



SETTEMBRINO
ARCHITECTS

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October 11, 2022 Revised
August 31, 2022

Mr. Jason Bohm
Business Administrator
Readington Township Public Schools
Administrative Offices
52 Readington Road
Whitehouse Station, NJ

**RE: Solar Power Purchase Agreement (PPA)
District-Wide Expansion Feasibility Study**

A/E Services

Dear Jason:

Thank you for the opportunity to submit our proposal for a Feasibility Study for a district wide solar Power Purchase Agreement (PPA) Expansion. As you know, we have reviewed the current and potential locations for roof, ground and canopy mount solar expansion areas and have received the last twelve (12) months of utility bills for the applicable meter locations. Settembrino Architects will propose a maximum array size at each meter/school location (not to exceed 85% of the maximum demand), review the existing solar array size (if any) and provide proposed new/additional solar array locations. Additionally, we will provide anticipated operational savings over the fifteen (15) year PPA Agreement. Our Scope of Work (SOW) will be as follows:

1. Preliminary Site analysis to include an easement title search, preliminary wetlands and / or jurisdictional buffer determination, and utility mapping at all ground mount locations.
2. Electrical analysis and proposed schematic layout and design, as well as a projected kWh generation and energy savings analysis. ***The Readington Board of Education must provide roof plans for all schools except Holland Brook School. If roof plans are not provided, hourly rates will be charged to complete field measurement of the aforementioned roofs.***
3. Roof load structural analysis to determine the feasibility of the existing roof to accommodate the additional load from the solar panels. ***The Readington Board of Education must provide structural plans of each of the aforementioned buildings. If structural plans are not provided, hourly rates will be charged to complete an onsite investigation.***
4. Roof membrane review to determine remaining useful life and product warranties.

The base fee for the district wide Solar Array size, type, location, and savings analysis is \$15,000 plus reimbursable expenses. Additional fees as noted in the attached chart will be

executed as required/authorized. *It is important to note that the complete fee will be reimbursed to the school district by the successful PPA contractor upon PPA contract execution.* All environmental or hazardous material investigation or geotechnical investigation is excluded from this fee.

Please do not hesitate to call me either at the office or on my cell phone at 201-788-7417 with any questions. We look forward to hearing from you shortly.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin M. Settembrino", with a stylized flourish at the end.

Kevin M. Settembrino, AIA, LEED AP
Principal

22.061 READINGTON SCHOOL DISTRICT
SOLAR POWER PUCHASE AGREEMENT (PPA) FEE CHART

	ARRAY/SIZE/TYPE/LOCATION/ANALYSIS SAVINGS	ENVIRONMENTAL REVIEW	EASEMENT TITLE SEARCH	UNDERGROUND UTILITY REIVIEW/LOCATION	STRUCTURAL ROOF ANALYSIS W/DRAWINGS	STRUCTURAL ROOF ANALYSIS W/O DRAWINGS	ELECTRICAL INFRASTRUCTURE ANALYSIS	PRELIMINARY GEOTECHNICAL REVIEW	TOTALS
READINGTON MIDDLE SCHOOL	\$ 3,750.00	\$ 3,750.00	\$ 2,200.00	\$ 15,000.00	\$ 4,000.00	\$ 7,000.00	\$ 3,750.00	\$ 2,500.00	\$ 41,950.00
HOLLAND BROOK MIDDLE SCHOOL	\$ 3,750.00	\$ 3,750.00	\$ 2,200.00	\$ 10,000.00	\$ 5,500.00	\$ 8,500.00	\$ 3,750.00	\$ 2,500.00	\$ 39,950.00
THREE BRIDGES SCHOOL	\$ 3,750.00	\$ 3,750.00	\$ 2,200.00	\$ 7,000.00	\$ 4,000.00	\$ 5,500.00	\$ 3,750.00	\$ 2,500.00	\$ 32,450.00
WHITEHOUSE SCHOOL	\$ 3,750.00	\$ 3,750.00	\$ 2,200.00	\$ 4,500.00	NA	NA	\$ 3,750.00	\$ 2,500.00	\$ 20,450.00
TOTALS	\$ 15,000.00	\$ 15,000.00	\$ 8,800.00	\$ 36,500.00	\$ 13,500.00	\$ 21,000.00	\$ 15,000.00	\$ 10,000.00	\$ 134,800.00