



EEC 2455 Solar, EV & Carports Project

Clean Energy. Real Impact.
A Greener Path Forward.

Prepared for
Eagle Environmental Construction & Development Inc.

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Project Overview

Project Details

- **Project Name:** EEC 2455
- **Location:** 2455 Church Street, Oakland, CA 94621, USA
- **Solar Capacity:** 500KW (AC)
- **Battery Storage Capacity:** 2 MW / 1,200 MWh
- **Technology:** PV with Battery Energy Storage System – BESS, EV Charging Stations & Carports
- **Project Type:** Front-of-the-meter, grid-connected Solar Power, Battery Energy Storage System, EV & Carports

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1. EXECUTIVE SUMMARY

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Total Project Value: \$9,335,000

- Capital Expenditure (CapEx): \$9,335,000
- Operating Expenditure (OpEx): \$0

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2. CAPITAL EXPENDITURE DELIVERABLES

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1. Contingency

Budget Allocation: \$241,235

Notes: Generated from template: Rooftop Commercial Building

2. Contingency

Budget Allocation: \$77,630

Notes: Generated from template: Rooftop Commercial Building

3. Balance of Plant (Panels, Cabling, Transformers)

Budget Allocation: \$804,117

Notes: Generated from template: Rooftop Commercial Building

4. DC & AC Electrical

Budget Allocation: \$155,260

Notes: Generated from template: Rooftop Commercial Building

5. PV Modules

Budget Allocation: \$388,149

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STATEMENT OF WORK (SOW)

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6. Inverters (String / MLPE)

Budget Allocation: \$129,383

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7. Racking & Roof Attachments

Budget Allocation: \$181,136

Notes: Generated from template: Rooftop Commercial Building

8. Power Conversion System (PCS)

Budget Allocation: \$1,125,764

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9. Enclosure / Indoor Cabinet / HVAC

Budget Allocation: \$643,294

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10. Energy Management System (EMS / SCADA)

Budget Allocation: \$402,058

Notes: Generated from template: Rooftop Commercial Building

11. Battery Cells & Racks

Budget Allocation: \$3,216,468

Notes: Generated from template: Rooftop Commercial Building

12. EPC Labor & Electrical Integration

Budget Allocation: \$884,529

Notes: Generated from template: Rooftop Commercial Building

13. EPC Labor & Installation

Budget Allocation: \$207,013

Notes: Generated from template: Rooftop Commercial Building

14. Fire Suppression & Safety Systems

Budget Allocation: \$321,647

Notes: Generated from template: Rooftop Commercial Building

15. Owner's Costs & Construction Insurance

Budget Allocation: \$160,823

Notes: Generated from template: Rooftop Commercial Building

16. Engineering & Structural Review

Budget Allocation: \$64,692

Notes: Generated from template: Rooftop Commercial Building

17. Permitting & Utility Interconnection

Budget Allocation: \$51,753

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Notes: Generated from template: Rooftop Commercial Building

18. Owner's Costs & Insurance

Budget Allocation: \$38,815

Notes: Generated from template: Rooftop Commercial Building

19. Interconnection / Load Studies

Budget Allocation: \$241,235

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3. OPERATIONS & MAINTENANCE PROVISIONS

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1. Insurance Allocation

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

2. Insurance

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

3. Inverter Maintenance Reserve

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

4. Preventive Maintenance

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

5. Asset Management

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

6. Monitoring & O&M

Annual Budget: \$0

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7. Monitoring & Controls

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

8. Battery Augmentation Reserve

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

9. EMS Software & Licensing

Annual Budget: \$0

Notes: Generated from template: Rooftop Commercial Building

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4. SUGGESTED PAYMENT STRUCTURE

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Milestone-Based Payment Schedule:

- 1. Contract Signing (Down Payment): 1% (\$93,350)
- 2. Equipment Delivery Confirmation: 30% (\$2,800,500)
- 3. Mechanical Completion: 40% (\$3,734,000)
- 4. Substantial Completion: 20% (\$1,867,000)
- 5. Final Acceptance (less retainage): 9% (\$840,150)

Retainage: 10% held until final project acceptance

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END OF STATEMENT OF WORK

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Financial Analysis

Project Summary (CapEx Basis)

INVESTMENT

Solar PV Rooftop	\$500K	
Battery Energy Storage System (BESS).	\$2M	\$9,335,000
Carports, EV Charging stations, Net Zero Tech	\$6,835,00	
EPC Partner Contribution 1%		\$93,350

SUPERNOVA

