

Operations and Maintenance Plan
2.99 MW AC Roof-Mounted Solar Photovoltaic
Project at Dollar Tree Distribution Center,
99 International Drive, Windsor, Connecticut

Date:

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Prepared By:

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Operations and Maintenance Plan

1. Introduction

The owner of the Facility is responsible for maintaining and servicing the photovoltaic (PV) electric system as well as the related facilities during the operational phase of the project. This O&M Plan describes the project components, commissioning procedures, monitoring system, maintenance provisions and emergency response

2. Project Description

The proposed Project is a 2.99MW AC roof mounted solar array located at 99 International Drive, Windsor, Connecticut that will consist of solar modules, inverters, switchgear, transformers, electrical systems interconnected behind the meter of the electrical services on Site.

3. Contact Information

Table 1. Project Contact Information

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Owner	Dollar Tree Distribution, Inc. 500 Volvo Parkway Chesapeake, VA 23320 Attn: TBD Phone: TBD Email: TBD
O&M Service Provider	To be determined

4. Commissioning

Prior to the project reaching operation, the following inspections and tests will be performed by the O&M provider. The results will be included in the projects commissioning report.

- Full visual Inspection
- Mechanical inspection including torque verification of critical connections
- String Testing (IV curve test)
- Full System Production Evaluation
- Thermal Scanning

5. Monitoring

The O&M provider will utilize a continuous 24/7 remote monitoring system to provide alarm and performance data of the system. The monitoring system will include full site and inverter level production and alarms as well as site weather and irradiance data. The O&M provider will analyze performance data to make sure that the system is performing as designed and will be responsible for dispatching crews for system maintenance and repair related issues. The O&M provider will be contractually obligated to comply with this O&M Plan, as well as the conditions of all permits or regulatory approvals.

6. Maintenance

O&M services are outlined below. (The frequency of these services is outlined in Table 2)

6.1. Site Access

The solar array and all associated equipment shall be located on the roof of the existing building. Access to that facility shall be granted to authorized personnel only. Access to that facility shall be arranged with the owner or O&M provider as identified in table 1. Provisions will be in place for Emergency personnel to access the site via existing facility access.

6.2. Equipment Maintenance

The O&M provider and/or its authorized subcontractors will inspect and maintain electrical and PV equipment in accordance with the manufacturers requirements to maintain proper operation and warranty status.

The O&M provider will also perform the following inspections. The results from these inspections/tests will be provided in an O&M inspection report.

- The operation of all safety devices will be reviewed and corrected to maintain proper function.
- Full visual Inspection of all equipment, subassemblies, wiring, connectors, etc.
- Thermal Scanning of electronic equipment, wiring terminations, connectors, etc.
- Mechanical inspection including torque verification of critical connections
- String Testing (IV curve test)
- Air filter elements

6.3. Site Maintenance

The O&M provider and/or its authorized subcontractors will visit the site monthly to assess site conditions and perform maintenance as needed. Signage and egress functionality will be inspected at this time and repaired, if necessary.

6.3.1. Panel Cleaning

Panel Cleaning is rarely necessary in the Northeast, but if that panels are to experience enough soiling to adversely affect production the panels will be cleaned using water and soft bristle brooms. No chemicals will be used.

6.3.2. Snow Maintenance

Snow removal is not expected to be necessary for this Facility.

6.4. Long-Term Stormwater Maintenance Plan

Currently, the extent of any stormwater management devices is unknown. The O&M team will provide maintenance in accordance with the approved stormwater maintenance plan produced by the engineer of record.

Table 2. Scheduled Maintenance Activity

Task	Frequency
On-Site Ground Inspection	Monthly
Visual Array & Equipment Inspection	1x per year or per equipment manufacturer requirements
Mechanical and Electrical Inspections	1x per year or per equipment manufacturer requirements
Panel Cleaning	As Needed
Snow Removal	Not Expected

7. Emergency Response

The Owner and their representatives will coordinate with the Town of Windsor police and fire departments regarding access to the facility and emergency shutoff switches. Table 3 provides an emergency contact list for the Town of Windsor. Provisions will be in place for Emergency personnel to access the site via existing facility access.

Table 3. Town of Windsor Emergency Contacts

Emergencies	Dial 911
Windsor Police Station	Donald Melanson, Chief of Police 110 Addison Road Windsor, CT 06095 Emergency Calls: 911 Routine Calls: (860)688-5273
Windsor Building Fire and Safety	Fire Marshal 275 Broad Street Windsor, CT 06095 Emergency Calls: 911 Routine Calls: (860)285-1960