamp-mount solutions. Each project includes utility interconnection management, lifetime monitoring, and comprehensive workmanship and production warranties.

Our portfolio includes mission-driven clients with needs similar to the City of Dunwoody’s Cultural Arts Center and North Shallowford Annex—multi-roof arrays, active campuses, complex interconnections, and architecturally sensitive environments. Recent installations at Trinity Episcopal Church, Dunwoody United Methodist Church, and St. Thomas More Catholic School demonstrates Sunpath’s capability to deliver high-quality systems while minimizing operational disruption. Sunpath has the capacity to complete all proposed systems concurrently without subcontracting labor, and warrants that it meets all insurance requirements outlined in the RFP.

Every Sunpath project is approached as a technical and stewardship partnership. With proven experience in institutional solar deployment, battery integration, and long-term O&M, we are well-positioned to support the City of Dunwoody’s goals for cost stability, sustainability leadership, and community resilience. Sunpath is headquartered at 1068 Arlington Ave SW, Atlanta, GA 30310, and serves clients statewide, including rural and historically underserved [communities](#). We can be reached online at [www.sunpath.solar](http://www.sunpath.solar) or by phone 404-912-3342

## Project Team and Experience

All of Sunpath’s core staff are seasoned solar professionals with extensive experience in solar engineering, sales, permitting, project management, and construction. Sunpath Solar requires *all* staff to be OSHA-10 certified, at a minimum, and was proudly one of the first companies in the nation to register with ReCheck, ID #B52882143. Our project team includes:

- **Seth Gunning** CEO and Executive Project Manager - NABCEP Certified PV Installation Professional and Technical Sales Professional. Seth has two decades of solar experience across installation, policy, engineering, consulting, and project development. Seth previously served as Chair of the Georgia Solar Energy Association. Seth will serve as the 'Key Point of Contact' for City of Dunwoody activities.
  - General Contractors License Number: GCCO009287
  - NABCEP PVIP #: PV-102117-016852
  - NABCEP PVTS #: TS-102018-016852
  - Recheck ID #160086285
- **Trey Murray**, VP of Construction — Trey has six years of construction management experience and has served as solar construction foreman and Elite mechanical installation trainer for regional and national solar energy contractors. Trey brings extensive experience developing and managing multiple installation teams while ensuring the highest quality construction standards.
- **Kelton Bryant**, Master Electrician — Kelton has been a practicing electrician for 21 years with experience in solar over the last seven years. Kelton holds a non-restricted electrical license from the State of Georgia
  - License Number: EN213761
- **Larry Lee**, Electrical Foreman — Larry has 24 years experience in the electrical trades, including seven years as an IBEW-member with Journeymen Electrical License. Larry has been leading solar PV and battery storage electrical installations for seven years and has served as electrical foreman, construction supervisor, and Elite Solar PV and ESS trainer.
- **Katie Stanger**— Katie has been a licensed Residential and Commercial General Contractor since 2024. Katie has four years experience overseeing construction of solar energy projects in half a dozen states around the Southeast.
  - License Number: GCQA008528
- **Michael MacMiller**, Technical Sales Consultant — NABCEP PV Associates certificate and Board Member of the *Georgia Solar Energy Association*. Michael has worked in clean energy industries for four years as an advocate, installation technician, and technical sales consultant having helped dozens of families get access to solar benefits.
  - NABCEP Associate PVA - 101422-014625
  - ReCheck ID Number #420974499
- **Hallie Shepard**, Operations Coordinator — Hallie oversees field team coordination, permitting workflows, utility interconnections, milestone tracking, and customer success. Hallie has four years of experience working in solar logistics in Georgia. Hallie will serve as the primary project manager for City of Dunwoody solar installations.

## Sample Projects

### St Thomas More Catholic School



Located at 636 W Ponce de Leon Ave Decatur, GA 30030. This 59.5kW system is installed on two pitched standing seam metal roofs with a single interconnection point using 208v Enphase micro-inverters, Ironridge XR rail, and SR5! Clamps. All labor performed in-house. Father Robert Hussey [rhussey@stmga.org](mailto:rhussey@stmga.org), 404-378-4588 EXT 118

### Dunwoody United Methodist Church



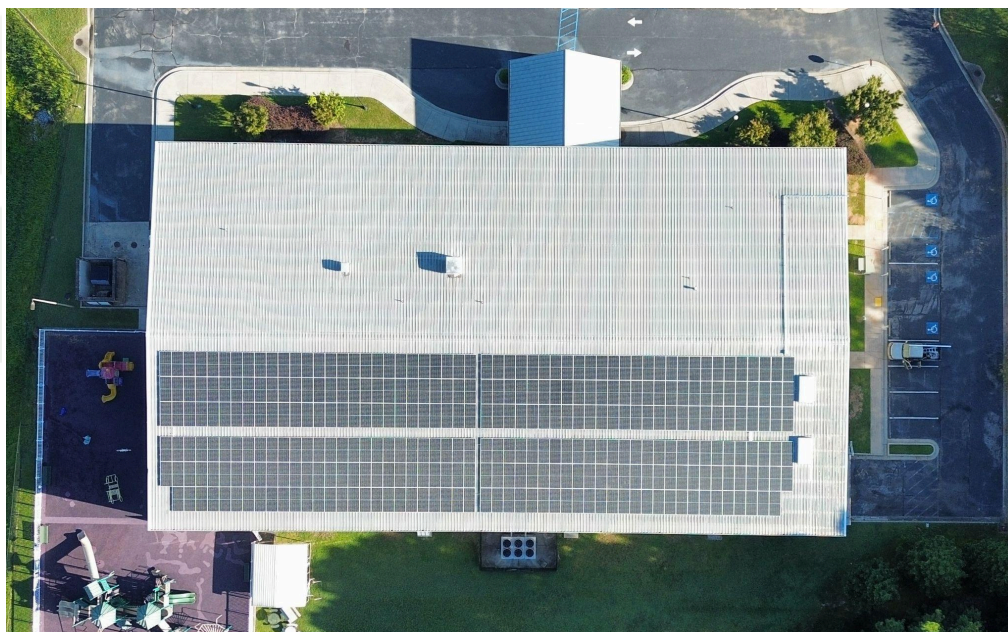
Located at 1548 Mount Vernon Road Dunwoody, Georgia 30338 this 152.22kW solar energy system was installed on multiple Flat TPO Roof surfaces with, multiple interconnection points on both 208v and 480v electrical services using SolarEdge inverters, QCell solar modules, and Unirac RM Ballast Mounts. All labor performed in-house. Please contact Executive Director Roger Young, 770-542-1662, [roger.young@dunwoodyumc.org](mailto:roger.young@dunwoodyumc.org)

## Trinity Episcopal Church



Located at 4401 COUNTRY CLUB RD, STATESBORO GA 30458 this 31 kW solar energy system was installed on a pitched shingle roof, designed with graphic elements using 208v Enphase microinverters and Ironridge XR rail systems. All labor performed in-house. Sunpath provided on the job training on this project through a Coastal Georgia solar training partnership with Be Smart Home Solutions. Please contact Reverend Charles Todd, 912-489-4208, [charles@trinitystatesboro.org](mailto:charles@trinitystatesboro.org)

## Peachtree Hills SDA



Located at 171 Gordon Rd. Newnan GA, this 192.6 kW grid-tied solar energy system was installed on pitched metal roof and 480v service using SolarEdge inverters and Ironridge XR rail systems. Please contact parishioner Kevin Lilly [lillkev@msn.com](mailto:lillkev@msn.com), 943-242-2109

## 2. Project Understanding and Approach

Sunpath Solar understands that the City of Dunwoody seeks a long-term, financially stable, and operationally reliable pathway to clean energy at two key municipal facilities—the Dunwoody Cultural Arts Center and the North Shallowford Annex. The City’s goals include reducing annual electricity expenditures, increasing municipal sustainability leadership, maintaining roof integrity, and ensuring that each system is designed to maximize the use of on-site generation so that no more than 20% of energy is exported to the grid.

### Understanding Facility Load and Rate Optimization

Sunpath begins our approach at the meter, not the roof. By grounding our design process in load behavior—rather than simply maximizing rooftop density—we build systems that generate the greatest long-term financial benefit for the City. For each building, Sunpath has conducted a detailed load profile assessment using hourly billing history – a less common but critical step in development that dramatically improves the accuracy of both system sizing and financial modeling. Hourly data allows Sunpath to map solar generation profiles against actual usage patterns throughout the day and across seasons, revealing *when* energy is consumed, not just how much. This level of detail is essential for optimizing the economic return of solar under the RNR structure, where exported power earns less than eight cents (\$.074) per kilowatt-hour.

As a part of our process Sunpath also evaluates all available rate-tariffs against pre- and post-solar load profiles to ensure the City of Dunwoody remains on the Georgia Power tariffs which generate the largest operational savings. Based on our analysis, we are recommending that City of Dunwoody transition to a **Time-of-Use Energy Only** rate-schedule for the Georgia Power accounts servicing both the North Shallowford Annex and the Dunwoody Cultural Center’s KILN meter. Each of these accounts is currently on the Power and Light Medium Schedule. Even without solar, these rate-schedule changes are projected to **reduce annual utility costs by approximately \$18,622 - or roughly 25% savings** across the two meters compared to the current rate. With solar, those savings compound further as demand peaks are offset and lower-cost kilowatt-hours displace grid purchases during high-rate periods. We view rate optimization as an ongoing service, not a one-time assessment; Sunpath will perform annual rate and tariff reviews after the system is installed to ensure the City of Dunwoody remains on the most financially advantageous schedule as rate tariffs change and as energy consumption patterns evolve.

### Roof Assessment, Structural Suitability, and Warranty Protection

Sunpath conducted site assessments at both City facilities. Both project sites feature TPO roof systems of varying ages. The Cultural Arts Center’s roof is approximately 11 years old and includes a 7,000 sq. ft. newer addition. The North Shallowford Annex roof is approximately six years old and includes a City-designated exclusion zone on the southeast edge reserved for a future drone operations pad. Sunpath’s design team incorporates these constraints by:

- Avoiding installation within the restricted 300 sq. ft. drone pad zone.

- Conducting on-site roof assessments and confirming load capacities.
- Coordinating with roof manufacturers to ensure warranty-preserving installation practices
- Ensuring all ballast methods align with manufacturer specifications.

Our engineering team has extensive experience integrating solar arrays with roof assemblies of similar age and material, including multiple TPO installations in Dunwoody and across Georgia. Sunpath's design philosophy prioritizes **roof stewardship**, ensuring long-term integrity and avoiding any action that would void an existing warranty.

Once the financial and tariff framework is defined and site assessment completed, Sunpath then developed a digital model of each property using high-resolution LIDAR and satellite imagery, rendering accurate three-dimensional representations of each building to simulate array placement, irradiance, and expected energy production. Using these modules Sunpath identifies the most productive roof planes and generate precise hourly Solar PV production profiles.



### System Design Approach

Sunpath's design philosophy emphasizes balance. Oversizing a system can erode economic returns, while undersizing leaves savings unrealized. Larger system sizes mean more total energy production gets exported to the grid at Georgia Power's low RNR rate, rather than offsetting the purchase of utility energy at a retail value. Large energy exports reduce the total "Solar Offset Value" (\$/kWh), making it harder for your SEPA rate to compete on price. Similarly, adding large amounts of battery energy storage (the single most expensive component of solar + storage systems) in order to capture 100% of all otherwise-exported power can easily increase the SEPA rate above the Solar Offset Value, negating net-savings.

Our data-driven approach to design ensures that each system—solar-only or solar+storage—is sized to deliver optimized reductions in utility expenditures while adhering to the City's

requirement that exported energy remain below 20%. We extend this modeling approach to include battery energy storage sizing. Using the same hourly consumption dataset, we simulate how a battery system could capture midday solar generation and discharge during evening peaks or outages. Our battery energy storage systems may include a recommendation for a larger solar energy array than the corresponding solar-only option, to ensure balance between solar offset value and energy offsetting. The system is modeled for both resilience and demand-charge management, ensuring that stored energy is used strategically to lower costs and provide operational flexibility. Sunpath has not attempted to factor into financial and cost benefit analysis the benefits of Georgia Power's upcoming Virtual Power Plant battery storage rebate programs, to be launched in summer of 2026.

All Sunpath's proposed energy systems assume Tier 1 Solar Modules like those produced by Georgia-based QCells North America with a 30-year production warranty, Enphase Energy micro-inverters with a standard 25-year warranty and module-level monitoring, and both ballast and railed racking product with a standard 25-year product warranty. For Solar + Storage proposals Sunpath is recommending SolArk L3 battery energy storage systems (208v and 480v) with solar + battery management inverters, each with a standard 10-year warranty. The final proposals presented here integrate verified production estimates, financial modeling, and tariff optimization into a single package that provides the City of Dunwoody's leadership with a transparent, data-driven basis for decision-making. For the City of Dunwoody, it means a system that not only reduces costs and emissions but also reflects the City's thoughtful approach to stewardship, financial responsibility, and long-term sustainability.

### 3. System Description and Pricing

Sunpath is privileged to provide both solar-only and solar + battery storage offering for The City of Dunwoody's North Shallowford Annex and Dunwoody Cultural Arts Center. We have provided project proposal documents as Exhibit A (North Shallowford Annex), Exhibit B (Dunwoody Cultural Arts Center). Each detailed project proposal outlines system sizing, annual production estimation, anticipated energy exports, product descriptions, a battery energy storage option, pre- and post- solar rate analysis, and cash-flow analysis for both Purchase and Solar Energy Procurement Agreement (SEPA) procurement options. Appendix C to this proposal provides a buy-out table for each SEPA option presented.

Sunpath is proud to provide Solar Energy Procurement Agreement (SEPA) options through Georgia BRIGHT, a wholly-owned subsidiary of Capital Good Fund (CGF) a Department of Treasury designated Community Development Financial Institution (CDFI) specializing in solar energy and battery storage system financing for non-profit institutions. Our SEPA option allows the City of Dunwoody to incur zero capital cost for the design, engineering, and installation of each system. The City will also never incur any out-of-pocket expense for maintenance for the full term of the agreement. Our GaBRIGHT SEPA has a **25-year term and a fixed 2.69% annual rate-escalation**, includes one-time no-cost system removal and replacements to allow the City to conduct roof repair or replacement during the term of the agreement, and allows for

system buy-out anytime after the 6th year of operation. For options with Battery Energy Storage, Georgia BRIGHT’s SEPA includes no-cost battery replacement at the end of the warranted life of each battery. Sunpath and Georgia BRIGHT will be able to provide the City of Dunwoody a single SEPA rate (\$/kWh) covering all selected projects.

**North Shallowford Annex**

<b>Solar Only</b>	<b>System Size (kW)</b>	<b>Annual Production (kWh)</b>	<b>Annual Utility Savings</b>	<b>SEPA Rate (\$/kWh)</b>	<b>SEPA Escalation</b>	<b>Year One Net Energy Savings</b>	<b>End of Term Purchase Rate</b>
<b>North Shallowford Annex</b>	39.27	47,417	\$15,164	\$0.1190	2.69%	\$9,521	\$500

For the North Shallowford Annex, Sunpath Solar recommends a 39.27kW ballast-mounted solar energy system designed to offset 34.98% of the Annex’s annual energy demand. In conjunction with the recommended rate schedule change Sunpath estimates the system will reduce Georgia Power billings by \$15,164 in the first year of operations.. Through the Georgia BRIGHT SEPA, Sunpath can offer the energy from the system at a rate of just **\$.119/kWh**. This SEPA rate is fixed with an annual escalator of 2.69%. We have designed this system ensuring a 300+sq ft drone exclusion zone and believe the proposed system size most effectively balances roof space availability with high Solar Offset Value. The system is expected to generate first year annual *net-energy-savings* of \$9,521, and **25-year net-energy-savings of \$325,379**. All long-term financial modeling assumes a 3% annual utility-rate escalation. This system is expected to export 17.1% of total energy generation back to the grid.

<b>Solar + Storage</b>	<b>System Size (kW)</b>	<b>Battery Storage Size (kWh)</b>	<b>Optional Battery Purchase Price</b>	<b>Annual Utility Savings</b>	<b>SEPA Rate (\$/kWh)</b>	<b>SEPA Escalation</b>	<b>Net Year One Energy Savings</b>	<b>End of Term Purchase Rate</b>
<b>North Shallowford Annex</b>	39.27	60	\$76,000	\$15,756	\$0.2290	2.69%	\$3,593	\$500

Sunpath can also offer the option for a 60kWh battery energy storage system at the North Shallowford Annex. Adding battery energy storage will reduce total expected energy exports to 11% of total solar pv energy generation and increase annual utility savings by \$592 in the first year. Sunpath can offer this battery storage option for either a cash payment of \$76,000, or by increasing the offered SEPA rate \$.11/kWh, to solar + storage total of \$.229/kWh. By including the offered battery storage system into the SEPA we expect year one net energy savings to be \$3,593 when combined with the recommended utility rate schedule change.

Exhibit A contains further detailed project proposals for both solar only and solar + battery storage options at the North Shallowford Annex including product offerings, rate analysis and recommendations, and detailed cash-flow projections for each SEPA offering Exhibit C includes

all buy-out tables showcasing the cost of purchasing the system anytime after the 6th year of operation.

**Cultural Arts Center**

<b>Solar Only</b>	<b>System Size (kW)</b>	<b>Annual Production (kWh)</b>	<b>Annual Utility Savings</b>	<b>SEPA Rate (\$/kWh)</b>	<b>SEPA Escalation</b>	<b>Net Year One Energy Savings</b>	<b>End of Term Purchase Rate</b>
<b>Cultural Arts Center</b>	138.64	185,896	\$37,019	\$.1003	2.69%	\$18,374	\$500

The Dunwoody Cultural Arts Center is serviced by two primary utility accounts. Sunpath has broken down our recommended solar energy and solar + battery system savings estimates by utility account below and in our detailed project proposals provided in Exhibit B. Cumulatively, Sunpath recommends a 138.64kW solar energy system designed to reduce annual utility savings by \$37,033 when combined with the recommended utility rate schedule changes on the ‘KILN’ account. We are proud to offer this solar energy system starting at **\$.1003/kWh**. This SEPA rate is 25-year fixed with an annual escalator of 2.69%. At this rate, the City of Dunwoody is expected to see first year *net* energy-savings of \$18,374 and a **25-year net energy-savings of \$623,896**. All long-term financial modeling assumes a 3% annual utility-rate escalation

<b>Solar + Storage</b>	<b>System Size (kW)</b>	<b>Battery Storage Size (kWh)</b>	<b>Optional Battery Purchase Price</b>	<b>Annual Utility Savings</b>	<b>SEPA Rate</b>	<b>SEPA Escalation</b>	<b>Net Year One Energy Savings</b>	<b>End of Term Purchase Rate</b>
<b>Cultural Arts Center</b>	195.755	240	\$297,600	\$46,669	\$0.2490	2.69%	-\$4,549	\$500

Sunpath has also included an offer for a solar plus battery storage system on the Cultural Arts Center. Sunpath has found that any battery energy storage system size incorporated into a SEPA offering will decrease total net energy savings over the term of the agreement. For this offer we have increased the size of the solar energy system to maximize total utility offsetting and increasing available utility savings. For a solar + storage system we recommend a combined 195kW solar energy system coupled with a 240kWh battery energy system split between the Main and Kiln meters. This larger solar + battery storage is expected to increase annual utility savings to \$46,669 in the first year. Sunpath can offer the battery storage system only for a fixed purchase price of \$297,000, or can offer the entire solar plus storage system through a SEPA rate of \$.249/kWh. However, by including the offered battery storage system into the SEPA we expect year one net energy savings to be -\$4,549 when combined with the recommended utility rate schedule change. While battery integration provides resilience and independence benefits, current pricing and tariff structures mean that the solar-only configuration produces the strongest net savings.

### Main Account (Meter 3125372)

Sunpath Solar recommends 91.04kW of our 138kW solar-only offering be connected to the Dunwoody Cultural Arts Center main meter. This system will be ballast-mounted, is designed to offset 45.7% of the Dunwoody Cultural Arts Center main account's annual energy demand, and will reduce Georgia Power billings on this account by an estimated \$18,371 in the first year of operation. The solar-only system on the main meter is expected to export 19.7% of total energy production to the grid.

Sunpath is also offering that 124kW of the 195.7kW solar and battery storage system, coupled with a 120kWh battery be connected to the Cultural Arts Center main meter to offset 58% of the utility demand and reduce utility billing by \$23,629 in the first year of operation. We expect this 124kW of solar and 120kWh battery storage system to export 12% of total energy production to the grid.

### KILN Account (Meter 3538607)

Sunpath Solar recommends 47.6kW of our 138kW solar-only offering be connected to the Dunwoody Cultural Arts Center KILN meter. This solar energy system can be either ballast mounted to the flat TPO roof or attached to the standing seam metal roof of the Cultural Arts Center. This system size is expected to provide 28.9% of annual energy demand and offset annual Georgia Power costs by \$18,648 in conjunction with the recommended rate-schedule changes. The system is expected to export 17% of total energy production to the grid.

Sunpath is also offering that 71.4kW of the 195.7kW solar and battery storage system offering, coupled with a 120kWh battery be connected to the KILN account to offset 44.6% of account energy demand and reduce utility billing by \$23,040 in the first year of operation. We expect this solar plus battery storage system to export 18.4% of total energy production to the grid.

Exhibit B contains further detailed project proposals for both solar only and solar + battery storage options at the Dunwoody Cultural Arts Center including product offerings, rate analysis and recommendations, and detailed cash-flow projections for each SEPA offering. Exhibit C includes all buy-out tables showcasing the cost of purchasing the system anytime after the 6th year of operation.

## 4. Implementation Plan and Timeline

Sunpath Solar's project implementation plan is designed to move efficiently from contract execution to energization while minimizing disruption to municipal operations and preserving the integrity of both buildings' roofs and electrical systems. While final timelines are subject to the City's procurement schedule and Georgia Power's interconnection review, Sunpath expects to commence the project by February 2026 and implementation to follow this sequence:

1. **Engineering and Design – 3 to 4 weeks**
  - Full site verification and roof assessment.
  - Development of CAD roof layouts and electrical-line diagrams.

- Structural loading review and racking specification
- Electrical engineering review
- 2. **Permitting, Utility Interconnection, and City Approvals – 2 to 3 weeks**
  - Submission of structural stamped construction-sets for permitting
  - Georgia Power interconnection application(s) submitted per account.
  - Coordination with Dunwoody’s permitting and sustainability staff to complete permitting
- 3. **Procurement and Material Organization – 3 to 4 weeks**
  - Procurement of modules, inverters, racking, BOS materials.
  - Pre-staging and inventory control via Sunpath’s warehouse
  - Scheduling of battery components (where included), which may have extended lead times.
- 4. **Pre-Construction - 1 to 2 weeks**
  - Develop on-site deployment, equipment storage, and installation plans in coordination with facilities and operations management
- 5. **Construction – 2 to 3 weeks per site (Solar Only)**
  - Site mobilization and establishment of safety zones.
  - Racking and module installation
  - Electrical wiring, conduit work, battery installation, and interconnection preparation.
  - System checkout, inverter configuration, and commissioning
  - Verification of monitoring portal access.
- 6. **Inspections and Utility Approval – 1 week (Dependent on Utility Timelines)**
  - City inspections.
  - Coordination with Georgia Power for witness testing (if required).
  - Utility final approval and permission to operate (PTO).
- 7. **Energization and Staff Training – 1 week**
  - System energization and performance verification.
  - Training of designated City staff for monitoring and reporting.

### **Monitoring, Operations & Maintenance Plan**

Sunpath Solar provides comprehensive monitoring, operations, and maintenance services for the full duration of the SEPA, ensuring the City of Dunwoody receives reliable, optimized system performance without any additional cost. All systems will be continuously supervised through inverter-based monitoring platforms like Enphase Enlighten which deliver real-time, module-level visibility, and automated alerts for any abnormal performance. Sunpath will create secure accounts for a minimum of two City staff members and one Sustainability Committee member, and for the Cultural Arts Center we will enable Enlighten’s public kiosk mode to support the required educational display at no additional cost to the City of Dunwoody. Sunpath’s offering includes the cost of a public web-enabled educational display valued up to

\$2,500 per building as a public-facing display of systems performance and environmental impact.

Both Sunpath Solar and the Georgia BRIGHT servicing departments will perform remote performance evaluations on an on-going basis utilizing the Enlighten fleet management platform to confirm system health, alignment with production models, and to identify need for preventative or corrective maintenance. Sunpath and Georgia BRIGHT will provide annual performance reviews that document total generation, expected versus actual production, export levels, avoided utility costs, and any maintenance activities. In addition, Sunpath will perform at least one annual on-site preventive maintenance visit that includes inspection of modules, racking, electrical equipment, monitoring systems, and (where applicable) batteries. A written summary of each visit is delivered promptly to the designated City representative.

If a monitoring alert indicates an issue, our technicians begin remote diagnostics immediately, typically resolving most items within 24 to 48 hours. When a site visit is required, Sunpath responds based on issue severity—within two business days for system-wide outages, five business days for routine issues, and same-day for safety-related concerns. The cost of all labor, parts, warranty claims, and replacements; including for microinverters, modules, and battery components are fully included under the SEPA agreement.

For solar-plus-battery installations, Sunpath monitors state of charge, cycle behavior, thermal conditions, and backup readiness through both the Enlighten and Battery Management system platforms. We actively manage battery operation to support export minimization, enhance resilience, and maintain long-term health. Annual battery assessments are incorporated into our preventive maintenance program, and any warranted component is replaced at no cost.

Sunpath's maintenance program includes proactive roof protection. During annual inspections, we verify that all attachments, flashings, and penetrations remain watertight and compliant with roof manufacturer guidelines. Should any issue related to the solar installation arise, Sunpath will repair it and, if necessary, remove and reinstall solar equipment at no cost to preserve roof warranty coverage. At system energization, Sunpath provides hands-on training for designated City personnel, including system operation, monitoring navigation, and basic troubleshooting. Training is delivered in person and complemented by written materials and ongoing phone and email support for the life of the agreement.

All inspection reports, maintenance logs, warranty documents, and system performance records are maintained by Sunpath and made available to the City as needed. At the end of the SEPA term, we support a smooth transition to City ownership through documentation transfer, system condition reporting, and warranty continuation guidance. Through this monitoring and maintenance framework, Sunpath ensures that each system installed for the City of Dunwoody operates at peak performance, remains fully supported, and continues to deliver long-term value with minimal effort required from City staff.



## Sun Powered North Shallowford Annex

City of Dunwoody

4800 Ashford Dunwoody Rd  
NE -  
Dunwoody GA 30338

(678) 382-6700  
[purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov)

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# 1 PROJECT SUMMARY

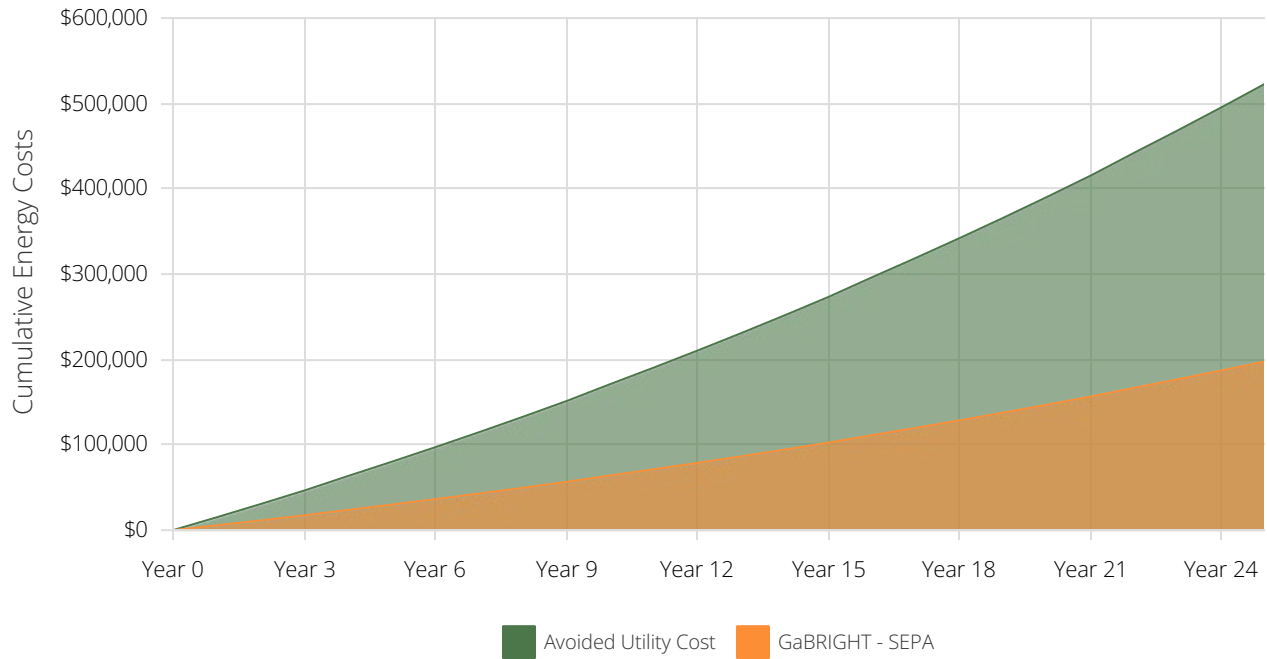
## COMBINED SOLAR PV RATING

Power Rating: 39,270 W-DC  
Power Rating: 35,740 W-AC-CEC

## COMBINED ESS RATINGS

Energy Capacity: 0.0 kWh  
Power Rating: 0.0 kW

### CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



## 2.1.1 PV SYSTEM DETAILS

### GENERAL INFORMATION

Facility: North Shallowford Annex  
 Address: 4470 N Shallowford Rd Atlanta GA 30338

### SOLAR PV SYSTEM RATING

Power Rating: 39,270 W-DC  
 Power Rating: 35,740 W-AC-CEC

### SOLAR PV EQUIPMENT DESCRIPTION

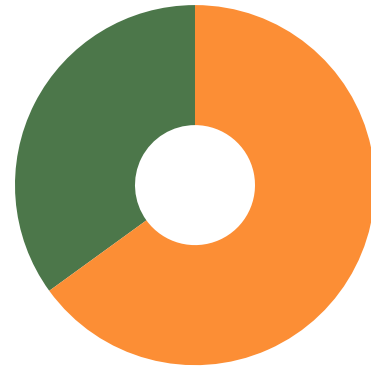
Solar (66) Hanwha Q-Cells Q.PEAK DUO XL-G11S.3/BFG  
 Panels: 595  
 Inverters: (66) Enphase Energy IQ8P-3P-72-E-US

### ENERGY CONSUMPTION MIX

Annual Energy Use: 135,540 kWh

### SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
 Inverters: 25 Years



### TOTAL EXPORT PERCENTAGE

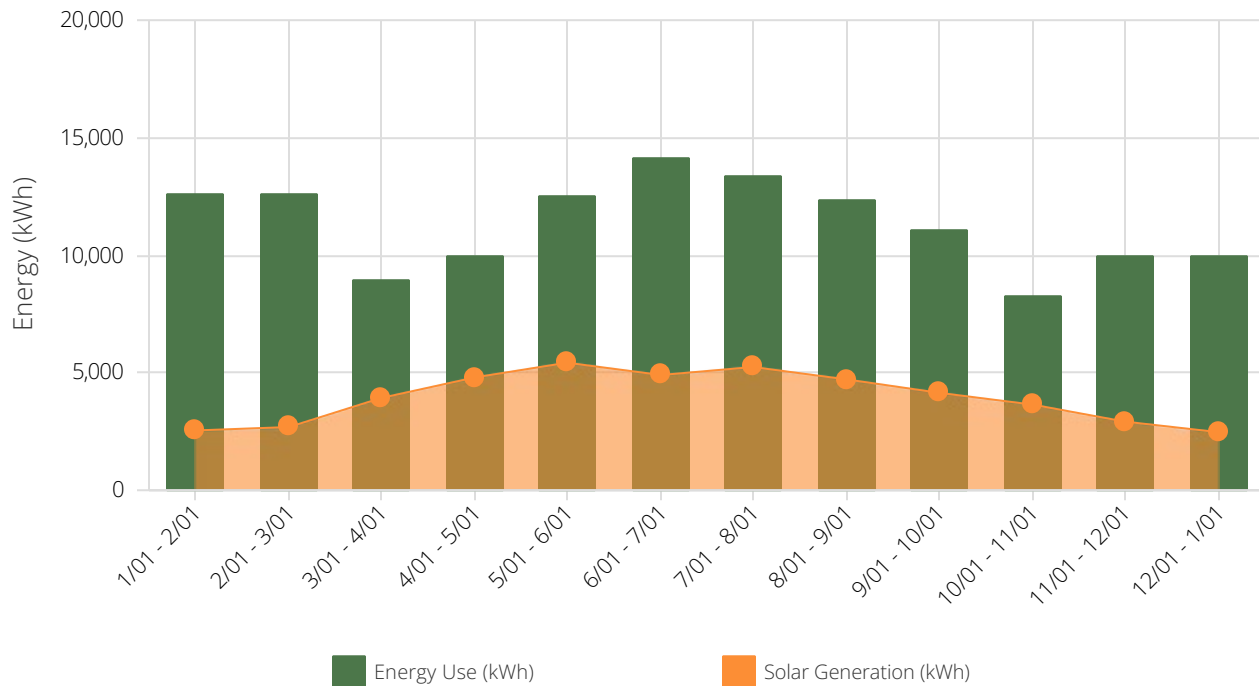
17.1%

### Solar PV System Cost and Incentives

Solar PV System Cost	\$94,248
Direct pay - 30% ITC	<b>-\$28,274</b>
<b>Net Solar PV System Cost</b>	<b>\$65,974</b>

Utility	88,123 kWh (65.02%)
Solar PV	47,417 kWh (34.98%)

### MONTHLY ENERGY USE VS SOLAR GENERATION



## 2.1.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### Direct Pay, Investment Tax Credit (ITC) - 30%

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$28,274



## 2.1.3 UTILITY RATES

You have the option to remain on your current rate schedule (PLM) or switch to an alternative rate schedule (TOU-EO). The rates for each are shown below and your estimated electric bills are shown on the following page for each rate schedule.

Customer Charges					Energy Charges				
Season	Charge Type	Rate Type	PLM	TOU-EO	Season	Charge Type	Rate Type	PLM	TOU-EO
S	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW T < 3,000 kWh	Import	\$0.22798	-
W	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.21278	-
					S	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18997	-
					S	200,000 kWh < T	Import	\$0.15798	-
					S	0 < T	Import	\$0.06565	-
					S	0 < T	Import	\$0.06111	-
					S	0 < T	Import	\$0.05931	-
					W	T < 200 kW T < 3,000 kWh	Import	\$0.22487	-
					W	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.20967	-
					W	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18686	-
					W	200,000 kWh < T	Import	\$0.15487	-
					W	0 < T	Import	\$0.06254	-
					W	0 < T	Import	\$0.058	-
					W	0 < T	Import	\$0.0562	-
					W	T < 1,500 kWh	Import	-	\$0.18178
					W	1,500 kWh < T	Import	-	\$0.10074
					S	On Peak	Import	-	\$0.3257
					S	Off Peak	Import	-	\$0.17871



## 2.1.4 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: GP - PLM

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges		
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Total
1/1/2025 - 2/1/2025 W	12,600	79	\$179	\$2,628	\$2,808
2/1/2025 - 3/1/2025 W	12,600	79	\$179	\$2,628	\$2,808
3/1/2025 - 4/1/2025 W	8,940	79	\$179	\$1,920	\$2,099
4/1/2025 - 5/1/2025 W	9,960	79	\$179	\$2,134	\$2,313
5/1/2025 - 6/1/2025 W	12,480	79	\$179	\$2,606	\$2,785
6/1/2025 - 7/1/2025 S	14,160	79	\$179	\$2,964	\$3,143
7/1/2025 - 8/1/2025 S	13,320	79	\$179	\$2,804	\$2,984
8/1/2025 - 9/1/2025 S	12,300	46	\$179	\$2,610	\$2,790
9/1/2025 - 10/1/2025 S	11,040	46	\$179	\$2,371	\$2,550
10/1/2025 - 11/1/2025 W	8,220	46	\$179	\$1,769	\$1,949
11/1/2024 - 12/1/2024 W	9,960	53	\$179	\$2,134	\$2,313
12/1/2024 - 1/1/2025 W	9,960	53	\$179	\$2,134	\$2,313
<b>Total</b>	<b>135,540</b>	<b>-</b>	<b>\$2,153</b>	<b>\$28,702</b>	<b>\$30,855</b>

### NEW RATE SCHEDULE: GP - TOU-EO

Time Periods	Energy Use (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Other	Energy	Total
1/1/2025 - 2/1/2025 W	12,600	-	0	\$113	\$1,391	\$1,504
2/1/2025 - 3/1/2025 W	12,600	-	0	\$113	\$1,391	\$1,504
3/1/2025 - 4/1/2025 W	8,940	-	0	\$113	\$1,022	\$1,135
4/1/2025 - 5/1/2025 W	9,960	-	0	\$113	\$1,125	\$1,238
5/1/2025 - 6/1/2025 W	12,480	-	0	\$113	\$1,379	\$1,492
6/1/2025 - 7/1/2025 S	14,160	4,986	9,174	\$113	\$3,263	\$3,376
7/1/2025 - 8/1/2025 S	13,320	4,668	8,652	\$113	\$3,067	\$3,179
8/1/2025 - 9/1/2025 S	12,300	3,384	8,916	\$113	\$2,696	\$2,808
9/1/2025 - 10/1/2025 S	11,040	3,153	7,887	\$113	\$2,436	\$2,549
10/1/2025 - 11/1/2025 W	8,220	-	0	\$113	\$950	\$1,062
11/1/2024 - 12/1/2024 W	9,960	-	0	\$113	\$1,125	\$1,238
12/1/2024 - 1/1/2025 W	9,960	-	0	\$113	\$1,125	\$1,238
<b>Total</b>	<b>135,540</b>	<b>16,191</b>	<b>34,629</b>	<b>\$1,353</b>	<b>\$20,969</b>	<b>\$22,323</b>



## 2.1.5 NEW ELECTRIC BILL

### RATE SCHEDULE OPTION 1: GP - PLM

Time Periods	Energy Import (kWh)		Energy Export (kWh)		Max Demand (kW)	Charges		
Bill Ranges & Seasons	Total		Total		NC / Max	Other	Energy	Total
1/1/2025 - 2/1/2025 W	10,256		199		79	\$179	\$2,176	\$2,355
2/1/2025 - 3/1/2025 W	10,259		350		79	\$179	\$2,165	\$2,345
3/1/2025 - 4/1/2025 W	6,083		1,066		79	\$179	\$1,243	\$1,422
4/1/2025 - 5/1/2025 W	6,058		899		65	\$179	\$1,250	\$1,429
5/1/2025 - 6/1/2025 W	7,968		915		62	\$179	\$1,649	\$1,829
6/1/2025 - 7/1/2025 S	10,038		780		67	\$179	\$2,124	\$2,303
7/1/2025 - 8/1/2025 S	8,910		833		60	\$179	\$1,881	\$2,060
8/1/2025 - 9/1/2025 S	8,049		462		39	\$179	\$1,724	\$1,904
9/1/2025 - 10/1/2025 S	7,363		469		38	\$179	\$1,578	\$1,757
10/1/2025 - 11/1/2025 W	5,602		1,022		45	\$179	\$1,145	\$1,325
11/1/2024 - 12/1/2024 W	7,674		634		53	\$179	\$1,608	\$1,788
12/1/2024 - 1/1/2025 W	7,952		460		53	\$179	\$1,679	\$1,859
Total	96,212		8,089		-	\$2,153	\$20,222	\$22,376

### NEW RATE SCHEDULE OPTION 2: GP - TOU-EO

Time Periods	Energy Import (kWh)			Energy Export (kWh)			Charges		
	Total	On Peak	Off Peak	Total	On Peak	Off Peak	Other	Energy	Total
1/1/2025 - 2/1/2025 W	10,256	-	0	199	-	0	\$113	\$1,140	\$1,253
2/1/2025 - 3/1/2025 W	10,259	-	0	350	-	0	\$113	\$1,129	\$1,242
3/1/2025 - 4/1/2025 W	6,083	-	0	1,066	-	0	\$113	\$656	\$769
4/1/2025 - 5/1/2025 W	6,058	-	0	899	-	0	\$113	\$666	\$779
5/1/2025 - 6/1/2025 W	7,968	-	0	915	-	0	\$113	\$857	\$970
6/1/2025 - 7/1/2025 S	10,038	3,665	6,373	780	0	780	\$113	\$2,276	\$2,388
7/1/2025 - 8/1/2025 S	8,910	3,142	5,767	833	65	768	\$113	\$1,993	\$2,106
8/1/2025 - 9/1/2025 S	8,049	1,971	6,078	462	0	462	\$113	\$1,694	\$1,807
9/1/2025 - 10/1/2025 S	7,363	2,010	5,353	469	21	448	\$113	\$1,577	\$1,690
10/1/2025 - 11/1/2025 W	5,602	-	0	1,022	-	0	\$113	\$611	\$724
11/1/2024 - 12/1/2024 W	7,674	-	0	634	-	0	\$113	\$848	\$961
12/1/2024 - 1/1/2025 W	7,952	-	0	460	-	0	\$113	\$889	\$1,002
Total	96,212	10,788	23,571	8,089	86	2,458	\$1,353	\$14,338	\$15,691

ANNUAL ELECTRICITY SAVINGS: \$15,164



## 3.1 GaBRIGHT - SEPA

### Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.119/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$470	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$197,584
Term	25 Years				

Years	Lease Payments	Electric Bill Savings	Total Cash Flow	Cumulative Cash Flow
Upfront	-	-	-	-
1	-\$5,643	\$15,164	\$9,521	\$9,521
2	-\$5,795	\$15,556	\$9,761	\$19,282
3	-\$5,951	\$15,959	\$10,008	\$29,289
4	-\$6,111	\$16,371	\$10,260	\$39,549
5	-\$6,276	\$16,794	\$10,518	\$50,068
6	-\$6,444	\$17,228	\$10,783	\$60,851
7	-\$6,618	\$17,672	\$11,054	\$71,905
8	-\$6,796	\$18,128	\$11,332	\$83,237
9	-\$6,979	\$18,595	\$11,616	\$94,853
10	-\$7,166	\$19,073	\$11,907	\$106,760
11	-\$7,359	\$19,564	\$12,205	\$118,965
12	-\$7,557	\$20,067	\$12,510	\$131,475
13	-\$7,760	\$20,582	\$12,822	\$144,297
14	-\$7,969	\$21,111	\$13,142	\$157,438
15	-\$8,184	\$21,652	\$13,469	\$170,907
16	-\$8,404	\$22,208	\$13,804	\$184,711
17	-\$8,630	\$22,776	\$14,147	\$198,858
18	-\$8,862	\$23,359	\$14,498	\$213,356
19	-\$9,100	\$23,957	\$14,857	\$228,212
20	-\$9,345	\$24,569	\$15,224	\$243,437
21	-\$9,596	\$25,197	\$15,600	\$259,037
22	-\$9,855	\$25,840	\$15,985	\$275,022
23	-\$10,120	\$26,499	\$16,379	\$291,402
24	-\$10,392	\$27,174	\$16,782	\$308,184
25	-\$10,671	\$27,866	\$17,195	\$325,379
Totals:	-\$197,584	\$522,963	\$325,379	-



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.119/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$470	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$197,584
Term	25 Years				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Cash</b>														
Lease Payments	-	-\$5,643	-\$5,795	-\$5,951	-\$6,111	-\$6,276	-\$6,444	-\$6,618	-\$6,796	-\$6,979	-\$7,166	-\$7,359	-\$7,557	-\$7,760
Electric Bill Savings	-	\$15,164	\$15,556	\$15,959	\$16,371	\$16,794	\$17,228	\$17,672	\$18,128	\$18,595	\$19,073	\$19,564	\$20,067	\$20,582
<b>Cash Total</b>	-	\$9,521	\$9,761	\$10,008	\$10,260	\$10,518	\$10,783	\$11,054	\$11,332	\$11,616	\$11,907	\$12,205	\$12,510	\$12,822
<b>Total Cash Flow</b>	-	\$9,521	\$9,761	\$10,008	\$10,260	\$10,518	\$10,783	\$11,054	\$11,332	\$11,616	\$11,907	\$12,205	\$12,510	\$12,822
<b>Cumulative Cash Flow</b>	-	\$9,521	\$19,282	\$29,289	\$39,549	\$50,068	\$60,851	\$71,905	\$83,237	\$94,853	\$106,760	\$118,965	\$131,475	\$144,297



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.119/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$470	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$197,584
Term	25 Years				

Years	14	15	16	17	18	19	20	21	22	23	24	25	Totals
<b>Cash</b>													
Lease Payments	-\$7,969	-\$8,184	-\$8,404	-\$8,630	-\$8,862	-\$9,100	-\$9,345	-\$9,596	-\$9,855	-\$10,120	-\$10,392	-\$10,671	-\$197,584
Electric Bill Savings	\$21,111	\$21,652	\$22,208	\$22,776	\$23,359	\$23,957	\$24,569	\$25,197	\$25,840	\$26,499	\$27,174	\$27,866	\$522,963
<b>Cash Total</b>	\$13,142	\$13,469	\$13,804	\$14,147	\$14,498	\$14,857	\$15,224	\$15,600	\$15,985	\$16,379	\$16,782	\$17,195	\$325,379
<b>Total Cash Flow</b>	\$13,142	\$13,469	\$13,804	\$14,147	\$14,498	\$14,857	\$15,224	\$15,600	\$15,985	\$16,379	\$16,782	\$17,195	\$325,379
<b>Cumulative Cash Flow</b>	\$157,438	\$170,907	\$184,711	\$198,858	\$213,356	\$228,212	\$243,437	\$259,037	\$275,022	\$291,402	\$308,184	\$325,379	-



# 5 ENVIRONMENTAL BENEFITS



OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR ([SOURCE](#)), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



743

tons of CO2 Offset



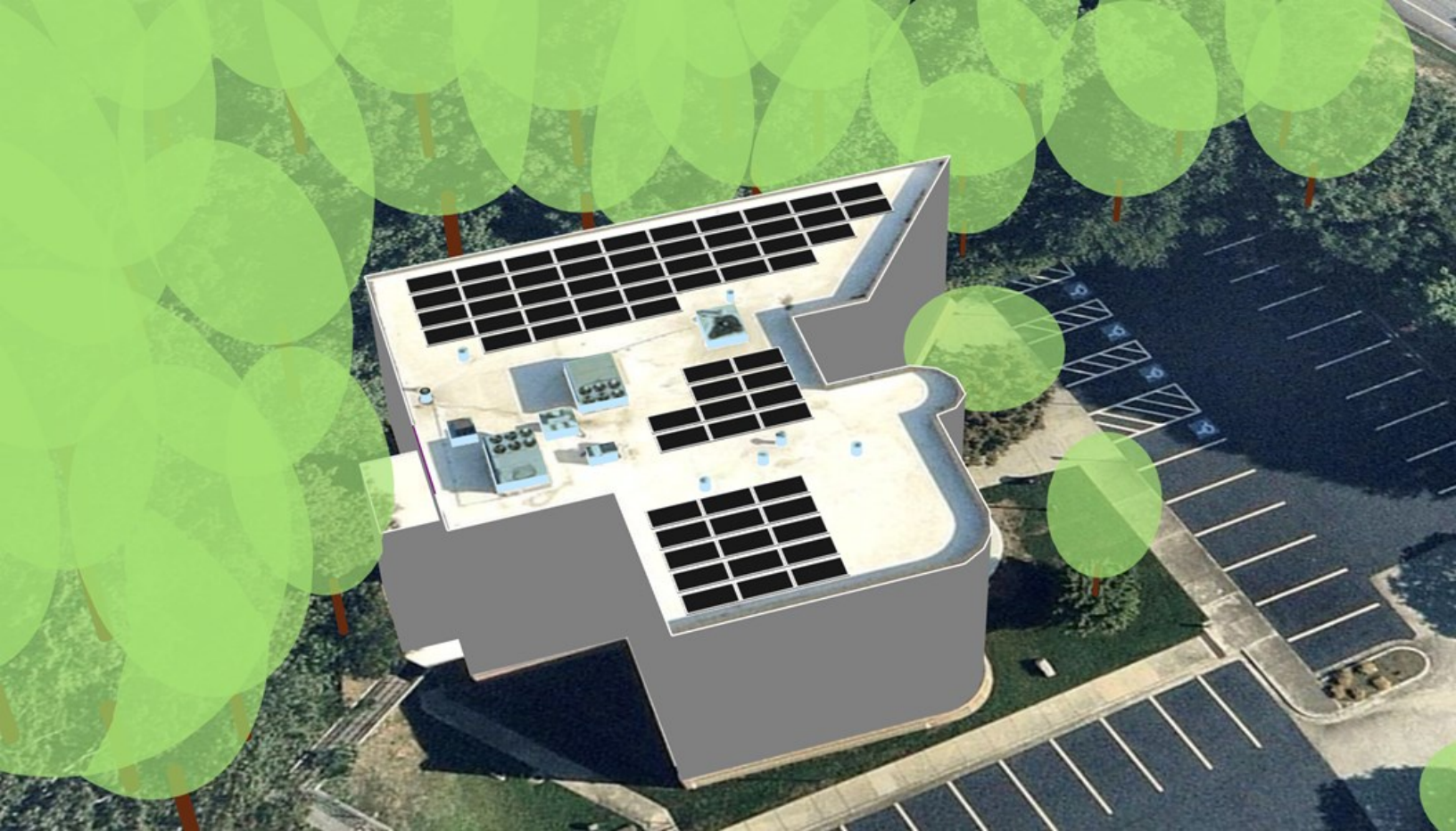
1,689,073

Miles Driven By Cars



11,143

Trees Planted



## Sun + Battery North Shallowford Annex

City of Dunwoody

4800 Ashford Dunwoody Rd  
NE -  
Dunwoody GA 30338

(678) 382-6700  
[purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov)

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# 1 PROJECT SUMMARY

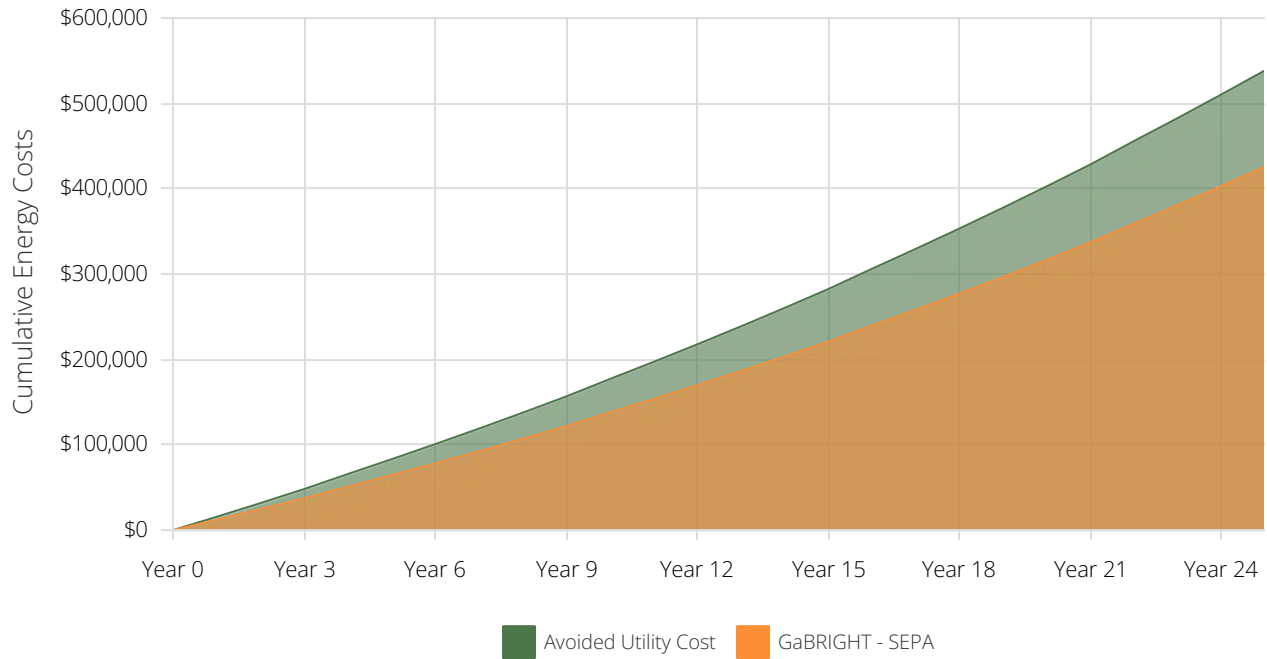
## COMBINED SOLAR PV RATING

Power Rating: 39,270 W-DC  
Power Rating: 35,923 W-AC-CEC

## COMBINED ESS RATINGS

Energy Capacity: 60.0 kWh  
Power Rating: 30.0 kW

CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



# 2.1.1 PV SYSTEM DETAILS

## GENERAL INFORMATION

Facility: North Shallowford Annex  
Address: 4470 N Shallowford Rd Atlanta GA 30338

## SOLAR PV SYSTEM RATING

Power Rating: 39,270 W-DC  
Power Rating: 35,923 W-AC-CEC

## SOLAR PV EQUIPMENT DESCRIPTION

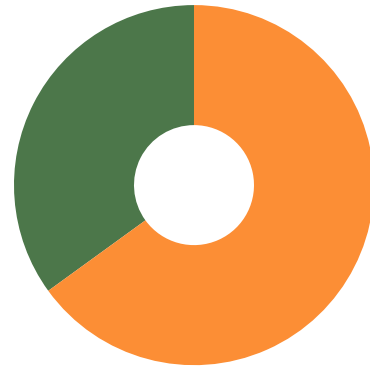
Solar (66) Hanwha Q-Cells Q.PEAK DUO XL-G11S.3/BFG  
Panels: 595  
Inverters: (2) SolArk 15

## ENERGY CONSUMPTION MIX

Annual Energy Use: 135,540 kWh

## SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
Inverters: 20 Years



## TOTAL EXPORT PERCENTAGE

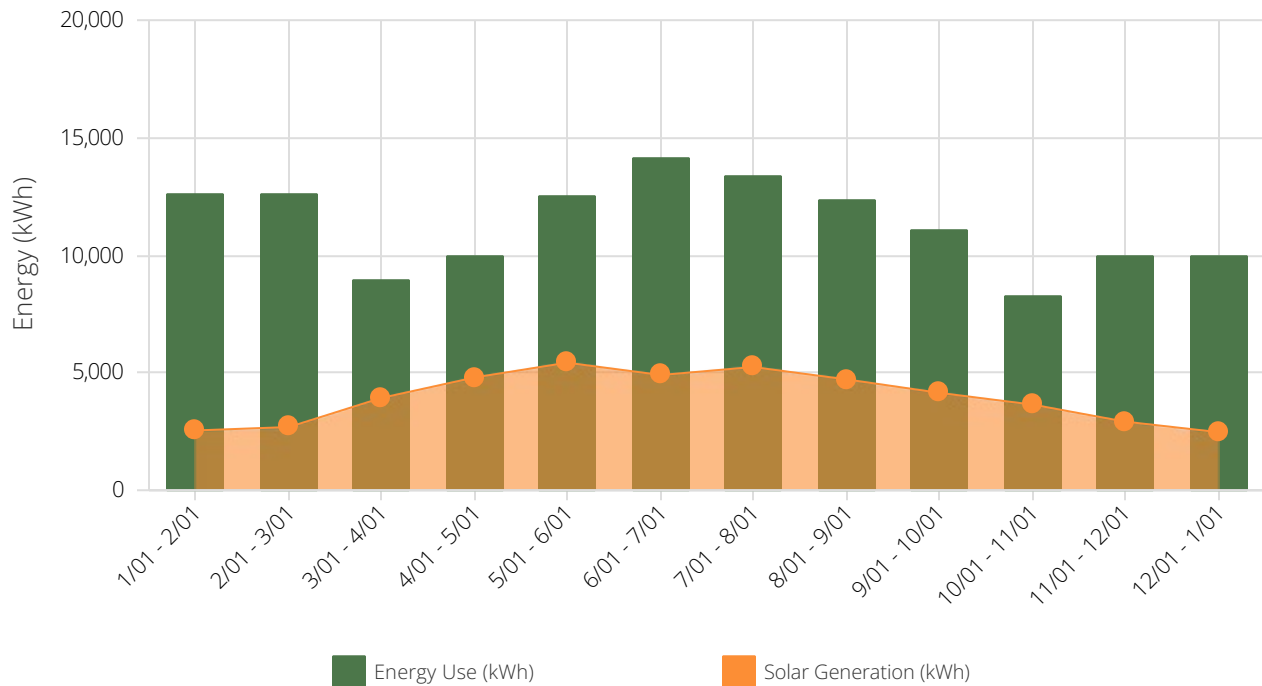
11.0%

### Solar PV System Cost and Incentives

Solar PV System Cost	\$94,248
Direct pay - 30% ITC	<b>-\$28,274</b>
<b>Net Solar PV System Cost</b>	<b>\$65,974</b>

Utility	88,123 kWh (65.02%)
Solar PV	47,417 kWh (34.98%)

## MONTHLY ENERGY USE VS SOLAR GENERATION



# 2.1.2 ENERGY STORAGE SYSTEM (ESS) DETAILS

## GENERAL INFORMATION

Facility: North Shallowford Annex  
 Address: Atlanta GA 30338

## ESS SYSTEM RATINGS

Energy Capacity: 60.0 kWh  
 Power Rating: 30.0 kW

## ESS EQUIPMENT DESCRIPTION

Battery (1) Sol-Ark Sol-Ark L3 - 60kW / 60kWh (480V - AC Coupled)  
 Banks: AC Coupled  
 Inverters: (1) Sol-Ark Sol-Ark L3 - 60kW / 60kWh (480V - AC Coupled)

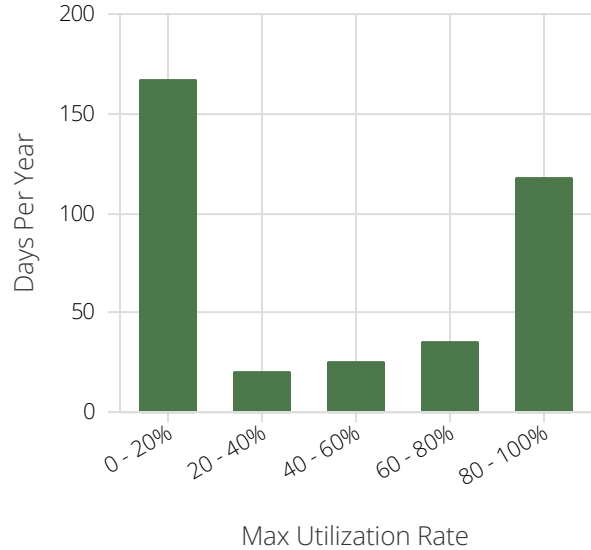
## ESS EQUIPMENT TYPICAL LIFESPAN

Battery Banks: 15 Years  
 Inverters: 15 Years

### ESS Cost and Incentives

ESS Cost	\$76,000
Direct pay - 30% ITC	<b>-\$22,800</b>
<b>Net ESS Cost</b>	<b>\$53,200</b>

## ENERGY STORAGE ANNUAL UTILIZATION



Energy Output and Demand Savings From Solar PV and Energy Storage				
Date Range	ESS Energy Discharge (kWh)	Solar PV Generation (kWh)	ESS Energy as % of PV Energy	Total Demand Savings
1/1/2025 - 2/1/2025	163	2,543	6.41%	\$0
2/1/2025 - 3/1/2025	151	2,690	5.61%	\$0
3/1/2025 - 4/1/2025	426	3,923	10.86%	\$0
4/1/2025 - 5/1/2025	320	4,801	6.67%	\$0
5/1/2025 - 6/1/2025	263	5,426	4.85%	\$0
6/1/2025 - 7/1/2025	960	4,903	19.58%	\$0
7/1/2025 - 8/1/2025	1,080	5,243	20.60%	\$0
8/1/2025 - 9/1/2025	1,000	4,713	21.22%	\$0
9/1/2025 - 10/1/2025	916	4,146	22.09%	\$0
10/1/2025 - 11/1/2025	370	3,641	10.16%	\$0
11/1/2024 - 12/1/2024	218	2,920	7.47%	\$0
12/1/2024 - 1/1/2025	190	2,468	7.70%	\$0
<b>Total</b>	<b>6,057</b>	<b>47,417</b>	<b>12.77%</b>	<b>\$0</b>



## 2.1.3 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### **Direct Pay, Investment Tax Credit (ITC) - 30%**

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$28,274

### **Direct Pay, Investment Tax Credit (ITC) - 30%**

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$22,800



## 2.1.4 UTILITY RATES

You have the option to remain on your current rate schedule (PLM) or switch to an alternative rate schedule (TOU-EO). The rates for each are shown below and your estimated electric bills are shown on the following page for each rate schedule.

Customer Charges					Energy Charges				
Season	Charge Type	Rate Type	PLM	TOU-EO	Season	Charge Type	Rate Type	PLM	TOU-EO
S	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW T < 3,000 kWh	Import	\$0.22798	-
W	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.21278	-
					S	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18997	-
					S	200,000 kWh < T	Import	\$0.15798	-
					S	0 < T	Import	\$0.06565	-
					S	0 < T	Import	\$0.06111	-
					S	0 < T	Import	\$0.05931	-
					W	T < 200 kW T < 3,000 kWh	Import	\$0.22487	-
					W	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.20967	-
					W	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18686	-
					W	200,000 kWh < T	Import	\$0.15487	-
					W	0 < T	Import	\$0.06254	-
					W	0 < T	Import	\$0.058	-
					W	0 < T	Import	\$0.0562	-
					W	T < 1,500 kWh	Import	-	\$0.18178
					W	1,500 kWh < T	Import	-	\$0.10074
					S	On Peak	Import	-	\$0.3257
					S	Off Peak	Import	-	\$0.17871



## 2.1.5 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: GP - PLM

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges		
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Total
1/1/2025 - 2/1/2025 W	12,600	79	\$179	\$2,628	\$2,808
2/1/2025 - 3/1/2025 W	12,600	79	\$179	\$2,628	\$2,808
3/1/2025 - 4/1/2025 W	8,940	79	\$179	\$1,920	\$2,099
4/1/2025 - 5/1/2025 W	9,960	79	\$179	\$2,134	\$2,313
5/1/2025 - 6/1/2025 W	12,480	79	\$179	\$2,606	\$2,785
6/1/2025 - 7/1/2025 S	14,160	79	\$179	\$2,964	\$3,143
7/1/2025 - 8/1/2025 S	13,320	79	\$179	\$2,804	\$2,984
8/1/2025 - 9/1/2025 S	12,300	46	\$179	\$2,610	\$2,790
9/1/2025 - 10/1/2025 S	11,040	46	\$179	\$2,371	\$2,550
10/1/2025 - 11/1/2025 W	8,220	46	\$179	\$1,769	\$1,949
11/1/2024 - 12/1/2024 W	9,960	53	\$179	\$2,134	\$2,313
12/1/2024 - 1/1/2025 W	9,960	53	\$179	\$2,134	\$2,313
<b>Total</b>	<b>135,540</b>	<b>-</b>	<b>\$2,153</b>	<b>\$28,702</b>	<b>\$30,855</b>

### NEW RATE SCHEDULE: GP - TOU-EO

Time Periods	Energy Use (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Other	Energy	Total
1/1/2025 - 2/1/2025 W	12,600	-	0	\$113	\$1,391	\$1,504
2/1/2025 - 3/1/2025 W	12,600	-	0	\$113	\$1,391	\$1,504
3/1/2025 - 4/1/2025 W	8,940	-	0	\$113	\$1,022	\$1,135
4/1/2025 - 5/1/2025 W	9,960	-	0	\$113	\$1,125	\$1,238
5/1/2025 - 6/1/2025 W	12,480	-	0	\$113	\$1,379	\$1,492
6/1/2025 - 7/1/2025 S	14,160	4,986	9,174	\$113	\$3,263	\$3,376
7/1/2025 - 8/1/2025 S	13,320	4,668	8,652	\$113	\$3,067	\$3,179
8/1/2025 - 9/1/2025 S	12,300	3,384	8,916	\$113	\$2,696	\$2,808
9/1/2025 - 10/1/2025 S	11,040	3,153	7,887	\$113	\$2,436	\$2,549
10/1/2025 - 11/1/2025 W	8,220	-	0	\$113	\$950	\$1,062
11/1/2024 - 12/1/2024 W	9,960	-	0	\$113	\$1,125	\$1,238
12/1/2024 - 1/1/2025 W	9,960	-	0	\$113	\$1,125	\$1,238
<b>Total</b>	<b>135,540</b>	<b>16,191</b>	<b>34,629</b>	<b>\$1,353</b>	<b>\$20,969</b>	<b>\$22,323</b>



## 2.1.6 NEW ELECTRIC BILL

### RATE SCHEDULE OPTION 1: GP - PLM

Time Periods	Energy Import (kWh)		Energy Export (kWh)		Charges			
Bill Ranges & Seasons	Total		Total		NC / Max	Other	Energy	Total
1/1/2025 - 2/1/2025 W	10,243		167		79	\$179	\$2,175	\$2,355
2/1/2025 - 3/1/2025 W	10,229		301		79	\$179	\$2,163	\$2,343
3/1/2025 - 4/1/2025 W	5,718		651		79	\$179	\$1,197	\$1,376
4/1/2025 - 5/1/2025 W	5,835		638		65	\$179	\$1,222	\$1,402
5/1/2025 - 6/1/2025 W	7,785		701		62	\$179	\$1,627	\$1,806
6/1/2025 - 7/1/2025 S	9,824		454		66	\$179	\$2,103	\$2,282
7/1/2025 - 8/1/2025 S	8,673		469		57	\$179	\$1,857	\$2,036
8/1/2025 - 9/1/2025 S	7,885		181		40	\$179	\$1,710	\$1,890
9/1/2025 - 10/1/2025 S	7,194		193		37	\$179	\$1,562	\$1,742
10/1/2025 - 11/1/2025 W	5,314		691		45	\$179	\$1,109	\$1,289
11/1/2024 - 12/1/2024 W	7,473		465		53	\$179	\$1,578	\$1,758
12/1/2024 - 1/1/2025 W	7,814		300		53	\$179	\$1,662	\$1,841
<b>Total</b>	<b>93,987</b>		<b>5,211</b>		<b>-</b>	<b>\$2,153</b>	<b>\$19,966</b>	<b>\$22,119</b>

### NEW RATE SCHEDULE OPTION 2: GP - TOU-EO

Time Periods	Energy Import (kWh)			Energy Export (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Total	On Peak	Off Peak	Other	Energy	Total
1/1/2025 - 2/1/2025 W	10,243	-	0	167	-	0	\$113	\$1,141	\$1,254
2/1/2025 - 3/1/2025 W	10,229	-	0	301	-	0	\$113	\$1,130	\$1,243
3/1/2025 - 4/1/2025 W	5,718	-	0	651	-	0	\$113	\$650	\$763
4/1/2025 - 5/1/2025 W	5,835	-	0	638	-	0	\$113	\$663	\$775
5/1/2025 - 6/1/2025 W	7,785	-	0	701	-	0	\$113	\$855	\$967
6/1/2025 - 7/1/2025 S	9,824	2,817	7,007	454	0	454	\$113	\$2,137	\$2,249
7/1/2025 - 8/1/2025 S	8,673	2,186	6,487	469	65	404	\$113	\$1,837	\$1,950
8/1/2025 - 9/1/2025 S	7,885	1,099	6,786	181	0	181	\$113	\$1,557	\$1,670
9/1/2025 - 10/1/2025 S	7,194	1,165	6,029	193	0	192	\$113	\$1,443	\$1,556
10/1/2025 - 11/1/2025 W	5,314	-	0	691	-	0	\$113	\$606	\$719
11/1/2024 - 12/1/2024 W	7,473	-	0	465	-	0	\$113	\$840	\$953
12/1/2024 - 1/1/2025 W	7,814	-	0	300	-	0	\$113	\$887	\$1,000
<b>Total</b>	<b>93,987</b>	<b>7,267</b>	<b>26,309</b>	<b>5,211</b>	<b>65</b>	<b>1,231</b>	<b>\$1,353</b>	<b>\$13,746</b>	<b>\$15,099</b>

ANNUAL ELECTRICITY SAVINGS: \$15,756



## 3.1 GaBRIGHT - SEPA

### Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.229/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$1,014	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$425,834
Term	25 Years				

Years	Lease Payments	Electric Bill Savings	Total Cash Flow	Cumulative Cash Flow
Upfront	-	-	-	-
1	-\$12,163	\$15,756	\$3,593	\$3,593
2	-\$12,490	\$16,154	\$3,664	\$7,257
3	-\$12,826	\$16,562	\$3,736	\$10,993
4	-\$13,171	\$16,979	\$3,808	\$14,802
5	-\$13,525	\$17,407	\$3,882	\$18,684
6	-\$13,889	\$17,845	\$3,956	\$22,640
7	-\$14,263	\$18,294	\$4,031	\$26,672
8	-\$14,646	\$18,754	\$4,107	\$30,779
9	-\$15,040	\$19,225	\$4,184	\$34,963
10	-\$15,445	\$19,707	\$4,262	\$39,225
11	-\$15,860	\$20,201	\$4,340	\$43,565
12	-\$16,287	\$20,706	\$4,419	\$47,984
13	-\$16,725	\$21,224	\$4,499	\$52,483
14	-\$17,175	\$21,754	\$4,579	\$57,062
15	-\$17,637	\$22,297	\$4,660	\$61,723
16	-\$18,112	\$22,853	\$4,742	\$66,464
17	-\$18,599	\$23,423	\$4,824	\$71,288
18	-\$19,099	\$24,005	\$4,906	\$76,194
19	-\$19,613	\$24,602	\$4,989	\$81,183
20	-\$20,140	\$25,213	\$5,073	\$86,256
21	-\$20,682	\$25,839	\$5,156	\$91,412
22	-\$21,239	\$26,479	\$5,240	\$96,653
23	-\$21,810	\$27,134	\$5,324	\$101,977
24	-\$22,397	\$27,805	\$5,409	\$107,385
25	-\$22,999	\$28,492	\$5,493	\$112,878
Totals:	-\$425,834	\$538,712	\$112,878	-



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.229/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$1,014	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$425,834
Term	25 Years				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Cash</b>														
Lease Payments	-	-\$12,163	-\$12,490	-\$12,826	-\$13,171	-\$13,525	-\$13,889	-\$14,263	-\$14,646	-\$15,040	-\$15,445	-\$15,860	-\$16,287	-\$16,725
Electric Bill Savings	-	\$15,756	\$16,154	\$16,562	\$16,979	\$17,407	\$17,845	\$18,294	\$18,754	\$19,225	\$19,707	\$20,201	\$20,706	\$21,224
<b>Cash Total</b>	-	\$3,593	\$3,664	\$3,736	\$3,808	\$3,882	\$3,956	\$4,031	\$4,107	\$4,184	\$4,262	\$4,340	\$4,419	\$4,499
<b>Total Cash Flow</b>	-	\$3,593	\$3,664	\$3,736	\$3,808	\$3,882	\$3,956	\$4,031	\$4,107	\$4,184	\$4,262	\$4,340	\$4,419	\$4,499
<b>Cumulative Cash Flow</b>	-	\$3,593	\$7,257	\$10,993	\$14,802	\$18,684	\$22,640	\$26,672	\$30,779	\$34,963	\$39,225	\$43,565	\$47,984	\$52,483



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.229/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$1,014	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$425,834
Term	25 Years				

Years	14	15	16	17	18	19	20	21	22	23	24	25	Totals
<b>Cash</b>													
Lease Payments	-\$17,175	-\$17,637	-\$18,112	-\$18,599	-\$19,099	-\$19,613	-\$20,140	-\$20,682	-\$21,239	-\$21,810	-\$22,397	-\$22,999	-\$425,834
Electric Bill Savings	\$21,754	\$22,297	\$22,853	\$23,423	\$24,005	\$24,602	\$25,213	\$25,839	\$26,479	\$27,134	\$27,805	\$28,492	\$538,712
<b>Cash Total</b>	\$4,579	\$4,660	\$4,742	\$4,824	\$4,906	\$4,989	\$5,073	\$5,156	\$5,240	\$5,324	\$5,409	\$5,493	\$112,878
<b>Total Cash Flow</b>	\$4,579	\$4,660	\$4,742	\$4,824	\$4,906	\$4,989	\$5,073	\$5,156	\$5,240	\$5,324	\$5,409	\$5,493	\$112,878
<b>Cumulative Cash Flow</b>	\$57,062	\$61,723	\$66,464	\$71,288	\$76,194	\$81,183	\$86,256	\$91,412	\$96,653	\$101,977	\$107,385	\$112,878	-



# 5 ENVIRONMENTAL BENEFITS

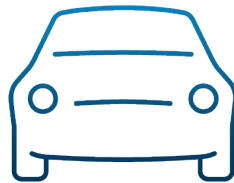


OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR ([SOURCE](#)), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



743

tons of CO2 Offset



1,689,073

Miles Driven By Cars



11,143

Trees Planted



## Sun + Battery Cultural Arts Center

City of Dunwoody

4800 Ashford Dunwoody Rd  
NE -  
Dunwoody GA 30338

(678) 382-6700  
[purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov)

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# 1 PROJECT SUMMARY

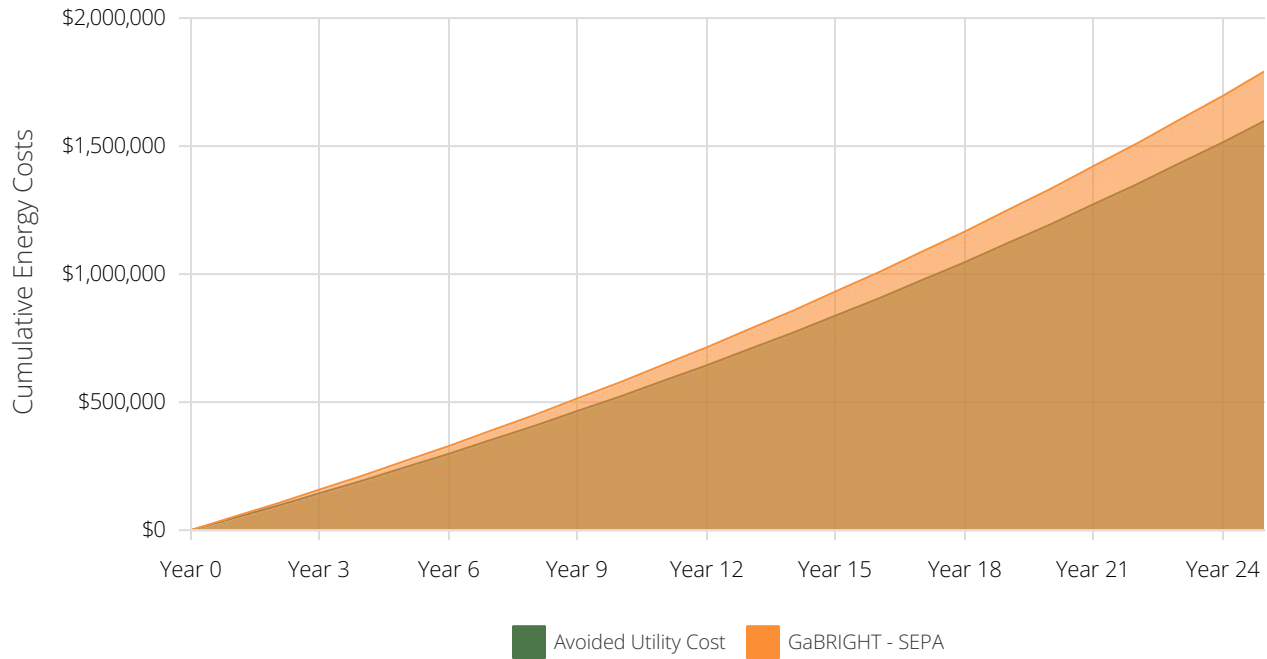
## COMBINED SOLAR PV RATING

Power Rating: 195,755 W-DC  
Power Rating: 178,158 W-AC-CEC

## COMBINED ESS RATINGS

Energy Capacity: 240.0 kWh  
Power Rating: 120.0 kW

### CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



# 2.1.1 PV SYSTEM DETAILS

## GENERAL INFORMATION

Facility: Spruill Arts - Meter 3125372  
Address: 5339 Chamblee Dunwoody Rd Dunwoody GA 30338

## SOLAR PV SYSTEM RATING

Power Rating: 124,355 W-DC  
Power Rating: 113,177 W-AC-CEC

## SOLAR PV EQUIPMENT DESCRIPTION

Solar (209) Hanwha Q-Cells Q.PEAK DUO XL-G11S.3/BFG  
Panels: 595  
Inverters: (2) Sol-Ark 60K-3P-480V [277V]

## ENERGY CONSUMPTION MIX

Annual Energy Use: 270,679 kWh

## SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
Inverters: 20 Years



## TOTAL EXPORT PERCENTAGE

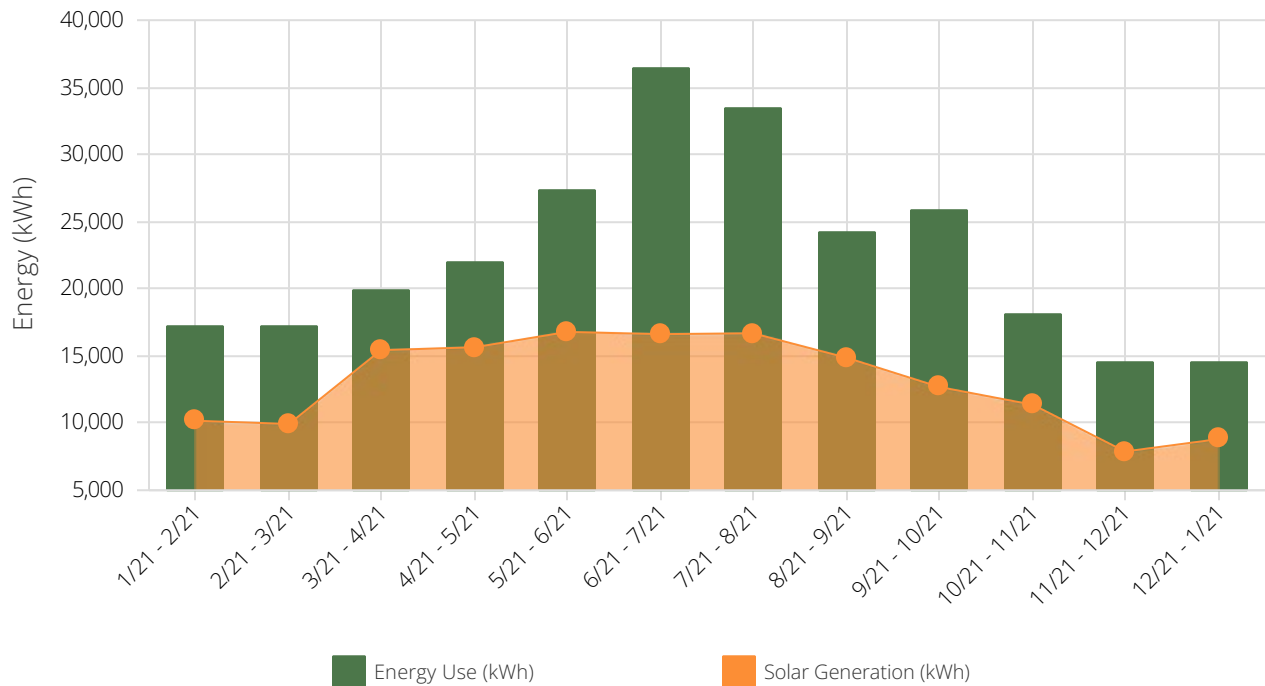
12.0%

### Solar PV System Cost and Incentives

Solar PV System Cost	\$254,928
Direct pay - 30% ITC	<b>-\$76,478</b>
<b>Net Solar PV System Cost</b>	<b>\$178,449</b>

Utility	113,789 kWh (42.04%)
Solar PV	156,890 kWh (57.96%)

## MONTHLY ENERGY USE VS SOLAR GENERATION



## 2.1.2 ENERGY STORAGE SYSTEM (ESS) DETAILS

### GENERAL INFORMATION

Facility: Spruill Arts - Meter 3125372  
 Address: Dunwoody GA 30338

### ESS SYSTEM RATINGS

Energy Capacity: 120.0 kWh  
 Power Rating: 60.0 kW

### ESS EQUIPMENT DESCRIPTION

Battery (2) Sol-Ark Sol-Ark L3 - 30kW/60kWh (208V - DC Coupled)  
 Banks: DC Coupled  
 Inverters: (2) Sol-Ark Sol-Ark L3 - 30kW/60kWh (208V - DC Coupled)

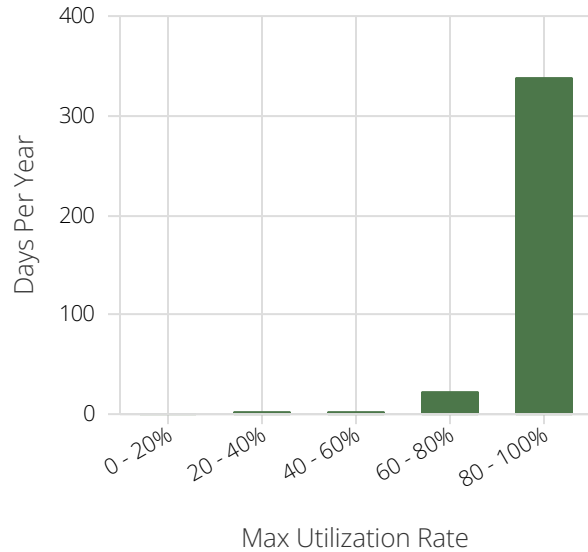
### ESS EQUIPMENT TYPICAL LIFESPAN

Battery Banks: 15 Years  
 Inverters: 15 Years

#### ESS Cost and Incentives

ESS Cost	\$148,800
Direct pay - 30% ITC	<b>-\$44,640</b>
<b>Net ESS Cost</b>	<b>\$104,160</b>

### ENERGY STORAGE ANNUAL UTILIZATION



Energy Output and Demand Savings From Solar PV and Energy Storage				
Date Range	ESS Energy Discharge (kWh)	Solar PV Generation (kWh)	ESS Energy as % of PV Energy	Total Demand Savings
1/21/2025 - 2/21/2025	2,329	10,177	22.88%	\$0
2/21/2025 - 3/21/2025	1,915	9,934	19.28%	\$0
3/21/2025 - 4/21/2025	2,724	15,430	17.65%	\$0
4/21/2025 - 5/21/2025	2,679	15,647	17.12%	\$0
5/21/2025 - 6/21/2025	2,713	16,785	16.16%	\$0
6/21/2024 - 7/21/2024	2,646	16,622	15.92%	\$0
7/21/2024 - 8/21/2024	2,488	16,687	14.91%	\$0
8/21/2024 - 9/21/2024	2,729	14,857	18.37%	\$0
9/21/2024 - 10/21/2024	2,092	12,694	16.48%	\$0
10/21/2024 - 11/21/2024	2,398	11,361	21.11%	\$0
11/21/2024 - 12/21/2024	2,111	7,884	26.78%	\$0
12/21/2024 - 1/21/2025	2,254	8,812	25.58%	\$0
<b>Total</b>	<b>29,078</b>	<b>156,890</b>	<b>18.53%</b>	<b>\$0</b>



## 2.1.3 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### **Direct Pay, Investment Tax Credit (ITC) - 30%**

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% “increased rate”, rather than a 6% “base rate”.

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$76,478

### **Direct Pay, Investment Tax Credit (ITC) - 30%**

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% “increased rate”, rather than a 6% “base rate”.

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$44,640



## 2.1.4 UTILITY RATES

The table below shows the rates associated with your current utility rate schedule (TOU-FD). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges			
Season	Charge Type	Rate Type	TOU-FD	Season	Charge Type	Rate Type	TOU-FD
W	Flat Rate	per billing period	\$142.85	W	Off Peak	Import	\$0.12442
S	Flat Rate	per billing period	\$142.85	W	Super Off Peak	Import	\$0.06132
				S	On Peak	Import	\$0.40312
				S	Off Peak	Import	\$0.12753
				S	Super Off Peak	Import	\$0.06443



## 2.1.5 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: GP - TOU-FD

Time Periods	Energy Use (kWh)			Charges		
	On Peak	Off Peak	Super Off Peak	Other	Energy	Total
1/21/2025 - 2/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
2/21/2025 - 3/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
3/21/2025 - 4/21/2025 W	-	15,360	4,560	\$143	\$2,191	\$2,333
4/21/2025 - 5/21/2025 W	-	17,640	4,400	\$143	\$2,464	\$2,607
5/21/2025 - 6/21/2025 W / S	4,080	18,000	5,279	\$143	\$4,261	\$4,404
6/21/2024 - 7/21/2024 S	7,200	21,720	7,440	\$143	\$6,152	\$6,295
7/21/2024 - 8/21/2024 S	7,200	19,320	6,960	\$143	\$5,815	\$5,958
8/21/2024 - 9/21/2024 S	4,560	13,800	5,880	\$143	\$3,977	\$4,120
9/21/2024 - 10/21/2024 S / W	1,680	18,240	5,880	\$143	\$3,326	\$3,469
10/21/2024 - 11/21/2024 W	-	14,160	3,960	\$143	\$2,005	\$2,147
11/21/2024 - 12/21/2024 W	-	10,680	3,840	\$143	\$1,564	\$1,707
12/21/2024 - 1/21/2025 W	-	10,680	3,840	\$143	\$1,564	\$1,707
<b>Total</b>	<b>24,720</b>	<b>185,520</b>	<b>60,439</b>	<b>\$1,714</b>	<b>\$37,058</b>	<b>\$38,773</b>

### NEW RATE SCHEDULE: GP - TOU-FD

Time Periods	Energy Use (kWh)			Charges		
	On Peak	Off Peak	Super Off Peak	Other	Energy	Total
1/21/2025 - 2/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
2/21/2025 - 3/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
3/21/2025 - 4/21/2025 W	-	15,360	4,560	\$143	\$2,191	\$2,333
4/21/2025 - 5/21/2025 W	-	17,640	4,400	\$143	\$2,464	\$2,607
5/21/2025 - 6/21/2025 W / S	4,080	18,000	5,279	\$143	\$4,261	\$4,404
6/21/2024 - 7/21/2024 S	7,200	21,720	7,440	\$143	\$6,152	\$6,295
7/21/2024 - 8/21/2024 S	7,200	19,320	6,960	\$143	\$5,815	\$5,958
8/21/2024 - 9/21/2024 S	4,560	13,800	5,880	\$143	\$3,977	\$4,120
9/21/2024 - 10/21/2024 S / W	1,680	18,240	5,880	\$143	\$3,326	\$3,469
10/21/2024 - 11/21/2024 W	-	14,160	3,960	\$143	\$2,005	\$2,147
11/21/2024 - 12/21/2024 W	-	10,680	3,840	\$143	\$1,564	\$1,707
12/21/2024 - 1/21/2025 W	-	10,680	3,840	\$143	\$1,564	\$1,707
<b>Total</b>	<b>24,720</b>	<b>185,520</b>	<b>60,439</b>	<b>\$1,714</b>	<b>\$37,058</b>	<b>\$38,773</b>



## 2.1.6 NEW ELECTRIC BILL

### RATE SCHEDULE: GP - TOU-FD

Time Periods	Energy Import (kWh)			Energy Export (kWh)			Charges		
	On Peak	Off Peak	Super Off Peak	On Peak	Off Peak	Super Off Peak	Other	Energy	Total
1/21/2025 - 2/21/2025 W	-	4,876	4,022	-	1,641	0	\$143	\$733	\$876
2/21/2025 - 3/21/2025 W	-	5,340	4,036	-	1,925	0	\$143	\$771	\$914
3/21/2025 - 4/21/2025 W	-	3,356	4,486	-	3,032	0	\$143	\$471	\$614
4/21/2025 - 5/21/2025 W	-	4,143	4,264	-	1,701	0	\$143	\$652	\$795
5/21/2025 - 6/21/2025 W / S	633	7,163	5,190	43	2,050	0	\$143	\$1,345	\$1,488
6/21/2024 - 7/21/2024 S	1,955	11,134	7,408	92	471	0	\$143	\$2,644	\$2,787
7/21/2024 - 8/21/2024 S	1,640	8,995	6,937	23	465	0	\$143	\$2,219	\$2,362
8/21/2024 - 9/21/2024 S	482	5,105	5,837	577	1,145	0	\$143	\$1,095	\$1,238
9/21/2024 - 10/21/2024 S / W	439	7,852	5,841	0	780	0	\$143	\$1,465	\$1,608
10/21/2024 - 11/21/2024 W	-	5,261	3,714	-	1,935	0	\$143	\$741	\$884
11/21/2024 - 12/21/2024 W	-	4,443	3,644	-	1,204	0	\$143	\$688	\$831
12/21/2024 - 1/21/2025 W	-	4,111	3,689	-	1,828	0	\$143	\$604	\$747
<b>Total</b>	<b>5,149</b>	<b>71,779</b>	<b>59,068</b>	<b>735</b>	<b>18,177</b>	<b>0</b>	<b>\$1,714</b>	<b>\$13,430</b>	<b>\$15,144</b>

**ANNUAL ELECTRICITY SAVINGS:** \$23,629



# 2.2.1 PV SYSTEM DETAILS

## GENERAL INFORMATION

Facility: Spruill Arts - Kiln - 3538607  
Address: 5339 Chamblee Dunwoody Rd Dunwoody GA 30338

## SOLAR PV SYSTEM RATING

Power Rating: 71,400 W-DC  
Power Rating: 64,982 W-AC-CEC

## SOLAR PV EQUIPMENT DESCRIPTION

Solar (120) Hanwha Q-Cells Q.PEAK DUO XL-G11S.3/BFG  
Panels: 595  
Inverters: (1) Sol-Ark 60K-3P-480V [277V]

## ENERGY CONSUMPTION MIX

Annual Energy Use: 214,803 kWh

## SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
Inverters: 20 Years



## TOTAL EXPORT PERCENTAGE

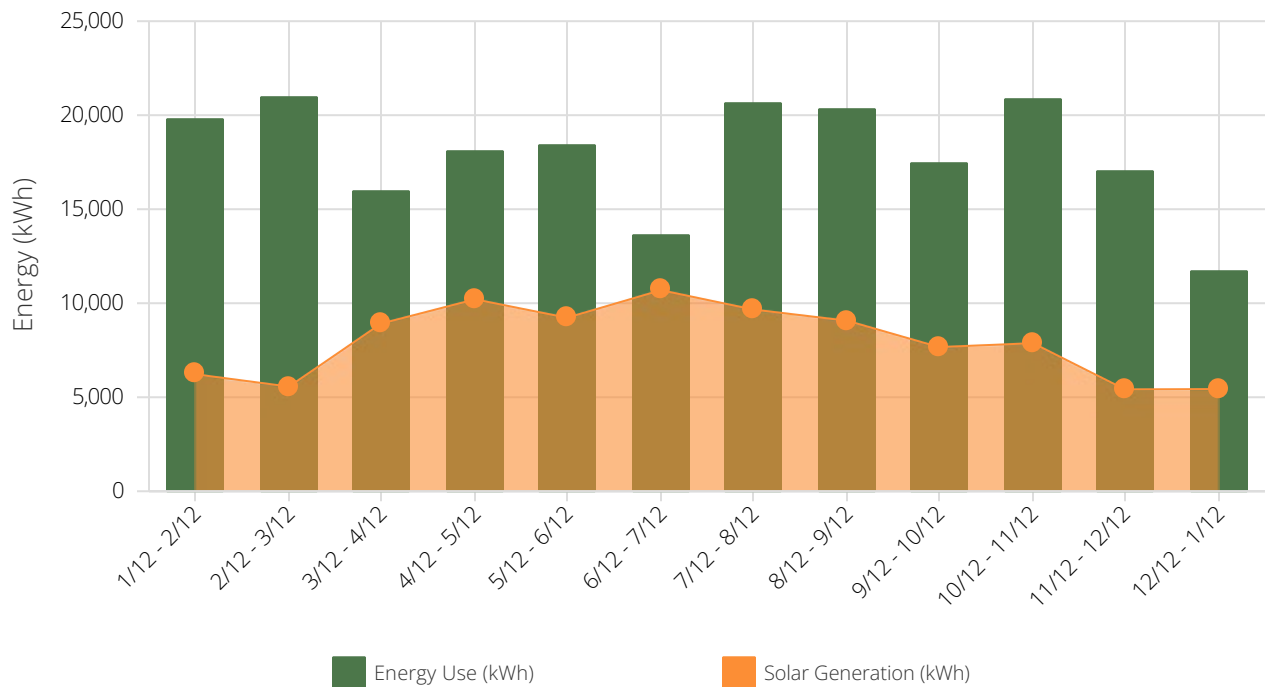
18.4%

### Solar PV System Cost and Incentives

Solar PV System Cost	\$167,790
Direct pay - 30% ITC	<b>-\$50,337</b>
<b>Net Solar PV System Cost</b>	<b>\$117,453</b>

Utility	118,842 kWh (55.33%)
Solar PV	95,961 kWh (44.67%)

## MONTHLY ENERGY USE VS SOLAR GENERATION



## 2.2.2 ENERGY STORAGE SYSTEM (ESS) DETAILS

### GENERAL INFORMATION

Facility: Spruill Arts - Kiln - 3538607  
 Address: Dunwoody GA 30338

### ESS SYSTEM RATINGS

Energy Capacity: 120.0 kWh  
 Power Rating: 60.0 kW

### ESS EQUIPMENT DESCRIPTION

Battery (2) Sol-Ark Sol-Ark L3 - 30kW / 60kWh (208V - AC Coupled)  
 Banks: AC Coupled  
 Inverters: (2) Sol-Ark Sol-Ark L3 - 30kW / 60kWh (208V - AC Coupled)

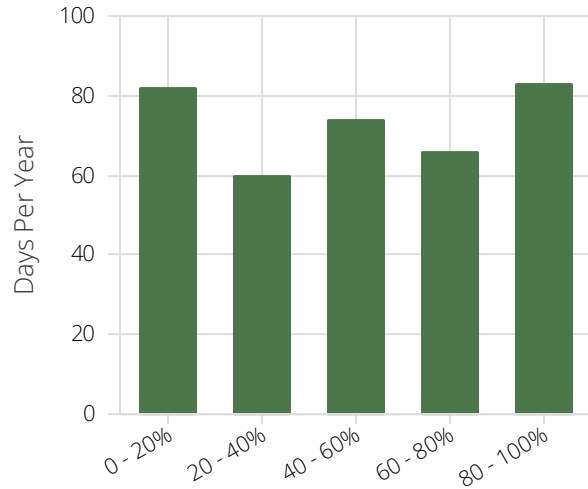
### ESS EQUIPMENT TYPICAL LIFESPAN

Battery Banks: 15 Years  
 Inverters: 15 Years

#### ESS Cost and Incentives

ESS Cost	\$148,800
Direct pay - 30% ITC	<b>-\$44,640</b>
<b>Net ESS Cost</b>	<b>\$104,160</b>

### ENERGY STORAGE ANNUAL UTILIZATION



Max Utilization Rate

Energy Output and Demand Savings From Solar PV and Energy Storage				
Date Range	ESS Energy Discharge (kWh)	Solar PV Generation (kWh)	ESS Energy as % of PV Energy	Total Demand Savings
1/12/2025 - 2/12/2025	1,030	6,224	16.55%	\$0
2/12/2025 - 3/12/2025	525	5,566	9.43%	\$0
3/12/2025 - 4/12/2025	1,789	8,914	20.07%	\$0
4/12/2025 - 5/12/2025	1,613	10,207	15.80%	\$0
5/12/2025 - 6/12/2025	1,763	9,228	19.10%	\$0
6/12/2025 - 7/12/2025	1,891	10,693	17.68%	\$0
7/12/2025 - 8/12/2025	1,689	9,666	17.47%	\$0
8/12/2025 - 9/12/2025	1,648	9,071	18.17%	\$0
9/12/2025 - 10/12/2025	1,582	7,667	20.63%	\$0
10/12/2025 - 11/12/2025	965	7,875	12.25%	\$0
11/12/2024 - 12/12/2024	1,090	5,416	20.13%	\$0
12/12/2024 - 1/12/2025	1,467	5,434	27.00%	\$0
<b>Total</b>	<b>17,052</b>	<b>95,961</b>	<b>17.77%</b>	<b>\$0</b>



## 2.2.3 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### **Direct Pay, Investment Tax Credit (ITC) - 30%**

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$50,337

### **Direct Pay, Investment Tax Credit (ITC) - 30%**

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$44,640



## 2.2.4 UTILITY RATES

You have the option to remain on your current rate schedule (PLM) or switch to an alternative rate schedule (TOU-EO). The rates for each are shown below and your estimated electric bills are shown on the following page for each rate schedule.

Customer Charges					Energy Charges				
Season	Charge Type	Rate Type	PLM	TOU-EO	Season	Charge Type	Rate Type	PLM	TOU-EO
S	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW T < 3,000 kWh	Import	\$0.22798	-
W	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.21278	-
					S	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18997	-
					S	200,000 kWh < T	Import	\$0.15798	-
					S	0 < T	Import	\$0.06565	-
					S	0 < T	Import	\$0.06111	-
					S	0 < T	Import	\$0.05931	-
					W	T < 200 kW T < 3,000 kWh	Import	\$0.22487	-
					W	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.20967	-
					W	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18686	-
					W	200,000 kWh < T	Import	\$0.15487	-
					W	0 < T	Import	\$0.06254	-
					W	0 < T	Import	\$0.058	-
					W	0 < T	Import	\$0.0562	-
					W	T < 1,500 kWh	Import	-	\$0.18178
					W	1,500 kWh < T	Import	-	\$0.10074
					S	On Peak	Import	-	\$0.3257
					S	Off Peak	Import	-	\$0.17871



## 2.2.5 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: GP - PLM

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges		
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Total
1/12/2025 - 2/12/2025 W	19,803	76	\$179	\$3,331	\$3,510
2/12/2025 - 3/12/2025 W	20,978	69	\$179	\$3,405	\$3,584
3/12/2025 - 4/12/2025 W	15,964	72	\$179	\$3,091	\$3,270
4/12/2025 - 5/12/2025 W	18,059	72	\$179	\$3,222	\$3,401
5/12/2025 - 6/12/2025 W / S	18,415	66	\$179	\$3,933	\$4,112
6/12/2025 - 7/12/2025 S	13,665	77	\$179	\$2,870	\$3,049
7/12/2025 - 8/12/2025 S	20,639	68	\$179	\$3,447	\$3,627
8/12/2025 - 9/12/2025 S	20,301	70	\$179	\$3,425	\$3,605
9/12/2025 - 10/12/2025 S / W	17,404	67	\$179	\$3,771	\$3,950
10/12/2025 - 11/12/2025 W	20,808	62	\$179	\$3,394	\$3,573
11/12/2024 - 12/12/2024 W	17,019	82	\$179	\$3,157	\$3,336
12/12/2024 - 1/12/2025 W	11,748	68	\$179	\$2,469	\$2,648
<b>Total</b>	<b>214,803</b>	<b>-</b>	<b>\$2,153</b>	<b>\$39,514</b>	<b>\$41,667</b>

### NEW RATE SCHEDULE: GP - TOU-EO

Time Periods	Energy Use (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Other	Energy	Total
1/12/2025 - 2/12/2025 W	19,803	-	0	\$113	\$2,117	\$2,229
2/12/2025 - 3/12/2025 W	20,978	-	0	\$113	\$2,235	\$2,348
3/12/2025 - 4/12/2025 W	15,964	-	0	\$113	\$1,730	\$1,843
4/12/2025 - 5/12/2025 W	18,059	-	0	\$113	\$1,941	\$2,054
5/12/2025 - 6/12/2025 W / S	18,415	1,326	5,331	\$113	\$2,691	\$2,803
6/12/2025 - 7/12/2025 S	13,665	2,896	10,769	\$113	\$2,868	\$2,981
7/12/2025 - 8/12/2025 S	20,639	3,571	17,068	\$113	\$4,213	\$4,326
8/12/2025 - 9/12/2025 S	20,301	3,872	16,429	\$113	\$4,197	\$4,310
9/12/2025 - 10/12/2025 S / W	17,404	1,603	8,186	\$113	\$2,874	\$2,987
10/12/2025 - 11/12/2025 W	20,808	-	0	\$113	\$2,218	\$2,331
11/12/2024 - 12/12/2024 W	17,019	-	0	\$113	\$1,836	\$1,949
12/12/2024 - 1/12/2025 W	11,748	-	0	\$113	\$1,305	\$1,418
<b>Total</b>	<b>214,803</b>	<b>13,268</b>	<b>57,783</b>	<b>\$1,353</b>	<b>\$30,223</b>	<b>\$31,577</b>



## 2.2.6 NEW ELECTRIC BILL

### RATE SCHEDULE OPTION 1: GP - PLM

Time Periods	Energy Import (kWh)		Energy Export (kWh)		Charges			
Bill Ranges & Seasons	Total		Total		NC / Max	Other	Energy	Total
1/12/2025 - 2/12/2025 W	14,550		851		67	\$179	\$2,846	\$3,025
2/12/2025 - 3/12/2025 W	16,230		757		69	\$179	\$2,958	\$3,137
3/12/2025 - 4/12/2025 W	9,559		2,299		71	\$179	\$1,882	\$2,061
4/12/2025 - 5/12/2025 W	10,443		2,401		70	\$179	\$2,049	\$2,229
5/12/2025 - 6/12/2025 W / S	10,640		1,245		64	\$179	\$2,244	\$2,424
6/12/2025 - 7/12/2025 S	5,992		2,798		73	\$179	\$1,116	\$1,295
7/12/2025 - 8/12/2025 S	12,323		1,152		58	\$179	\$2,530	\$2,710
8/12/2025 - 9/12/2025 S	12,622		1,199		68	\$179	\$2,584	\$2,763
9/12/2025 - 10/12/2025 S / W	10,783		860		67	\$179	\$2,307	\$2,486
10/12/2025 - 11/12/2025 W	14,508		1,461		62	\$179	\$2,798	\$2,978
11/12/2024 - 12/12/2024 W	12,743		1,127		82	\$179	\$2,572	\$2,752
12/12/2024 - 1/12/2025 W	8,032		1,546		63	\$179	\$1,617	\$1,796
<b>Total</b>	<b>138,425</b>		<b>17,696</b>		<b>-</b>	<b>\$2,153</b>	<b>\$27,503</b>	<b>\$29,656</b>

### NEW RATE SCHEDULE OPTION 2: GP - TOU-EO

Time Periods	Energy Import (kWh)			Energy Export (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Total	On Peak	Off Peak	Other	Energy	Total
1/12/2025 - 2/12/2025 W	14,550	-	0	851	-	0	\$113	\$1,525	\$1,638
2/12/2025 - 3/12/2025 W	16,230	-	0	757	-	0	\$113	\$1,701	\$1,814
3/12/2025 - 4/12/2025 W	9,559	-	0	2,299	-	0	\$113	\$916	\$1,029
4/12/2025 - 5/12/2025 W	10,443	-	0	2,401	-	0	\$113	\$998	\$1,111
5/12/2025 - 6/12/2025 W / S	10,640	343	3,882	1,245	26	248	\$113	\$1,482	\$1,595
6/12/2025 - 7/12/2025 S	5,992	592	5,400	2,798	1,035	1,763	\$113	\$953	\$1,066
7/12/2025 - 8/12/2025 S	12,323	524	11,800	1,152	417	735	\$113	\$2,195	\$2,308
8/12/2025 - 9/12/2025 S	12,622	640	11,983	1,199	351	848	\$113	\$2,262	\$2,375
9/12/2025 - 10/12/2025 S / W	10,783	265	5,381	860	230	406	\$113	\$1,624	\$1,737
10/12/2025 - 11/12/2025 W	14,508	-	0	1,461	-	0	\$113	\$1,476	\$1,589
11/12/2024 - 12/12/2024 W	12,743	-	0	1,127	-	0	\$113	\$1,323	\$1,436
12/12/2024 - 1/12/2025 W	8,032	-	0	1,546	-	0	\$113	\$818	\$930
<b>Total</b>	<b>138,425</b>	<b>2,364</b>	<b>38,446</b>	<b>17,696</b>	<b>2,059</b>	<b>4,000</b>	<b>\$1,353</b>	<b>\$17,274</b>	<b>\$18,628</b>

ANNUAL ELECTRICITY SAVINGS: \$23,040



## 3.1 GaBRIGHT - SEPA

### Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.249/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$4,268	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$1,793,184
Term	25 Years				

Years	Lease Payments	Electric Bill Savings	Total Cash Flow	Cumulative Cash Flow
Upfront	-	-	-	-
1	-\$51,218	\$46,669	-\$4,549	-\$4,549
2	-\$52,595	\$47,842	-\$4,753	-\$9,302
3	-\$54,010	\$49,044	-\$4,966	-\$14,268
4	-\$55,463	\$50,275	-\$5,188	-\$19,456
5	-\$56,955	\$51,536	-\$5,419	-\$24,875
6	-\$58,487	\$52,828	-\$5,660	-\$30,534
7	-\$60,060	\$54,150	-\$5,910	-\$36,445
8	-\$61,676	\$55,504	-\$6,172	-\$42,617
9	-\$63,335	\$56,891	-\$6,444	-\$49,061
10	-\$65,039	\$58,311	-\$6,728	-\$55,789
11	-\$66,788	\$59,765	-\$7,024	-\$62,813
12	-\$68,585	\$61,253	-\$7,332	-\$70,145
13	-\$70,430	\$62,778	-\$7,652	-\$77,797
14	-\$72,325	\$64,338	-\$7,986	-\$85,783
15	-\$74,270	\$65,936	-\$8,334	-\$94,117
16	-\$76,268	\$68,135	-\$8,133	-\$102,250
17	-\$78,320	\$69,827	-\$8,493	-\$110,743
18	-\$80,426	\$71,558	-\$8,868	-\$119,611
19	-\$82,590	\$73,331	-\$9,259	-\$128,870
20	-\$84,812	\$75,145	-\$9,666	-\$138,537
21	-\$87,093	\$77,003	-\$10,090	-\$148,627
22	-\$89,436	\$78,904	-\$10,532	-\$159,159
23	-\$91,842	\$80,850	-\$10,992	-\$170,151
24	-\$94,312	\$82,842	-\$11,471	-\$181,621
25	-\$96,849	\$84,880	-\$11,969	-\$193,590
Totals:	-\$1,793,184	\$1,599,594	-\$193,590	-



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.249/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$4,268	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$1,793,184
Term	25 Years				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Cash</b>														
Lease Payments	-	-\$51,218	-\$52,595	-\$54,010	-\$55,463	-\$56,955	-\$58,487	-\$60,060	-\$61,676	-\$63,335	-\$65,039	-\$66,788	-\$68,585	-\$70,430
Electric Bill Savings	-	\$46,669	\$47,842	\$49,044	\$50,275	\$51,536	\$52,828	\$54,150	\$55,504	\$56,891	\$58,311	\$59,765	\$61,253	\$62,778
<b>Cash Total</b>	-	-\$4,549	-\$4,753	-\$4,966	-\$5,188	-\$5,419	-\$5,660	-\$5,910	-\$6,172	-\$6,444	-\$6,728	-\$7,024	-\$7,332	-\$7,652
<b>Total Cash Flow</b>	-	-\$4,549	-\$4,753	-\$4,966	-\$5,188	-\$5,419	-\$5,660	-\$5,910	-\$6,172	-\$6,444	-\$6,728	-\$7,024	-\$7,332	-\$7,652
<b>Cumulative Cash Flow</b>	-	-\$4,549	-\$9,302	-\$14,268	-\$19,456	-\$24,875	-\$30,534	-\$36,445	-\$42,617	-\$49,061	-\$55,789	-\$62,813	-\$70,145	-\$77,797



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.249/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$4,268	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$1,793,184
Term	25 Years				

Years	14	15	16	17	18	19	20	21	22	23	24	25
<b>Cash</b>												
Lease Payments	-\$72,325	-\$74,270	-\$76,268	-\$78,320	-\$80,426	-\$82,590	-\$84,812	-\$87,093	-\$89,436	-\$91,842	-\$94,312	-\$96,849
Electric Bill Savings	\$64,338	\$65,936	\$68,135	\$69,827	\$71,558	\$73,331	\$75,145	\$77,003	\$78,904	\$80,850	\$82,842	\$84,880
<b>Cash Total</b>	-\$7,986	-\$8,334	-\$8,133	-\$8,493	-\$8,868	-\$9,259	-\$9,666	-\$10,090	-\$10,532	-\$10,992	-\$11,471	-\$11,969
<b>Total Cash Flow</b>	-\$7,986	-\$8,334	-\$8,133	-\$8,493	-\$8,868	-\$9,259	-\$9,666	-\$10,090	-\$10,532	-\$10,992	-\$11,471	-\$11,969
<b>Cumulative Cash Flow</b>	-\$85,783	-\$94,117	-\$102,250	-\$110,743	-\$119,611	-\$128,870	-\$138,537	-\$148,627	-\$159,159	-\$170,151	-\$181,621	-\$193,590



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.249/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$4,268	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$1,793,184
Term	25 Years				

Years	Totals
<b>Cash</b>	
Lease Payments	-\$1,793,184
Electric Bill Savings	\$1,599,594
<b>Cash Total</b>	-\$193,590
<b>Total Cash Flow</b>	-\$193,590
<b>Cumulative Cash Flow</b>	-



# 5 ENVIRONMENTAL BENEFITS

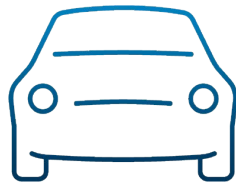


OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR ([SOURCE](#)), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



3,961

tons of CO2 Offset



9,006,974

Miles Driven By Cars



59,420

Trees Planted



# Sun Powered Dunwoody Cultural Arts Center

City of Dunwoody

4800 Ashford Dunwoody Rd  
NE -  
Dunwoody GA 30338

(678) 382-6700  
[purchasing@dunwoodyga.gov](mailto:purchasing@dunwoodyga.gov)

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# 1 PROJECT SUMMARY

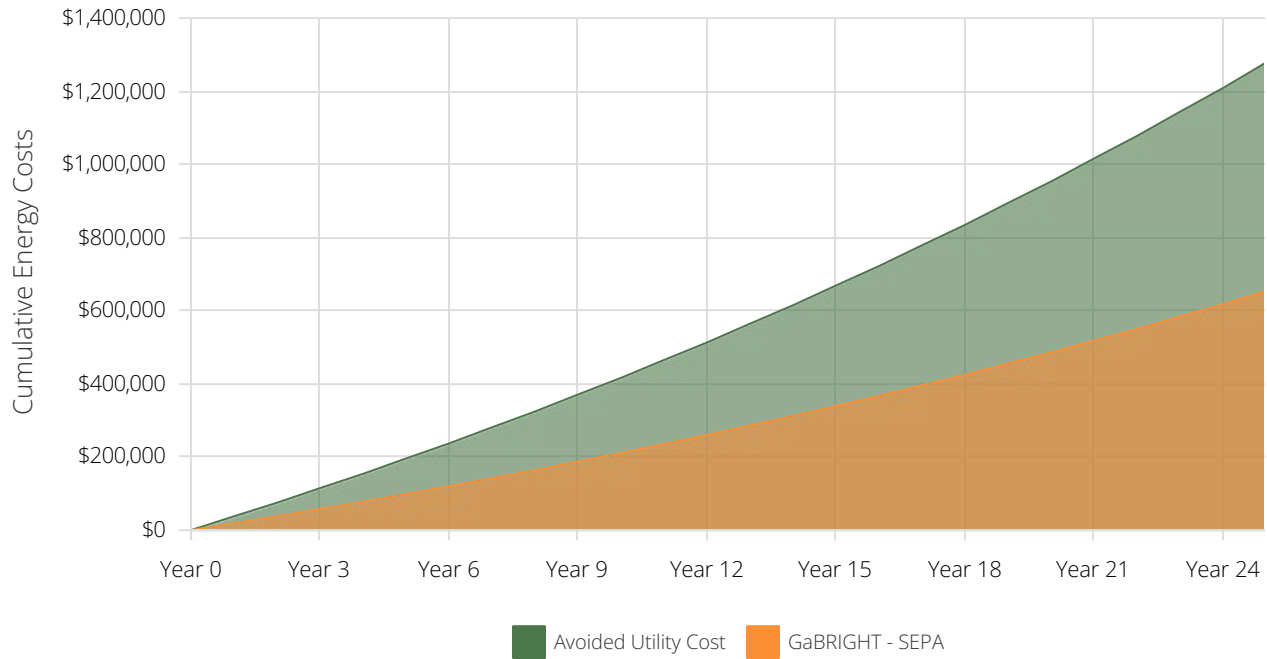
## COMBINED SOLAR PV RATING

Power Rating: 138,635 W-DC  
Power Rating: 126,173 W-AC-CEC

## COMBINED ESS RATINGS

Energy Capacity: 0.0 kWh  
Power Rating: 0.0 kW

CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



## 2.1.1 PV SYSTEM DETAILS

### GENERAL INFORMATION

Facility: Spruill Arts - Meter 3125372  
 Address: 5339 Chamblee Dunwoody Rd Dunwoody GA 30338

### SOLAR PV SYSTEM RATING

Power Rating: 91,035 W-DC  
 Power Rating: 82,852 W-AC-CEC

### SOLAR PV EQUIPMENT DESCRIPTION

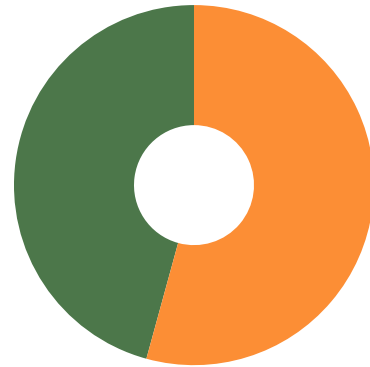
Solar (153) Hanwha Q-Cells Q.PEAK DUO XL-G11S.3/BFG  
 Panels: 595  
 Inverters: (153) Enphase Energy IQ8P-3P-72-E-US

### ENERGY CONSUMPTION MIX

Annual Energy Use: 270,679 kWh

### SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
 Inverters: 25 Years



### TOTAL EXPORT PERCENTAGE

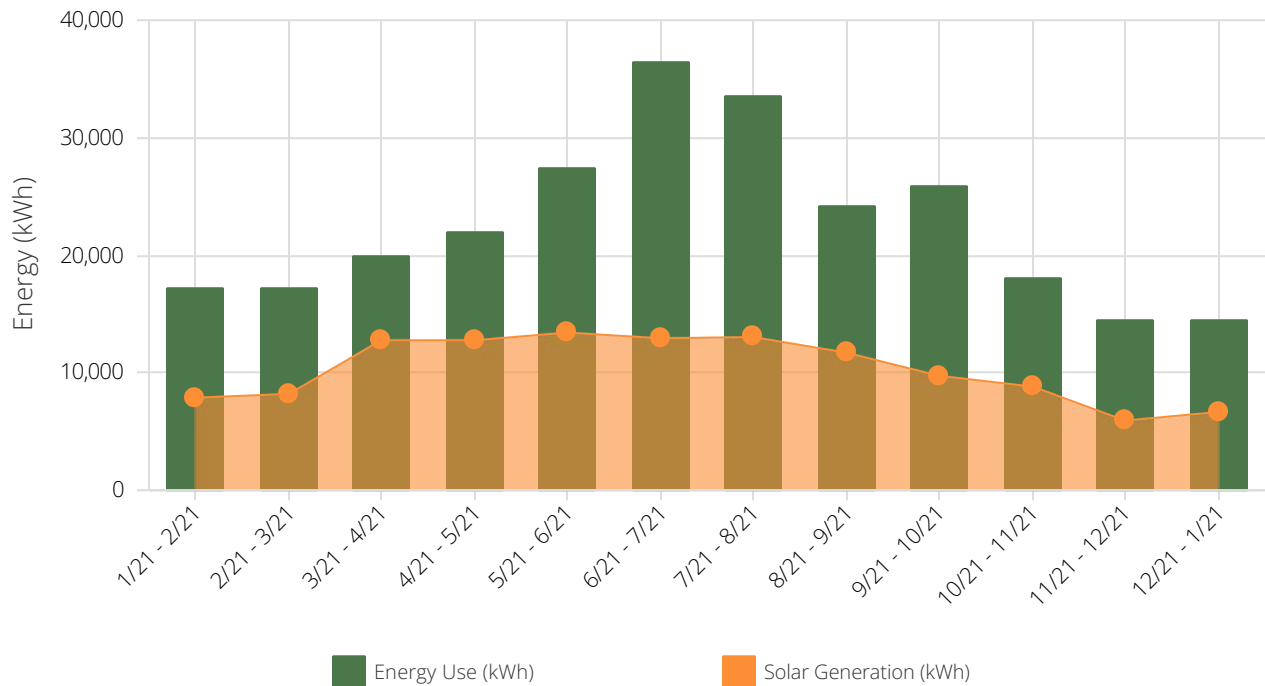
19.7%

### Solar PV System Cost and Incentives

Solar PV System Cost	\$204,829
Direct pay - 30% ITC	<b>-\$61,449</b>
<b>Net Solar PV System Cost</b>	<b>\$143,380</b>

Utility	146,876 kWh (54.26%)
Solar PV	123,803 kWh (45.74%)

### MONTHLY ENERGY USE VS SOLAR GENERATION



## 2.1.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### Direct Pay, Investment Tax Credit (ITC) - 30%

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$61,449



## 2.1.3 UTILITY RATES

The table below shows the rates associated with your current utility rate schedule (TOU-FD). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges			
Season	Charge Type	Rate Type	TOU-FD	Season	Charge Type	Rate Type	TOU-FD
W	Flat Rate	per billing period	\$142.85	W	Off Peak	Import	\$0.12442
S	Flat Rate	per billing period	\$142.85	W	Super Off Peak	Import	\$0.06132
				S	On Peak	Import	\$0.40312
				S	Off Peak	Import	\$0.12753
				S	Super Off Peak	Import	\$0.06443



## 2.1.4 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: GP - TOU-FD

Time Periods	Energy Use (kWh)			Charges		
	On Peak	Off Peak	Super Off Peak	Other	Energy	Total
1/21/2025 - 2/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
2/21/2025 - 3/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
3/21/2025 - 4/21/2025 W	-	15,360	4,560	\$143	\$2,191	\$2,333
4/21/2025 - 5/21/2025 W	-	17,640	4,400	\$143	\$2,464	\$2,607
5/21/2025 - 6/21/2025 W / S	4,080	18,000	5,279	\$143	\$4,261	\$4,404
6/21/2024 - 7/21/2024 S	7,200	21,720	7,440	\$143	\$6,152	\$6,295
7/21/2024 - 8/21/2024 S	7,200	19,320	6,960	\$143	\$5,815	\$5,958
8/21/2024 - 9/21/2024 S	4,560	13,800	5,880	\$143	\$3,977	\$4,120
9/21/2024 - 10/21/2024 S / W	1,680	18,240	5,880	\$143	\$3,326	\$3,469
10/21/2024 - 11/21/2024 W	-	14,160	3,960	\$143	\$2,005	\$2,147
11/21/2024 - 12/21/2024 W	-	10,680	3,840	\$143	\$1,564	\$1,707
12/21/2024 - 1/21/2025 W	-	10,680	3,840	\$143	\$1,564	\$1,707
<b>Total</b>	<b>24,720</b>	<b>185,520</b>	<b>60,439</b>	<b>\$1,714</b>	<b>\$37,058</b>	<b>\$38,773</b>

### NEW RATE SCHEDULE: GP - TOU-FD

Time Periods	Energy Use (kWh)			Charges		
	On Peak	Off Peak	Super Off Peak	Other	Energy	Total
1/21/2025 - 2/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
2/21/2025 - 3/21/2025 W	-	12,960	4,200	\$143	\$1,870	\$2,013
3/21/2025 - 4/21/2025 W	-	15,360	4,560	\$143	\$2,191	\$2,333
4/21/2025 - 5/21/2025 W	-	17,640	4,400	\$143	\$2,464	\$2,607
5/21/2025 - 6/21/2025 W / S	4,080	18,000	5,279	\$143	\$4,261	\$4,404
6/21/2024 - 7/21/2024 S	7,200	21,720	7,440	\$143	\$6,152	\$6,295
7/21/2024 - 8/21/2024 S	7,200	19,320	6,960	\$143	\$5,815	\$5,958
8/21/2024 - 9/21/2024 S	4,560	13,800	5,880	\$143	\$3,977	\$4,120
9/21/2024 - 10/21/2024 S / W	1,680	18,240	5,880	\$143	\$3,326	\$3,469
10/21/2024 - 11/21/2024 W	-	14,160	3,960	\$143	\$2,005	\$2,147
11/21/2024 - 12/21/2024 W	-	10,680	3,840	\$143	\$1,564	\$1,707
12/21/2024 - 1/21/2025 W	-	10,680	3,840	\$143	\$1,564	\$1,707
<b>Total</b>	<b>24,720</b>	<b>185,520</b>	<b>60,439</b>	<b>\$1,714</b>	<b>\$37,058</b>	<b>\$38,773</b>



## 2.1.5 NEW ELECTRIC BILL

### RATE SCHEDULE: GP - TOU-FD

Time Periods	Energy Import (kWh)			Energy Export (kWh)			Charges		
	On Peak	Off Peak	Super Off Peak	On Peak	Off Peak	Super Off Peak	Other	Energy	Total
1/21/2025 - 2/21/2025 W	-	7,235	4,200	-	2,151	0	\$143	\$1,000	\$1,143
2/21/2025 - 3/21/2025 W	-	7,288	4,199	-	2,524	0	\$143	\$980	\$1,122
3/21/2025 - 4/21/2025 W	-	6,375	4,559	-	3,768	0	\$143	\$797	\$940
4/21/2025 - 5/21/2025 W	-	7,258	4,394	-	2,372	0	\$143	\$999	\$1,142
5/21/2025 - 6/21/2025 W / S	1,506	9,626	5,271	47	2,411	0	\$143	\$1,986	\$2,129
6/21/2024 - 7/21/2024 S	3,314	13,455	7,433	75	695	0	\$143	\$3,474	\$3,617
7/21/2024 - 8/21/2024 S	3,055	11,162	6,956	12	720	0	\$143	\$3,050	\$3,192
8/21/2024 - 9/21/2024 S	1,301	7,437	5,879	425	1,643	0	\$143	\$1,700	\$1,843
9/21/2024 - 10/21/2024 S / W	736	10,489	5,880	3	1,039	0	\$143	\$1,899	\$2,042
10/21/2024 - 11/21/2024 W	-	7,752	3,958	-	2,403	0	\$143	\$1,031	\$1,174
11/21/2024 - 12/21/2024 W	-	6,527	3,840	-	1,775	0	\$143	\$918	\$1,061
12/21/2024 - 1/21/2025 W	-	6,344	3,840	-	2,329	0	\$143	\$854	\$997
<b>Total</b>	<b>9,912</b>	<b>100,948</b>	<b>60,409</b>	<b>562</b>	<b>23,830</b>	<b>0</b>	<b>\$1,714</b>	<b>\$18,688</b>	<b>\$20,402</b>

**ANNUAL ELECTRICITY SAVINGS: \$18,371**



## 2.2.1 PV SYSTEM DETAILS

### GENERAL INFORMATION

Facility: Spruill Arts - Kiln - 3538607  
 Address: 5339 Chamblee Dunwoody Rd Dunwoody GA 30338

### SOLAR PV SYSTEM RATING

Power Rating: 47,600 W-DC  
 Power Rating: 43,321 W-AC-CEC

### SOLAR PV EQUIPMENT DESCRIPTION

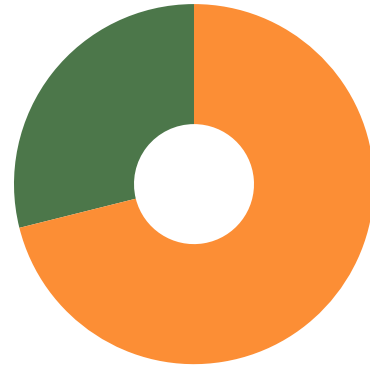
Solar (80) Hanwha Q-Cells Q.PEAK DUO XL-G11S.3/BFG  
 Panels: 595  
 Inverters: (80) Enphase Energy IQ8P-3P-72-E-US

### ENERGY CONSUMPTION MIX

Annual Energy Use: 214,803 kWh

### SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
 Inverters: 25 Years



### TOTAL EXPORT PERCENTAGE

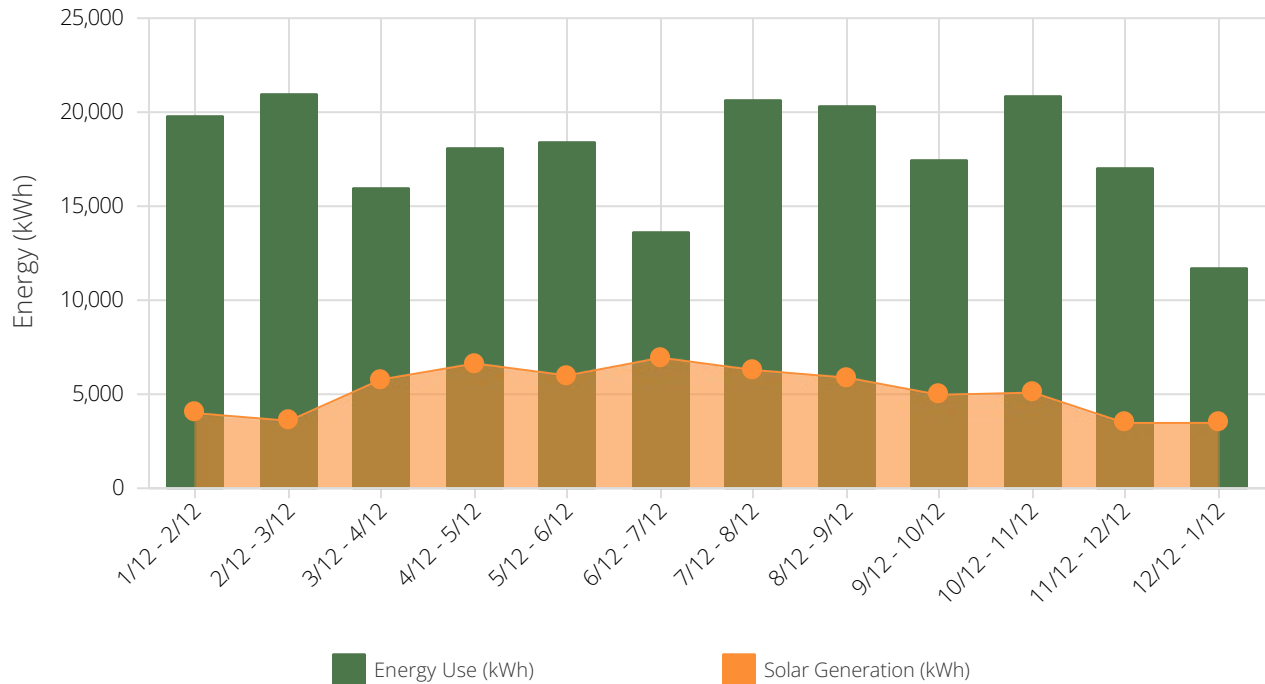
17.0%

### Solar PV System Cost and Incentives

Solar PV System Cost	\$114,240
Direct pay - 30% ITC	<del>-\$34,272</del>
<b>Net Solar PV System Cost</b>	<b>\$79,968</b>

Utility	152,712 kWh (71.09%)
Solar PV	62,091 kWh (28.91%)

### MONTHLY ENERGY USE VS SOLAR GENERATION



## 2.2.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### Direct Pay, Investment Tax Credit (ITC) - 30%

Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate".

Direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas.

Total Incentive Value: \$34,272



## 2.2.3 UTILITY RATES

You have the option to remain on your current rate schedule (PLM) or switch to an alternative rate schedule (TOU-EO). The rates for each are shown below and your estimated electric bills are shown on the following page for each rate schedule.

Customer Charges					Energy Charges				
Season	Charge Type	Rate Type	PLM	TOU-EO	Season	Charge Type	Rate Type	PLM	TOU-EO
S	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW T < 3,000 kWh	Import	\$0.22798	-
W	Flat Rate	per billing period	\$179.44	\$112.79	S	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.21278	-
					S	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18997	-
					S	200,000 kWh < T	Import	\$0.15798	-
					S	0 < T	Import	\$0.06565	-
					S	0 < T	Import	\$0.06111	-
					S	0 < T	Import	\$0.05931	-
					W	T < 200 kW T < 3,000 kWh	Import	\$0.22487	-
					W	T < 200 kW 3,000 kWh < T < 10,000 kWh	Import	\$0.20967	-
					W	T < 200 kW 10,000 kWh < T < 200,000 kWh	Import	\$0.18686	-
					W	200,000 kWh < T	Import	\$0.15487	-
					W	0 < T	Import	\$0.06254	-
					W	0 < T	Import	\$0.058	-
					W	0 < T	Import	\$0.0562	-
					W	T < 1,500 kWh	Import	-	\$0.18178
					W	1,500 kWh < T	Import	-	\$0.10074
					S	On Peak	Import	-	\$0.3257
					S	Off Peak	Import	-	\$0.17871



## 2.2.4 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: GP - PLM

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges		
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Total
1/12/2025 - 2/12/2025 W	19,803	76	\$179	\$3,331	\$3,510
2/12/2025 - 3/12/2025 W	20,978	69	\$179	\$3,405	\$3,584
3/12/2025 - 4/12/2025 W	15,964	72	\$179	\$3,091	\$3,270
4/12/2025 - 5/12/2025 W	18,059	72	\$179	\$3,222	\$3,401
5/12/2025 - 6/12/2025 W / S	18,415	66	\$179	\$3,933	\$4,112
6/12/2025 - 7/12/2025 S	13,665	77	\$179	\$2,870	\$3,049
7/12/2025 - 8/12/2025 S	20,639	68	\$179	\$3,447	\$3,627
8/12/2025 - 9/12/2025 S	20,301	70	\$179	\$3,425	\$3,605
9/12/2025 - 10/12/2025 S / W	17,404	67	\$179	\$3,771	\$3,950
10/12/2025 - 11/12/2025 W	20,808	62	\$179	\$3,394	\$3,573
11/12/2024 - 12/12/2024 W	17,019	82	\$179	\$3,157	\$3,336
12/12/2024 - 1/12/2025 W	11,748	68	\$179	\$2,469	\$2,648
<b>Total</b>	<b>214,803</b>	<b>-</b>	<b>\$2,153</b>	<b>\$39,514</b>	<b>\$41,667</b>

### NEW RATE SCHEDULE: GP - TOU-EO

Time Periods	Energy Use (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Other	Energy	Total
1/12/2025 - 2/12/2025 W	19,803	-	0	\$113	\$2,117	\$2,229
2/12/2025 - 3/12/2025 W	20,978	-	0	\$113	\$2,235	\$2,348
3/12/2025 - 4/12/2025 W	15,964	-	0	\$113	\$1,730	\$1,843
4/12/2025 - 5/12/2025 W	18,059	-	0	\$113	\$1,941	\$2,054
5/12/2025 - 6/12/2025 W / S	18,415	1,326	5,331	\$113	\$2,691	\$2,803
6/12/2025 - 7/12/2025 S	13,665	2,896	10,769	\$113	\$2,868	\$2,981
7/12/2025 - 8/12/2025 S	20,639	3,571	17,068	\$113	\$4,213	\$4,326
8/12/2025 - 9/12/2025 S	20,301	3,872	16,429	\$113	\$4,197	\$4,310
9/12/2025 - 10/12/2025 S / W	17,404	1,603	8,186	\$113	\$2,874	\$2,987
10/12/2025 - 11/12/2025 W	20,808	-	0	\$113	\$2,218	\$2,331
11/12/2024 - 12/12/2024 W	17,019	-	0	\$113	\$1,836	\$1,949
12/12/2024 - 1/12/2025 W	11,748	-	0	\$113	\$1,305	\$1,418
<b>Total</b>	<b>214,803</b>	<b>13,268</b>	<b>57,783</b>	<b>\$1,353</b>	<b>\$30,223</b>	<b>\$31,577</b>



## 2.2.5 NEW ELECTRIC BILL

### RATE SCHEDULE OPTION 1: GP - PLM

Time Periods	Energy Import (kWh)		Energy Export (kWh)		Max Demand (kW)	Charges		
Bill Ranges & Seasons	Total		Total		NC / Max	Other	Energy	Total
1/12/2025 - 2/12/2025 W	16,127		318		69	\$179	\$3,007	\$3,186
2/12/2025 - 3/12/2025 W	17,607		216		69	\$179	\$3,107	\$3,286
3/12/2025 - 4/12/2025 W	11,838		1,653		72	\$179	\$2,365	\$2,544
4/12/2025 - 5/12/2025 W	12,892		1,465		71	\$179	\$2,576	\$2,755
5/12/2025 - 6/12/2025 W / S	13,236		816		64	\$179	\$2,822	\$3,002
6/12/2025 - 7/12/2025 S	8,392		1,666		74	\$179	\$1,709	\$1,889
7/12/2025 - 8/12/2025 S	14,932		582		55	\$179	\$2,959	\$3,139
8/12/2025 - 9/12/2025 S	15,100		677		68	\$179	\$2,963	\$3,143
9/12/2025 - 10/12/2025 S / W	13,051		614		67	\$179	\$2,805	\$2,984
10/12/2025 - 11/12/2025 W	16,305		582		62	\$179	\$2,999	\$3,178
11/12/2024 - 12/12/2024 W	14,177		628		82	\$179	\$2,862	\$3,042
12/12/2024 - 1/12/2025 W	9,610		1,336		63	\$179	\$1,963	\$2,142
<b>Total</b>	<b>163,267</b>		<b>10,553</b>		<b>-</b>	<b>\$2,153</b>	<b>\$32,138</b>	<b>\$34,291</b>

### NEW RATE SCHEDULE OPTION 2: GP - TOU-EO

Time Periods	Energy Import (kWh)			Energy Export (kWh)			Charges		
Bill Ranges & Seasons	Total	On Peak	Off Peak	Total	On Peak	Off Peak	Other	Energy	Total
1/12/2025 - 2/12/2025 W	16,127	-	0	318	-	0	\$113	\$1,723	\$1,836
2/12/2025 - 3/12/2025 W	17,607	-	0	216	-	0	\$113	\$1,879	\$1,992
3/12/2025 - 4/12/2025 W	11,838	-	0	1,653	-	0	\$113	\$1,193	\$1,306
4/12/2025 - 5/12/2025 W	12,892	-	0	1,465	-	0	\$113	\$1,313	\$1,426
5/12/2025 - 6/12/2025 W / S	13,236	846	4,208	816	2	193	\$113	\$1,914	\$2,026
6/12/2025 - 7/12/2025 S	8,392	1,037	7,355	1,666	328	1,338	\$113	\$1,530	\$1,643
7/12/2025 - 8/12/2025 S	14,932	1,754	13,179	582	85	497	\$113	\$2,884	\$2,997
8/12/2025 - 9/12/2025 S	15,100	2,024	13,077	677	90	587	\$113	\$2,947	\$3,059
9/12/2025 - 10/12/2025 S / W	13,051	793	6,353	614	104	442	\$113	\$2,065	\$2,178
10/12/2025 - 11/12/2025 W	16,305	-	0	582	-	0	\$113	\$1,722	\$1,834
11/12/2024 - 12/12/2024 W	14,177	-	0	628	-	0	\$113	\$1,504	\$1,617
12/12/2024 - 1/12/2025 W	9,610	-	0	1,336	-	0	\$113	\$992	\$1,105
<b>Total</b>	<b>163,267</b>	<b>6,454</b>	<b>44,172</b>	<b>10,553</b>	<b>609</b>	<b>3,057</b>	<b>\$1,353</b>	<b>\$21,666</b>	<b>\$23,019</b>

ANNUAL ELECTRICITY SAVINGS: \$18,648



## 3.1 GaBRIGHT - SEPA

### Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.1003/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$1,554	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$652,773
Term	25 Years				

Years	Lease Payments	Electric Bill Savings	Total Cash Flow	Cumulative Cash Flow
Upfront	-	-	-	-
1	-\$18,645	\$37,019	\$18,374	\$18,374
2	-\$19,146	\$37,977	\$18,831	\$37,205
3	-\$19,661	\$38,959	\$19,298	\$56,502
4	-\$20,190	\$39,966	\$19,776	\$76,278
5	-\$20,733	\$40,998	\$20,265	\$96,543
6	-\$21,291	\$42,057	\$20,766	\$117,308
7	-\$21,864	\$43,141	\$21,278	\$138,586
8	-\$22,452	\$44,254	\$21,802	\$160,388
9	-\$23,056	\$45,394	\$22,338	\$182,725
10	-\$23,676	\$46,562	\$22,886	\$205,612
11	-\$24,313	\$47,760	\$23,447	\$229,059
12	-\$24,967	\$48,988	\$24,021	\$253,080
13	-\$25,639	\$50,246	\$24,608	\$277,688
14	-\$26,328	\$51,536	\$25,208	\$302,896
15	-\$27,037	\$52,859	\$25,822	\$328,718
16	-\$27,764	\$54,214	\$26,450	\$355,167
17	-\$28,511	\$55,602	\$27,092	\$382,259
18	-\$29,278	\$57,026	\$27,748	\$410,007
19	-\$30,065	\$58,484	\$28,419	\$438,426
20	-\$30,874	\$59,979	\$29,105	\$467,532
21	-\$31,704	\$61,511	\$29,807	\$497,339
22	-\$32,557	\$63,081	\$30,524	\$527,862
23	-\$33,433	\$64,690	\$31,257	\$559,119
24	-\$34,332	\$66,338	\$32,006	\$591,125
25	-\$35,256	\$68,027	\$32,771	\$623,896
Totals:	-\$652,773	\$1,276,669	\$623,896	-



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.1003/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$1,554	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$652,773
Term	25 Years				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Cash</b>														
Lease Payments	-	-\$18,645	-\$19,146	-\$19,661	-\$20,190	-\$20,733	-\$21,291	-\$21,864	-\$22,452	-\$23,056	-\$23,676	-\$24,313	-\$24,967	-\$25,639
Electric Bill Savings	-	\$37,019	\$37,977	\$38,959	\$39,966	\$40,998	\$42,057	\$43,141	\$44,254	\$45,394	\$46,562	\$47,760	\$48,988	\$50,246
<b>Cash Total</b>	-	\$18,374	\$18,831	\$19,298	\$19,776	\$20,265	\$20,766	\$21,278	\$21,802	\$22,338	\$22,886	\$23,447	\$24,021	\$24,608
<b>Total Cash Flow</b>	-	\$18,374	\$18,831	\$19,298	\$19,776	\$20,265	\$20,766	\$21,278	\$21,802	\$22,338	\$22,886	\$23,447	\$24,021	\$24,608
<b>Cumulative Cash Flow</b>	-	\$18,374	\$37,205	\$56,502	\$76,278	\$96,543	\$117,308	\$138,586	\$160,388	\$182,725	\$205,612	\$229,059	\$253,080	\$277,688



# 4.1 GaBRIGHT - SEPA

## Assumptions and Key Financial Metrics

Upfront Payment	\$0	Year One Levelized SEPA Rate	\$0.1003/kWh	End of Term Buyout Payment	\$500
Annual Maintenance Costs	\$0	Payment Escalation Rate	2.69%	PV Degradation Rate	0.40%
Monthly Payment	\$1,554	Energy Cost Escalation Rate	3.0%	Lifetime Payments	\$652,773
Term	25 Years				

Years	14	15	16	17	18	19	20	21	22	23	24	25	Totals
<b>Cash</b>													
Lease Payments	-\$26,328	-\$27,037	-\$27,764	-\$28,511	-\$29,278	-\$30,065	-\$30,874	-\$31,704	-\$32,557	-\$33,433	-\$34,332	-\$35,256	-\$652,773
Electric Bill Savings	\$51,536	\$52,859	\$54,214	\$55,602	\$57,026	\$58,484	\$59,979	\$61,511	\$63,081	\$64,690	\$66,338	\$68,027	\$1,276,669
<b>Cash Total</b>	\$25,208	\$25,822	\$26,450	\$27,092	\$27,748	\$28,419	\$29,105	\$29,807	\$30,524	\$31,257	\$32,006	\$32,771	\$623,896
<b>Total Cash Flow</b>	\$25,208	\$25,822	\$26,450	\$27,092	\$27,748	\$28,419	\$29,105	\$29,807	\$30,524	\$31,257	\$32,006	\$32,771	\$623,896
<b>Cumulative Cash Flow</b>	\$302,896	\$328,718	\$355,167	\$382,259	\$410,007	\$438,426	\$467,532	\$497,339	\$527,862	\$559,119	\$591,125	\$623,896	-



# 5 ENVIRONMENTAL BENEFITS

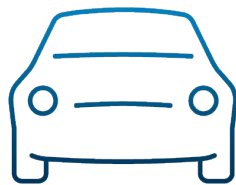


OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR ([SOURCE](#)), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



2,912

tons of CO<sub>2</sub> Offset



6,621,854

Miles Driven By Cars



43,685

Trees Planted

# Exhibit C

## SEPA Purchase Table

<b>Year</b>	<b>Cultural Arts Center - Solar Only</b>	<b>Cultural Arts Center - Solar &amp; Battery</b>	<b>North Shallowford Annex - Solar Only</b>	<b>North Shallowford Annex - Solar &amp; Battery</b>
<b>1 - 6</b>	NA	NA	NA	NA
<b>7</b>	\$265,185.68	\$593,763.51	\$79,473.67	\$138,919.54
<b>8</b>	\$258,491.28	\$585,272.18	\$77,623.76	\$136,945.54
<b>9</b>	\$250,821.57	\$574,934.20	\$75,489.70	\$134,542.32
<b>10</b>	\$242,093.77	\$562,584.99	\$73,047.23	\$131,671.59
<b>11</b>	\$235,755.08	\$551,583.61	\$71,172.20	\$129,194.08
<b>12</b>	\$228,403.65	\$538,433.34	\$68,993.26	\$126,222.16
<b>13</b>	\$219,953.00	\$522,945.55	\$66,484.42	\$122,712.27
<b>14</b>	\$210,310.18	\$504,917.43	\$63,617.75	\$118,617.61
<b>15</b>	\$199,375.30	\$484,130.87	\$60,363.21	\$113,887.82
<b>16</b>	\$187,041.04	\$455,322.71	\$56,688.57	\$107,116.63
<b>17</b>	\$173,192.11	\$422,867.36	\$52,559.15	\$99,489.82
<b>18</b>	\$157,704.69	\$386,465.40	\$47,937.76	\$90,937.19
<b>19</b>	\$140,445.82	\$345,795.22	\$42,784.41	\$81,383.29
<b>20</b>	\$121,272.73	\$300,511.51	\$37,056.20	\$70,747.15
<b>21</b>	\$101,713.80	\$251,925.16	\$31,135.99	\$59,370.74
<b>22</b>	\$80,032.18	\$198,065.87	\$24,573.27	\$46,759.69
<b>23</b>	\$56,059.04	\$138,514.18	\$17,316.93	\$32,815.77
<b>24</b>	\$29,613.13	\$72,819.92	\$9,312.13	\$17,433.58
<b>25</b>	\$500.00	\$500.00	\$500.00	\$500.00

**Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the City of Dunwoody has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

2904449  
Federal Work Authorization User Identification Number

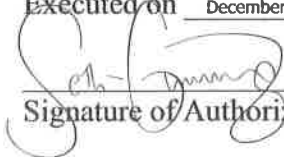
10/22/2025  
Date of Authorization

Sunpath Consulting LLC. D/B/A Sunpath Solar  
Name of Contractor

CITY OF DUNWOODY  
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on December, 5th, 2025 in Atlanta (city), Georgia (state).

  
Signature of Authorized Officer or Agent

Seth Gunning, CEO  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 5 DAY OF December, 2025

  
NOTARY PUBLIC



My Commission Expires: April 24, 2029

**O.C.G.A. § 50-36-1(e) (2) Affidavit Verifying Status for City Public Benefit**

**\*\*This form is required for ALL LICENSES/PERMITS/CONTRACTS by State Law\*\***

By executing this affidavit under oath, as an applicant for a(n) \_\_\_\_\_ [type of public benefit(s)], as referenced in O.C.G.A. § 50-36-1, from the City of Dunwoody, Georgia, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

  x   I am a United States citizen  
(Must include copy of either current State Driver's License, Passport, or Military ID)

       I am a legal permanent resident of the United States\*\*  
(Must include a copy of your current State Driver's License and a copy of your Permanent Resident Card or Employment Authorization Card)

       I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.\*\*  
(Must include a copy of your current State Driver's License and a copy of your Permanent Resident Card or Employment Authorization Card)

\*\*My alien number issued by the Department of Homeland Security or other federal immigration agency is: \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:  
State Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Atlanta (City), Georgia (State).

[Signature] \_\_\_\_\_ 12/5/2025  
Signature of Applicant Date

Seth Gunning  
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 5 DAY OF December, 2025.

[Signature]  
NOTARY PUBLIC SEAL

My Commission Expires: April 24, 2029



**PROPOSAL FORM****REQUEST FOR PROPOSALS (RFP) 25-04**

Design, installation, financing, operations and maintenance of two (2) rooftop solar photovoltaic (PV) systems ("Projects"), one on each of the following two buildings owned by the City of Dunwoody: the Dunwoody Cultural Arts Center, located at 5339 Chamblee Dunwoody Road and the North Shallowford Annex, located at 4470 N. Shallowford Road (each referred to individually as "Project Site" or collectively as "Project Sites") which will be leased back to the City.

The undersigned, as bidder, hereby declares that this Proposal is in all respects fair and submitted in good faith without collusion or fraud. bidder represents and warrants to the City that: (i) except as may be disclosed in writing to the City with its Proposal, no officer, employee or agent of the City has any interest, either directly or indirectly, in the business of the bidder, and that no such person shall have any such interest at any time during the term of the Contract should it be awarded the Contract; and (ii) no gift, gratuity, promise, favor or anything else of value has been given or will be given to any employee or official of the City in connection with the submission of this Proposal or the City's evaluation or consideration thereof.

The bidder further represents that it has examined or investigated the site conditions, if necessary, and informed itself fully in regard to all conditions pertaining to the Project Sites; that it has examined the Contract Documents and has read all Addendum(s) furnished by the City prior to the opening of the Proposals, as acknowledged below, and that it has otherwise fully informed itself regarding the nature, extent, scope and details of the services to be furnished under the Contract.

The bidder agrees, if this Proposal is accepted, to enter into the written Contract with the City in the form of Contract attached (properly completed in accordance with said Proposal Documents), and the Contract Documents for RFP 25-04 Construction Turnkey Solar Systems, and to furnish the prescribed evidence of a valid business license, insurance, and all other documents required by these Contract Documents. The bidder further agrees to commence work and to perform the work specified herein within the time limits set forth in the Contract Documents, which time limits bidder acknowledges are reasonable.

The undersigned further agrees that, in the case of failure or refusal on its part to execute the said contract, provide evidence of specified insurance, a copy of a valid business or occupational license and all other documents required by these Contract Documents within ten (10) business days after being provided with Notice of Intent to Award the contract (or such earlier time as may be stated elsewhere in these Proposal Documents), the Proposal award may be offered by the City to the next ranked bidder, or the city may re-advertise for Proposals, and in either case the City shall have the right to recover from the bidder the City's costs and damages including, without limitation, attorney's fees, to the same extent that the City could recover its costs and expenses from the bidder under Section 9 of the Instructions to bidders if the bidder withdrew or attempted to withdraw its Proposal.

Acknowledgement is hereby made of the following Addendum(s) received since issuance of the Contract Documents (identified by number)

Addendum No.	Date	Addendum No.	Date	Addendum No.	Date
RFP 25-04 Addendum 1.	10/31/2025	RFP 25-04 Addendum 2 (Interval Data)	11/12/2025	RFP 25-04 Addendum 3.	11/17/2025

Company Name: Sunpath Consulting LLC, DBA Sunpath Solar

It shall be the responsibility of each bidder to visit the City Purchasing Department’s website to determine if addendum(s) were issued and, if so, to obtain such addendum(s). Failure to acknowledge an addendum above shall not relieve the bidder from its obligation to comply with the provisions of the addendum(s) not acknowledged above.

Work is to commence on or about February 15, 2026.

The City of Dunwoody requires pricing to remain firm for the duration of the initial term of the contract. Failure to hold firm pricing for the initial term of the contract will be sufficient cause for the City to declare the bid non-responsive.

Termination for Cause: The City may terminate this agreement for cause upon ten days prior written notice to the Contractor of the Contractor’s default in the performance of any term of this agreement. Such termination shall be without prejudice to any of the City’s rights or remedies by law.

Termination for Convenience: The City may terminate this agreement for its convenience at any time upon 30 days’ written notice to the Contractor. In the event of the City’s termination of this agreement for convenience, the Contractor will be paid for those services actually performed. Partially completed performance of the agreement will be compensated based upon a signed statement of completion to be submitted by the Contractor, which shall itemize each element of performance.

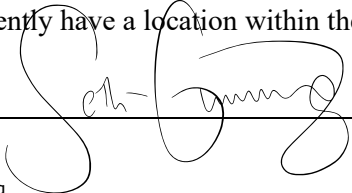
Termination for fund appropriation: The City may unilaterally terminate this Agreement due to a lack of funding at any time by written notice to the Contractor. In the event of the City's termination of this Agreement for fund appropriation, the Contractor will be paid for those services actually performed. Partially completed performance of the Agreement will be compensated based upon a signed statement of completion to be submitted by the Contractor which shall itemize each element of performance.

Legal Business Name Sunpath Consulting LLC

Federal Tax ID 93-3219606

Address 1068 Arlington Ave SE, Atlanta GA 30157

Does your company currently have a location within the City of Dunwoody? Yes \_\_\_ No x

Representative Signature 

Printed Name Seth Gunning

Telephone Number 404-912-3342 Email Address Seth@sunpath.solar



## **CONTRACT REFERENCES FORM**

CONTRACTOR'S NAME: Sunpath Consulting LLC, DBA Sunpath Solar

CONTRACTOR'S CONTACT NAME: Seth Gunning

CONTRACTOR'S EMAIL: Seth@sunpath.solar

CONTRACTOR'S ADDRESS: 1068 Arlington Ave SW, Atlanta GA 30310

CONTRACTOR'S PHONE: 404-912-3342

### **REFERENCE 1**

NAME: Roger Young

PHONE: 770-542-1662

EMAIL: Roger.young@dunwoodyumc.org

ADDRESS: 1548 Mt. Vernon Rd Dunwoody, GA 30338

PROJECT/TASK: Dunwoody United Methodist Church, 152.22kW SEPA-financed solar energy system installed and maintained across multiple Flat TPO roof surfaces, two interconnection points on both 208v and 480v electrical services using SolarEdge inverters, QCell solar modules, and Unirac RM Ballast Mounts.

### **REFERENCE 2**

NAME: Father Robert Hussey

PHONE: 404-378-4588 ext 118

EMAIL: rhussey@stmga.org

ADDRESS: 636 W Ponce de Leon Ave Decatur, GA 30030

PROJECT/TASK: St Thomas More Catholic School. 59.5kW SEPA Financed system installed and maintained across two pitched standing seam metal roofs with a single interconnection point using 208v Enphase micro-inverters, Ironridge XR rail, and SR5! Clamps

**SUNPATH SOLAR**  
**SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT**  
 Date: {{OPPORTUNITY\_TEXT\_MONTH}} / {{OPPORTUNITY\_DAY}}  
 / {{OPPORTUNITY\_CONTRACT\_YEAR}}

**Here at the Key Terms of your SUNPATH Solar Energy Procurement and Services Agreement:**

<b>PROPERTY OWNER / INSTALLATION ADDRESS:</b> {{ACCOUNT_NAME}} {{ACCOUNT BILLING STREET}} {{ACCOUNT BILLING ADDRESS LINE 2}} {{ACCOUNT BILLING CITY}}, GA, {{ACCOUNT BILLING POSTAL CODE}}	
<b>PROPERTY OWNER EMAIL &amp; PHONE</b> {{ACCOUNT PRIMARY CONTACT S EMAIL}} {{ACCOUNT PHONE}}	
<b>ESTIMATED ELECTRICITY PRODUCED BY SOLAR SYSTEM:</b>  First Year: {{OPPORTUNITY_YEAR_1_SYSTEM_PRODUCTION_IN_KWH}} kWh  25 Year : {{OPPORTUNITY_X25_YEAR_PRODUCTION_IN_KWH}} kWh	
<b>SOLAR SYSTEM SIZE:</b>	{{OPPORTUNITY_SIZE_OF_PV_IN_KILOWATTS}} kW direct current
<b>AMOUNT DUE AT SIGNING:</b>	\$0
<b>ESTIMATED INITIAL PAYMENT, including SEPA and battery services</b>	\$( {{OPPORTUNITY_INITIAL_SYSTEM_LEASE_PAYMENT}} / month, (calculated at a per kWh rate of \${{OPPORTUNITY_COST_PER_KWH}} / kWh for solar services and a battery services payment of \$00/month).
<b>SOLAR PAYMENT ANNUAL ESCALATOR</b>	2.69% / year
<b>INITIAL BATTERY EQUIPMENT RESERVE FEE</b>	\$00 / month
<b>ANNUAL SOLAR PRODUCTION TRUE UP REFUND RATE (\$/kWh)</b>	\$( {{OPPORTUNITY_COST_PER_KWH}} / kWh for first year, then increase 2.69% each year
<b>LATE FEE (May be assessed if Monthly Payment is more than 15 days late)</b>	10% of past due payment, not to exceed \$150
<b>AGREEMENT TERM:</b>	This Agreement is structured as an annual agreement that automatically renews each fiscal year unless non-renewed by either Party. The Agreement will not extend beyond twenty-five (25) years from the Commercial Operation Date of the System.
<b>YOU WILL BE BOUND BY THE PROMISES MADE IN THIS AGREEMENT. PLEASE READ CAREFULLY AND BE SURE THAT YOU UNDERSTAND ALL THE</b>	

**OBLIGATIONS AND RIGHTS IN THIS AGREEMENT BEFORE YOU SIGN.**

**Your Options for System Purchase and Transfer:**

- If you sell the Property, you must either transfer this agreement to the purchaser or buy out the remaining term of this Agreement.
- After six [6] years, as specified in the Agreement, you may purchase the System at a price determined by the Fair Market Value formula in this Agreement, after which you would no longer owe any SEPA payments, though you may elect to finance the System purchase.

**Your Options at the End of the 25-Year Term:**

- Sunpath Solar, LLC will remove the System at no cost to you, if you request, or;
- You may purchase the system at 5% of the original installation price or the fair market value of the system, whichever is less.

**THIS SOLAR ENERGY PROCUREMENT AND SERVICE AGREEMENT** is referred to as the “**Agreement**” elsewhere in this document, and is entered into on the {{OPPORTUNITY\_DAY}} day of {{OPPORTUNITY\_TEXT\_MONTH}}, {{OPPORTUNITY\_CONTRACT\_YEAR}}, between {{ACCOUNT\_NAME}} called the “**Property Owner**” in this Agreement, and Sunpath Consulting LLC, DBA Sunpath Solar LLC, a Georgia limited liability company, called “**System Owner**” in this Agreement. At some places in this Agreement, the Property Owner and Sunpath Solar are also referred to together as the “Parties”, or individually as a “Party”.

**BACKGROUND:**

1. Property Owner is the owner of real property located at {{ACCOUNT\_BILLINGSTREET}} in {{ACCOUNT\_BILLINGCITY}}, Georgia, called the “**Property**” and described in **Exhibit A** which is attached and incorporated into this Agreement;
2. Property Owner wants to have a solar electric generating system, called the “**System**” in this Agreement, on their property and is willing to lease the Property’s roof or the land area of the Property, as described in **Exhibit A**,

attached and incorporated into this Agreement, to System Owner, subject to the terms and conditions of this Agreement, so System Owner can install and operate a System sized at {{OPPORTUNITY\_SIZE\_OF\_PV\_IN\_KILOWATTS}} kilowatts D.C. of nameplate solar capacity, described in **Exhibit C** attached and incorporated into this Agreement;

3. System Owner will pay for, own, install, and operate the System which will produce electricity and will sell to the Property Owner all of the electricity produced by the System;
4. Property Owner has entered or will enter into an agreement with the electric utility, called the “**Utility**” in this Agreement, under which the Utility promises to purchase from the Property Owner the electricity generated by the System under an Interconnection and Net Metering Agreement or similar agreement.

**AGREEMENT:**

**NOW, THEREFORE**, for good and valuable consideration, the Parties agree as follows:

**Section 1. Leased Space.** Property Owner leases to System Owner and System Owner

leases from Property Owner all roof space or land area described in **Exhibit A** and space for wiring as required to install the System on the Property and to the point of electrical interconnection at the Property Owner’s electric meter, called the **“Leased Space”**.

**Section 2. Access to Leased Space.**

Property Owner grants to System Owner the right to access the Leased Space via reasonable route or routes over and across the Property. System Owner will provide reasonable prior notice to Property Owner before accessing the Property, and Property Owner will cooperate with System Owner to access the electric meter or any other required components of the System which are not located on the roof or within other parts of the Leased Space.

**Section 3. Permitted Use of Leased Space.**

During the 25-year Term of this Agreement, System Owner has the exclusive right to use the Leased Space for the construction, installation, operation, maintenance, repair, replacement, relocation, reconfiguration, removal, alteration, modification, improvement, and use of the System and other necessary and incidental uses for the operation of the System, all of such uses called the **“Permitted Uses”** in this Agreement. The purpose of the System is to provide solar electricity and, if applicable, energy storage and backup power to the Property Owner. To the extent that System Owner needs to obtain licenses or permits for System installation, Property Owner agrees to cooperate with System Owner in making such applications at System Owner’s expense.

**Section 4. Term.** This Agreement will be in effect beginning on the {{OPPORTUNITY\_DAY}} day of {{OPPORTUNITY\_TEXT\_MONTH}}, {{OPPORTUNITY\_CONTRACT\_YEAR}}, called the **“Starting Date”**. The initial term of this Agreement shall continue through the

end of the Property Owner’s then-current fiscal year. Thereafter, this Agreement shall automatically renew for successive one (1) year terms corresponding with the Property Owner’s fiscal year unless either Party provides written notice of non-renewal to the other Party at least sixty (60) days prior to the end of the then-current term. Any notice of non-renewal shall require an affirmative written determination by the Property Owner’s governing authority. Notwithstanding the foregoing, this Agreement shall not extend beyond the date that is twenty-five (25) years following the Commercial Operation Date of the Energy System. **“Commercial Operation Date”** means the date on which the System has received permission to operate from the applicable electric utility and is capable of delivering electricity for billing purposes. System Owner will give the Property Owner five (5) calendar days advance written notice of the expected Commercial Operation Date. Nothing in this Agreement shall be construed to create a debt of the Property Owner within the meaning of any constitutional or statutory limitation of the State of Georgia.

- (a) **Non-Renewal.** The Parties acknowledge that any election by the Property Owner not to renew this Agreement at the end of a fiscal year shall not constitute a default under this Agreement. In the event of such non-renewal, System Owner shall have the right, but not the obligation, to remove the System from the Property, and the Property Owner shall reasonably cooperate with System Owner to facilitate such removal.

In connection with such removal, Property Owner shall provide reasonable access to the Property and shall be responsible for reasonable costs associated with restoring the Property substantially to its pre-installation condition, to the extent such

removal is necessitated by Property Owner’s election not to renew.

**Section 5. Rent of Leased Space.** System Owner will provide to Property Owner all of the electricity generated by the solar installation as rental payment for use of the Leased Space.

**Section 6. Payment Requirements.**

(a) Electricity. System Owner agrees to provide to the Property Owner all of the electricity provided by the System, so long as Property Owner meets all of the Property Owner obligations under this Agreement.

(b) Solar Energy Procurement and Battery Services Payments. Beginning the month following the Commercial Operation Date, Property Owner agrees to pay to System Owner the monthly Solar Energy Procurement and Battery Services payments (The “**Solar Payments**”) as described in the Solar Services Price schedule attached as Exhibit F, and incorporated into this Agreement. On each year anniversary of the Commercial Operation Date, the total solar energy payment and battery services per kilowatt hour rate will increase by a rate of 2.69% from the previous year’s rate(the “Annual Escalator”). A Late Fee may be assessed if the Monthly Payment is made more than fifteen days past the Monthly Payment Date. The Late Fee will be 10% of the past due payment but will not be more than \$15.

(c) **Budgeting and Payment Intent.** The Parties acknowledge and agree that the Property Owner intends to pay amounts due under this Agreement from funds customarily budgeted and appropriated for the Property Owner’s electricity and utility service expenses as an ordinary operating expense. The Parties further

acknowledge that the System is intended to offset electricity purchases that would otherwise be made from the Utility. The Parties acknowledge that the services provided under this Agreement are integral to the Property Owner’s ongoing operations and are intended to reduce and stabilize electricity costs for facilities providing essential public services.

(d) Production True-up Credit or Payment Owed. On or before the 450-day anniversary of the Commercial Operation Date (the “**Initial True-Up Report Date**”), System Owner will provide to Property Owner a report of total System electricity generated during the previous 12 month period. After the initial True-Up Report Date, System Owner will continue to audit the System performance on an annual basis (the “Annual Production Audit”) until this Agreement is terminated. System Owner will provide to Property Owner an invoice for any System production for which System Owner has not yet invoiced Property Owner during the previous 12-month period, or if applicable, System Owner will provide to Property Owner a production true-up credit (the “**Production True-Up Credit**”) equal to the excess amount paid by Property Owner if the total projected annual production was greater than the actual annual System electricity production over its lifetime as stated in the Key Terms summary of this Agreement. Any Production True-up Credit will be provided via payment credit or a payment from System Owner to Property Owner no more than sixty (60) days after the Annual Production Audit.

(e) Non-Substitution. In the event of non-renewal or non-appropriation, the Property Owner agrees that it shall not

enter into any agreement for substantially similar on-site solar energy services at the Property for a period of twelve (12) months following such non-renewal.

- (f) Measuring Electricity Production. System Owner agrees to ensure that a solar production monitoring system and, if applicable a battery monitoring system, is installed either by System Owner or by the Utility, to measure the amount of electricity generated by the System, measured in kilowatt-hours, and that Property Owner has access to the monitoring system data, online portal, applications, and any other System monitoring data.

**Section 7. Operating Permits.** System Owner is responsible for obtaining and maintaining in full force and effect all certificates, permits, and other approvals, called “**Operating Permits**”, required by any federal, state or local authorities. System Owner agrees to provide Property Owner a copy of any required Operating Permits, at Property Owner’s reasonable request.

**Section 8. Ownership and Maintenance of Energy System.**

- (a) System Remains System Owner Property. Throughout the Term of this Agreement, System Owner will retain ownership to any and all components of the System, including any and all fixtures, equipment, improvements, or personal property of whatsoever nature at any time constructed or placed on or affixed to the Leased Space. System Owner, at its option, may remove such property at the end of the Term of this Agreement, without damage to the Leased Space and the Property.

- (b) Installation Costs. System Owner will

be responsible for any and all expenses required to install the System, including but not limited to component acquisition, delivery, permitting, maintenance, and labor; all such costs are collectively called the “**Installation Costs**”. At Property Owner’s request, within ten (10) days after the Placed In Service Date, System Owner will provide to Property Owner a final Installation Cost Certification describing the total Installation Costs incurred by System Owner.

- (c) System Owner Work. System Owner may perform the work required to prepare, maintain, and alter the Leased Spaced for System Owner’ operations, and will perform all work in a good and workmanlike manner, and as required by applicable state and local building codes. System Owner will remove all debris and materials after System installation. System Owner must provide advance written notice to Property Owner for any work required to prepare or alter the Leased Space. Property Owner’s agreement to conduct necessary work shall not be unreasonably withheld.

- (d) Repairs. System Owner has the right at any time during the Term to repair, reconfigure, alter, modify, or replace the System, as long as any reconfigured, modified, or replaced system meets the System sizes set forth in the Key Terms. At its expense, System Owner agrees to keep and maintain the System in good working condition, except in the case of casualty, in which case System Owner agrees to repair the Energy System to the extent of available insurance proceeds resulting from such casualty. If insurance proceeds limit repairs in a way that reduces the size or output of the System, System Owner shall reduce Property Owner’s required Solar Payments on a pro rata basis. System

Owner agrees to repair any damage to the Property that directly results from System Owner' repair, relocation, reconfiguration, alteration, modification, or replacement of the System. Property Owner agrees to not unreasonably withhold or delay the approval of such repair work as required.

- (e) Release of Any Mechanic's Liens. System Owner agrees to pay, when due, all claims for labor or materials furnished to or for System Owner for which claims are or may be secured by any mechanic's or materialmen's liens against the Leased Space or the Property. System Owner agrees to notify Property Owner at least 10 days before starting construction of any System Owner work. In the event any lien is filed against the Leased Space or any portion thereof or against System Owner' leasehold interest therein, System Owner agrees to obtain the release and/or discharge of said lien, which may be by procurement and recordation of a mechanic's lien release bond meeting the requirements of Georgia Code Title 44-14-360, within 10 days after the filing thereof. In the event System Owner fails to do so, Property Owner may obtain the release and/or discharge of said lien and System Owner agrees to indemnify Property Owner for the costs thereof, including reasonable attorney's fees, which, at Property Owner's option, may be applied as a credit against Property Owner's payment obligations, or paid directly to Property Owner within ten (10) days of Property Owner advising System Owner of the amount and means of repayment.
- (f) System Owner Employees, Agents, and Contractors. System Owner is responsible for and agrees to take all necessary actions to ensure that System Owner' employees, agents, and

contractors have a safe work environment and comply with all government regulations. System Owner agrees to indemnify and hold harmless Property Owner from any claims, damages, losses and expenses arising from any activities of System Owner' employees, agents, or contractors; provided however, that such indemnification obligation shall not apply to any such claims, damages, losses, and expenses arising from the gross negligence or intentional misconduct of Property Owner and Property Owner's employees, invitees, agents, and contractors.

- (g) Property Owner Rights and Obligations. Property Owner shall have the right at any time to access the Leased Space to improve, modify, maintain, or repair the roof and components thereof. System Owner agrees to temporarily remove such System components to the extent such components will interfere with the Property Owner's access to the Leased Space and System Owner agrees to replace such components upon Property Owner's notice that Property Owner work is complete. For all Property Owner improvements, modifications, repairs and maintenance to the roof, System Owner will be responsible for the one-time cost to detach and reset the System, and Property Owner agrees to provide 60 days' notice to System Owner of any Property Owner work, unless in an emergency, in which case Property Owner agrees to give System Owner as much notice as is possible. System Owner will be responsible for the first such detachment and resetting of the System and Property Owner shall be responsible for any subsequent such detachment and resetting of the System. If System Owner fails to remove any interfering System components after Property Owner has provided the

required 60 days' notice under this paragraph, Property Owner will have the right to do so at System Owner' cost, in the case of the first such detachment and resetting of the System, provided that any System damage caused by Property Owner and not inherent in the removal process will be Property Owner's responsibility and expense. All vegetation in its condition on the date this Agreement is executed may remain. With the exception of such vegetation, Property Owner agrees to trim and/or remove any growth of trees, bushes, and hedges that impedes any solar light that materially diminishes the amount of solar light reaching the System, and to not modify the Property or do anything to cause or allow to exist any other condition or circumstance in any way that impedes any solar light that materially diminishes the amount of solar light reaching the System or otherwise cause the System not to operate as intended. Property Owner agrees to notify System Owner of any System damage of which Property Owner becomes aware in a timely manner. Property Owner agrees to maintain an internet connection, which is required for System Owner to collect data from the System. If Property Owner does not keep the System clear of any obstructions that will impact the System's production of energy; does not notify System Owner in a timely manner of any System damage of which Property Owner becomes aware, or otherwise tampers with the System; or has an inactive Internet connection for more than 90 consecutive days, then the Performance True-Up Credit will be voided and Property Owner will not be compensated for any resultant lost energy production.

(h) Taxes and Utilities. Under current Georgia law, Property Owner will not be

assessed any additional real estate tax due to System installation. If federal, state, or local laws change, System Owner agrees to pay all applicable personal and real property taxes incurred in connection with System, if any.

- (i) Tax Credits. System Owner intends to claim federal income tax credits and other federal and state income tax benefits resulting from System installation. Property Owner is not entitled to and agrees not to claim any federal or state income tax benefits associated with the System. Property Owner agrees to provide System Owner such reasonable information requested and necessary to claim federal and state tax benefits and credits.
- (j) Utility Incentives, State and City Grants, and Solar Renewable Energy Credits ("SRECs"). Property Owner agrees that System Owner, in consideration for installing, owning, and operating the system, shall have all rights to the Solar Renewable Energy Credits and all environmental attributes and credits generated by the System for the Agreement term, and that System Owner shall have the right to utilize all state and local grants and utility incentives, as available, to underwrite the cost of system installation.
- (k) Utility Obligations. System Owner agrees to perform all of Property Owner's obligations under the Utility Interconnection and Net Energy Metering Agreement or similar Utility agreement, including but not limited to completion, inspection, and reporting obligations. Property Owner understands that Utility will still hold Property Owner responsible for performance under the Net Energy Metering Agreement and other related Utility agreements. The Parties agree that

nothing in this Agreement is intended to conflict with Utility’s Net Energy Metering Agreement, and that nothing in this Agreement can prevent Utility from fully enforcing Property Owner’s obligations under such utility contract.

- (1) Applicable Zoning. The Parties understand that as of the Commercial Operation Date, the installation of the Energy System conforms to the zoning requirements of the Property. In the event that the System does not conform to the zoning code, System Owner may immediately terminate this Agreement and remove the System from the Leased Space at System Owner’ own expense and repair any damage caused by the installation, operation or removal of the System.

**Section 9. Interference.** Before System installation, Property Owner agrees not to permit any other party to install equipment, structures, or facilities near the Leased Space if such new construction or installation will interfere with the System Owner System. Property Owner agrees not to move, modify, remove, adjust, alter, change, replace, reconfigure, or operate the System, or any part of it, during the Term, without prior written direction or approval of System Owner, except in case of a bona fide emergency, in which case Property Owner agrees to immediately notify System Owner of such emergency and Property Owner’s proposed actions. Property Owner will be responsible for any System damage caused by Property Owner’s gross negligence or intentional misconduct of Property Owner’s employees, invitees, or agents. Property Owner agrees to promptly pay all costs to repair such System and immediately notify System Owner of any such occurrence.

**Section 10. Environmental Provisions.** Property Owner and System Owner agree

not to cause or allow any release, storage, disposal, or transport of any Hazardous Materials to or from the Leased. “Hazardous Material” shall mean any chemical, substance, material, controlled substance, object, condition, solid or hazardous waste which is hazardous to human health or safety or the environment due to its ignitability, corrosiveness, reactivity, toxicity, or other harmful or potentially harmful properties or affects. Hazardous Material includes but is not limited to any flammable explosives, radioactive materials, hazardous wastes, toxic substances or related materials, and substances defined as “hazardous substances,” “hazardous material,” “hazardous wastes,” or “toxic substances” in, under, or pursuant to any environmental law, oil or petroleum and petroleum products, asbestos, and any asbestos containing materials, polychlorinated biphenyls (PCBs), urea formaldehyde insulation, lead paints and coatings, and all of those chemicals, substances, materials, controlled substances, objects, conditions and waste or combinations thereof which as of the date of this Agreement are listed, defined, or regulated in any manner by any applicable federal, state, or local environmental law.

**Section 11. Insurance.**

- (a) General Liability and Property Insurance. System Owner agrees to maintain property damage and liability insurance on the System. System Owner shall, at Property Owner’s reasonable request, provide Property Owner with a certificate from its insurance carrier certifying the existence of its property damage, liability, Workers’ Compensation, and Employers’ Liability insurance that complies with the requirements of this Section 11. System Owner agrees to provide timely notice to Property Owner of any changes in its

insurance coverage, of any non-renewal or cancellation of its insurance coverage, and a new certificate showing any changes and replacement coverage for any non-renewed or canceled coverage.

(b) Workers' Compensation Insurance and Employers' Liability Insurance. System Owner agrees to maintain in force workers' compensation insurance for all of its employees as required by Georgia, and to maintain employer's liability coverage in an amount of not less than One Million Dollars (\$1,000,000) per occurrence.

(c) Property Owner Insurance Obligation. The Property Owner agrees to maintain during the term of this Agreement liability insurance which insures Property Owner against all claims for property damage and for personal injury or death arising out of, resulting from, or in any manner conducted with the installation, operation, and maintenance of the System. The amount of such insurance coverage shall be at least \$1,000,000 per occurrence. Property Owner agrees to provide to System Owner a certificate from its insurance carrier showing that it has complied with the provisions of this section. Property Owner agrees to provide timely notice to System Owner if the insurance policy is to be changed, and to provide the required certificate and insurance coverage under this section.

**Section 12. Indemnification by System Owner.** System Owner shall indemnify, defend, and hold harmless Property Owner against direct damages, actions, claims, costs, expenses, and liabilities, including but not limited to reasonable attorney's fees, costs, and expenses incurred by Property Owner caused by or arising from System Owner's negligence, malfeasance, or willful misconduct in engaging in the use of the

Leased Space or System Owner's material breach or default in the performance of System Owner's obligations under this Agreement, except to the extent that such losses are caused by or arise from Property Owner or Property Owner's agents', invitees', or employees' gross negligence, malfeasance, or willful misconduct.

**Section 13. Property Owner Option to Buy System.**

(a) Before End of Term. In the event of non-renewal of this Agreement by Property Owner, Property Owner shall have the option, but not the obligation, to purchase the System in accordance with this Section. Beginning 73 months after the Commercial Operation Date, Property Owner may exercise an option, called the "**Mid-Term Buy Option**", to purchase the Energy System for the "**Fair Market Value Price**" of the System. Fair Market Value Price" of the System shall mean the price that would be paid in an arm's-length transaction between informed and willing parties, neither under compulsion to buy or sell, taking into account the System's remaining useful life, expected energy production, applicable energy rates, and the economic value of the remaining term of this Agreement. If the Parties are unable to agree on the Fair Market Value, such value shall be determined by an independent third-party appraiser with experience in valuing distributed solar energy systems, jointly selected by the Parties. The determination of such appraiser shall be final and binding.

If Property Owner provides written notice to System Owner of Property Owner's interest in purchasing the System before the End of Term,

System Owner shall provide Property Owner with the current Fair Market Value Price for the System, at which point Property Owner may elect to purchase the System, or may decline such option. System Owner, or its affiliates, at its sole discretion may elect to offer separate loan financing to Property Owner for the System purchase under the Mid-Term Buy Option, which shall be subject to a separate agreement.

Upon execution of Property Owner's Mid-Term Buy Option and the purchase of the System, this Agreement shall terminate.

- (b) End of Term. Upon termination of this Agreement, System Owner shall, within ninety (90) days thereof, called the “**End of Term Period**”, remove all components of the Energy System and return the Premises to their original condition, reasonable wear and tear excepted, unless Property Owner exercises an option, called the “**End of Term Buy Option**”, within the End of Term Period to purchase the Energy System for the lesser of the Fair Market Value Price or five percent (5%) of the original installation costs of the Energy System. Any of System Owner's property remaining on the Property ninety (90) days after the End of Term Period, which Property Owner does not require System Owner to remove, shall become property of Property Owner free of any claims by System Owner or any person claiming through System Owner.

**Section 14. Assignment of Agreement.**

System Owner may assign the rights and obligations under this Agreement without the consent of Property Owner. Property

Owner may not assign, sell, or transfer Property Owner's interest at any time, unless such interest of Property Owner is purchased pursuant to Section 15 of this Agreement.

**Section 15. Property Owner Sale of Property.** Property Owner may sell the Property to any Buyer of the Property, provided however, such Buyer assumes the obligations and rights of Property Owner under this Agreement or Property Owner exercises the Mid-Term Buy Option upon such sale of the Property. Property Purchaser may use the form assignment and assumption attached hereto as **Exhibit B** with notice given to System Owner.

**Section 16. Default.** A default occurs if:

- (a) System Owner Failure to Meet Any Material Obligation. System Owner breaches any material obligations under this Agreement, and System Owner fails to cure the breach within 30 days of receiving notice from the Property Owner.
- (b) Mechanic's Lien. System Owner fails to cancel, remove, bond over, insure against, or transfer any lien for labor or material or otherwise filed against the Property, within 30 days after System Owner receives notice of such lien.
- (c) Bankruptcy. Either Party files a voluntary petition in bankruptcy, or any other petition or answer seeking or acquiescing in any reorganization, arrangement, composition, readjustment, liquidation, or similar relief for the requesting Party under any present or future federal, state, or other statute, law, or regulation relating to bankruptcy, insolvency, or other relief for the debtor.

- (d) Property Owner Failure to Meet Any Material Obligation. The Property Owner breaches any material obligations of this Agreement, and Property Owner fails to cure the breach within 30 days of receiving notice from System Owner.
  - iii. Proceed by appropriate court action, to enforce performance of this Agreement and to recover any damages as a result of a breach of this Agreement;
- (e) Property Owner Failure to make Solar Payments. Property Owner fails to submit any and all payments, including any late payments, penalties, or fees due, within thirty (30) days of the Due Date and Property Owner fails to cure the breach within 30 days of receiving notice of such nonpayment from System Owner.
  - iv. Disconnect, turn off, or repossess the System by legal process or self-help, however, in no case shall System Owner violate any state or local law;
  - v. Report such non-operational status of the System to the Utility;
- (f) Property Owner Assignment of Interest or Obligation. Property Owner assigns, transfers, encumbers, sublets, or sells the Property Owner's interests or obligations of any part of this Agreement in violation of Section 14 of this Agreement.
  - vi. Charge Property Owner a reasonable reconnection fee for reconnecting the System after System Owner disconnects the System;
  - vii. Recover payment equal to the value of any and all sums then accrued or due and owing; or
- (g) Foreclosure. Any lender or mortgagor of the Property successfully concludes a foreclosure of Property Owner's interest in the Property.
  - viii. Use any remedy available in this Agreement or by operation of law.

Items (a) and (b) and a System Owner initiated petition under item (c) may be referred to as a **System Owner Default** and Items (d) through (g) and a Property Owner initiated petition under item (c) may be referred to as a Property Owner **Default**.

(a) **Section 17. Remedies in Case of Default.** In the case of any Property Owner Default, System Owner may:

- i. Terminate this Agreement with 30 days prior notice to Property Owner;
- ii. Take any reasonable action to correct such Property Owner

(b) In the case of System Owner Default, Property Owner may:

- i. Terminate this Agreement with 30 days prior notice to System Owner;
- ii. Recover any payment equal to the value of any and all sums then accrued or due and owing; or
- iii. Use any remedy available in this Agreement or by operation of law.

**Section 18. Eminent Domain or Condemnation.** In the event of any eminent domain or condemnation action by any federal, state, or local agency that impedes the continued use of the Property or the operation of the System, System Owner may immediately terminate this Agreement and remove the System from the Leased Space.

**Section 19. System Owner Warranties.**

- (a) Due Care and Reasonable Care. System Owner warrants that System Owner will abide by all professional standards of due care in the installation and maintenance of the System, as such standards are defined within the solar photovoltaic power generation industry in the relevant market.
- (b) Exclusions to Warranties. EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, SYSTEM OWNER MAKES NO WARRANTY, WHETHER EXPRESS, IMPLIED, OR STATUTORY, INCLUDING WITHOUT LIMITATION ANY WARRANTY AS TO THE INSTALLATION, DESIGN, DESCRIPTION, QUALITY, MERCHANTABILITY, COMPLETENESS, USEFUL LIFE, PROJECTED ECONOMIC VIABILITY, FUTURE ECONOMIC VIABILITY, OR ANY SERVICES PROVIDED UNDER THIS AGREEMENT.

**Section 20. Miscellaneous Provisions.**

- (a) Entire Agreement. This Agreement constitutes the entire understanding between the Parties. This Agreement may not be modified, amended, or altered in any way except in a written instrument executed by both Parties. Notwithstanding the foregoing, the Parties may add additional facilities,

properties, or installation sites to this Agreement by written amendment or facility schedule approved by the Property Owner's governing authority and executed by both Parties, and each such additional facility, property, or installation site may include site-specific pricing, production estimates, system specifications, and commercial terms and shall thereafter be subject to the terms and conditions of this Agreement unless otherwise expressly stated in such amendment or facility schedule.

- (b) Governing Law/Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.
- (c) Binding on Successors. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, and assigns. Any sale of the Property must be made in accordance with Section 15 of this Agreement.
- (d) Severability. If any word or provision of this Agreement is declared by a Court of proper jurisdiction to violate any applicable statute, ordinance, or rule of law in any jurisdiction in which it is used, such provision shall be ineffective to the extent of such violation without invalidating any other provision of this Agreement.
- (e) Notices. All notices to be given under this Agreement shall be in writing and either:
- (i) Sent by United States certified mail, in which case notice shall be deemed delivered five (5) business days after deposit with the United States mail, or via electronic mail upon the sender's written confirmation of receipt

by the receiver, as follows:

If to Sunpath Solar:

Sunpath Solar  
1068 Arlington Ave SW  
Atlanta, GA 30310

Attention: Servicing Department  
Telephone Number: 404-912-3342  
Email: [Operations@sunpath.solar](mailto:Operations@sunpath.solar)

If to Property Owner:

Organization:  
{{OPPORTUNITY\_SEPA\_ACCOUNT\_NAME}}  
Address:  
{{ACCOUNT\_BILLINGSTREET}}  
{{ACCOUNT\_BILLING\_ADDRESS\_LINE\_2}}  
{{ACCOUNT\_BILLINGCITY}}, GA,  
{{ACCOUNT\_BILLINGPOSTALCODE}}  
Attention:  
{{OPPORTUNITY\_CLIENT\_NAME}}  
Telephone Number:  
{{OPPORTUNITY\_CLIENT\_PHONE}}  
Email:  
{{ACCOUNT\_GENERAL\_EMAIL}}

- (ii) Either Party must notify the other Party of a change to its contact information at least ten (10) business days before the change comes into effect by following the Notice procedures outlined in Section 21(e).

- (f) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original.

- (g) Memorandum of Lease. Promptly after

execution of this Agreement, the Parties shall cause a Memorandum of Lease in the form attached hereto as **Exhibit D** and incorporated herein by reference to be recorded in the official records of the county in which the Property is located.

- (h) Responsibility of Each Party. At all times each Party shall be responsible for the actions or omissions of its employees, regardless of whether such employees are performing Services for the other Party under this Agreement. In connection with the performance of Services under this Agreement, each Party will comply with all applicable laws, regulations, and orders, including, but not limited to, relevant equal opportunity employment laws and regulations and occupational safety and health legislation.

**Section 21. Publicity**

System Owner or its Affiliates will not publicly use or display any images of the System unless Property Owner initials the space below. If Property Owner initials the space below, Property Owner gives System Owner permission to take pictures of the System as installed on the Property for use in it or its Affiliates' marketing materials, including website(s), flyers, and mailers.

Lessee: \checkbox1\

***[ The remainder of this page is intentionally blank, signature pages to follow. ]***



**IN WITNESS WHEREOF, the Parties acknowledge they have read this Solar Energy Procurement and Services Agreement, understand it, and agree to be bound by its terms and conditions as of the date first set forth above and each of the Parties hereby represents and warrants that the individual signing this Agreement on its behalf is duly authorized to enter into this Agreement and to execute and legally bind such Party to it.**

<b>PROPERTY OWNER:</b>	<b>SYSTEM OWNER:</b>
{{OPPORTUNITY_SEPA_ACCOUNT_NAME}}	<b>Sunpath Consulting LLC, DBA Sunpath Solar , LLC</b>
\signature1 {"size": "medium"}\	\signature2 {"size": "medium"}\
Name: {{OPPORTUNITY_CLIENT_NAME}}	Name: Andrew Posner
Title: {{CONTACT_TITLE}}	Title: President
Date: {{OPPORTUNITY_CLOSEDATE}}	Date: {{OPPORTUNITY_CLOSEDATE}}

**Exhibit A**

(Legal Description of Property)

The real property is situated in the City of {{ACCOUNT\_BILLINGCITY}}, County of {{CONTACT\_MAILINGCOUNTY}}, State of Georgia and legally described as follows:

LEGAL DESCRIPTION OF PROPERTY  
INCLUDE PROPERTY IDENTIFICATION NUMBER

Address:

{{ACCOUNT\_BILLINGSTREET}}

{{ACCOUNT\_BILLING\_ADDRESS\_LINE\_2}}

{{ACCOUNT\_BILLINGCITY}}, GA, {{ACCOUNT\_BILLINGPOSTALCODE}}

**Exhibit B****ASSIGNMENT AND ASSUMPTION OF SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT**

THIS ASSIGNMENT AND ASSUMPTION OF SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT ("**Assignment**") is made and delivered effective as of \_\_\_\_\_, (the "**Closing Date**") by \_\_\_\_\_ & \_\_\_\_\_ (the "**Assignor**") and \_\_\_\_\_ (the "**Assignee**") in reference to that certain Solar Energy Procurement and Services Agreement entered into by Assignor, dated as of \_\_\_\_\_, 202\_ (the "**Agreement**"). Capitalized terms used herein and not otherwise defined shall have the meaning given such terms in the Lease.

WHEREAS, Assignor has agreed to assign, and Assignee has agreed to assume, the obligations of Assignor as "Property Owner" under the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Assignment and Assumption of Agreement.** Effective as of the Closing Date, Assignor hereby assigns to Assignee, all of Assignor's rights, title and interest in, to and under the Agreement. Assignee hereby assumes all liabilities or obligations of Assignor under the Agreement relating to any period on or after the Closing Date. Assignor is hereby released from its obligations under the Agreement.

2. **No Additional Warranties.** This Assignment does not create any additional obligations, covenants, representations, and warranties or alter or amend any of the obligations, covenants, representations, and warranties contained in any other agreement between Assignor and Assignee relating to the Property.

3. **Counterparts.** This Assignment may be executed in counterparts. All counterparts shall collectively constitute a single agreement. Copies of this Assignment shall have the same effect as originals.

4. **Notice to System Owner.** Assignor shall provide a copy of this Assignment to "Sunpath Consulting LLC, DBA Sunpath Solar".

5. **Successors and Assigns.** This Assignment shall bind and inure to the benefit of the parties hereto and their respective successor and assigns.

**IN WITNESS WHEREOF**, the undersigned have caused this Assignment to be executed and delivered, effective as of the day and year first above written.

**ASSIGNOR**

**ASSIGNEE**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: {{ACCOUNT\_NAME}}

Name: Sunpath Consulting LLC,  
DBA Sunpath Solar

**IN WITNESS WHEREOF**, the undersigned has confirmed receipt of this duly executed Assignment, effective as of the day and year first above written.

<b>Sunpath Consulting LLC, DBA Sunpath Solar</b>
By: _____
Name: _____
Title: _____
Date: _____

**Exhibit C**  
(Description of System)

The Solar Electric Generating System will consist of the following components:

1.     {{OPPORTUNITY\_NUMBER\_OF\_MODULES}} solar electric modules each rated at .{{OPPORTUNITY\_MODULES\_POWER\_RATING}} kilowatts.
2.     Factory-approved rigid metal mounting system.
3.     Electrical components including conductive wiring, ground circuitry, conduit, junction boxes, disconnects, switches, over-current protection, and any associated hardware necessary to complete the installation of the solar electric modules and interconnect with the existing electric panel.
4.     {{OPPORTUNITY\_NUMBER\_OF\_INVERTERS}} UL listed and approved DC/AC inverters.

The System also consists of monitoring equipment and web-based remote system monitoring. Property Owner is responsible for bringing and providing internet service at the installation location (typically the Property's electrical panel).

**Exhibit D**  
(Memorandum of Agreement)

PREPARED BY, RECORDING  
REQUESTED BY, AND WHEN  
RECORDED RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS SPACE RESERVED FOR  
RECORDING DATA:

**MEMORANDUM OF SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT**

THIS MEMORANDUM OF SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT (this “*Memorandum*”) is made and entered into this {{OPPORTUNITY\_DAY}} day of {{OPPORTUNITY\_TEXT\_MONTH}}, {{OPPORTUNITY\_CONTRACT\_YEAR}}, by and between {{ACCOUNT\_NAME}}, a {{ACCOUNT\_BILLINGSTATE}} {{ACCOUNT\_TYPE}} (“*Property Owner*”), and Sunpath Consulting LLC DBA Sunpath Solar, a Georgia limited liability company (“*System Owner*”).

1. Grant of Lease. For good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the Parties, Property Owner hereby leases to System Owner and System Owner leases from Property Owner the Leased Space defined in the Solar Energy Procurement and Services Agreement, dated as of the {{OPPORTUNITY\_DAY}} day of {{OPPORTUNITY\_TEXT\_MONTH}}, {{OPPORTUNITY\_CONTRACT\_YEAR}} by and between Property Owner and System Owner (that portion of pertaining to the Leased Space referred to herein as the “*Property Lease*”). The Leased Space is located on the real property described on **Exhibit A** attached hereto and incorporated herein by reference (the “*Property*”). The Leased Space is more specifically described in the Property Lease, and is to be used for the purpose of installation and use of a solar photovoltaic energy system.

2. Terms and Conditions. The terms and conditions upon which Property Owner leases to System Owner and System Owner hires from Property Owner the Leased Space are set forth in the Property Lease. The terms and conditions of the Property Lease are incorporated herein by reference. This Memorandum is prepared for the purpose of placing notice of record of the Property Lease and in no way amends, modifies, or supplements the terms and conditions of the Property Lease. If there is any inconsistency between the terms and conditions of the Memorandum and the terms and conditions of the Property Lease, the terms and conditions of the Property Lease shall control.

3. Lease Term. The term of the Property Lease commences on the {{OPPORTUNITY\_DAY}} day of {{OPPORTUNITY\_TEXT\_MONTH}}, {{OPPORTUNITY\_CONTRACT\_YEAR}} and, subject to the terms, conditions, renewals, and earlier termination provisions of the Agreement, shall not extend beyond the date that is twenty-five (25) years

following the Commercial Operation Date of the Energy System referenced in the Property Lease.

*[ The remainder of this page is intentionally blank, signature page and Exhibits to follow. ]*

**PROPERTY OWNER SIGNATURE PAGE TO  
MEMORANDUM OF SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT**

**IN WITNESS WHEREOF**, the parties hereto have caused this Memorandum of Solar Energy Procurement and Services Agreement to be duly executed on the day and year first above written.

PROPERTY OWNER:

\_\_\_\_\_

By: {{ACCOUNT\_NAME}}  
Name: {{CONTACT\_NAME}}  
Title: {{CONTACT\_TITLE}}

Signed, sealed and delivered

This \_\_\_\_\_ day of \_\_\_\_\_, 202\_,

In the presence of

\_\_\_\_\_

WITNESS my hand and official seal.

Notarial Seal:

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

**SYSTEM OWNER SIGNATURE PAGE TO  
MEMORANDUM OF SOLAR ENERGY PROCUREMENT AND SERVICES AGREEMENT**

**IN WITNESS WHEREOF**, the parties hereto have caused this Memorandum of Solar Energy Procurement and Services Agreement to be duly executed on the day and year first above written.

**SYSTEM OWNER:**

Sunpath Consutling LLC, DBA Sunpath Solar

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed, sealed a delivered

This \_\_\_\_\_ day of \_\_\_\_\_, 202\_,

In the presence of

\_\_\_\_\_

WITNESS my hand and official seal.

Notarial Seal:

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

**Exhibit F:**

**Voluntary Authorization of ACH Recurring Payments**

Property Owner Name: {{ACCOUNT\_NAME}}

I authorize Sunpath Consutling LLC or its affiliates to initiate debit entries in the amounts listed in Exhibit E: Solar Payment Schedule each month for three-hundred months to my account indicated below, and at the depository financial institution named below, hereafter called "Depository," and to debit the same to such account starting 30 days after the Commercial Operation Date. I acknowledge that the origination of ACH transactions to our account must comply with the provisions of U.S. law.

**Depository Name:**

**Account Number:**

{{CONTACT\_BANK\_NAME}}

{{CONTACT\_ACH\_BANK\_ACCOUNT\_NUMBER}}

**Account Type:**

**Routing Number:**

{{CONTACT\_BANK\_ACCOUNT\_TYPE}}

{{CONTACT\_BANK\_ROUTING\_NUMBER}}

}

This ACH authorization is voluntary. If I elect to initiate ACH authorization, this authorization will remain in full force and effect until Sunpath Solar LLC receives written notification from me of its termination and in such time and such manner as to afford you and Depository a reasonable opportunity to act on it.

<p><b>Organization:</b>          {{OPPORTUNITY_SEPA_ACCOUNT_NAME}}          }</p>	<p><b>Date:</b> {{OPPORTUNITY_FUNDING_DATE}}</p>
<p>\signature1 {"size" : "medium"}\</p>	<p><b>EIN:</b> {{ACCOUNT_TAXID}}</p>

<p><b>Contact:</b> {{OPPORTUNITY_CLIENT_NAME}}</p>	<p><b>Address:</b> {{ACCOUNT_BILLINGSTREET}} {{ACCOUNT_BILLING_ADDRESS_LINE_2}} {{ACCOUNT_BILLINGCITY}}, {{ACCOUNT_BILLINGCOUNTRY}} {{ACCOUNT_BILLINGPOSTALCODE}}</p>
<p><b>Email Address:</b> {{ACCOUNT_GENERAL_EMAIL}}</p>	<p><b>Phone:</b> {{OPPORTUNITY_CLIENT_PHONE}}</p>