

# Building and Grounds Committee

7/30/2025

## Projects to Discuss / Review:

- Solar panel array at CM and/or FC through Illinois Solar for All program
- Pan fountain - where do we go from here?
- Replacement of oldest / most worn out HVAC units
- Leak in CM lobby ceiling - can only track down during heavy rainstorms
- CM painting quotes for children's floor and main lobby
- CM side/east entrance repairs/updates



**Illinois Solar for All**

**Presented by: Kai Luckert**

**618-772-5885**

**kai@arfsolar.net**



## Solar Energy System Proposal

Prepared for

**Collinsville Memorial Public Library**

408 W Main St

Collinsville, IL 62234

**ARF Solar LLC**

326 W MacArthur Dr

Cottage Hills IL 62018

Phone: 618-977-4248

Email: [info@arfsolar.net](mailto:info@arfsolar.net)

Web: [www.arfsolar.net](http://www.arfsolar.net)



## Recommended System Option

86.87 kW

System Size

~~1,032%~~

~~Consumption Offset~~



## Your Solution

### Solar Panels

Hyundai Energy Solutions Co., Ltd.

86.870 kW Total Solar Power

146 x 595 Watt Panels (HIS-S5950J)

111,144 kWh per year

### Inverter

Chint Power Systems America

72 kW Total Inverter Rating

2 x CPS SCA36KTL-DO/US [480V]

15 yr maintenance

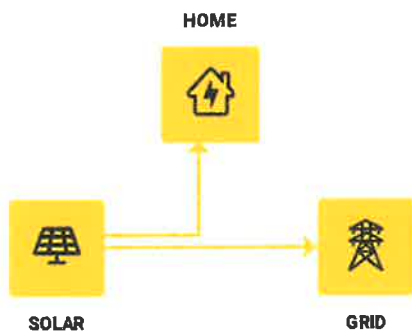
insurance coverage

6-yr lease

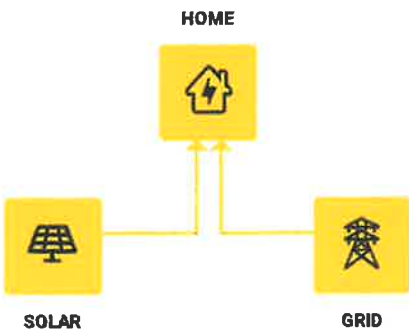


## How your system works

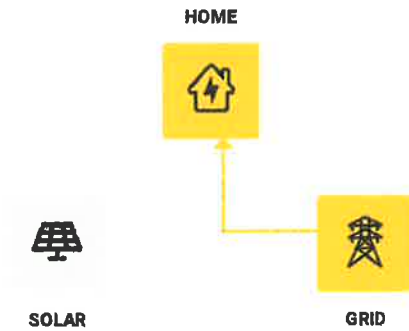
Generating Excess Solar



Partially Offset Usage

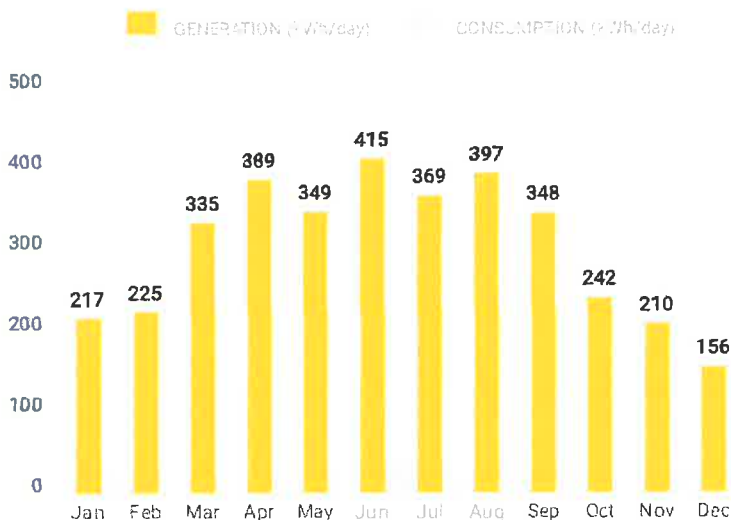


Night



## System Performance

1032%  
Energy From Solar



System Performance Assumptions: System Total losses: 21.6%, Inverter losses: 2.0%, Optimizer losses: 0%, Cladding losses: 2.7%, Performance Adjustment: 0%, Output Calculator: System Advisor Model 2020.02.25 (2 Panels Orientation: 78 panels with Azimuth 157 and Slope 10, 16 panels with Azimuth 157 and Slope 30, 16 panels with Azimuth 157 and Slope 15).

The solar system(s) quoted in this proposal are not intended to be portable.



## Environmental Benefits

Solar has no emissions. It just silently generates pure, clean energy.

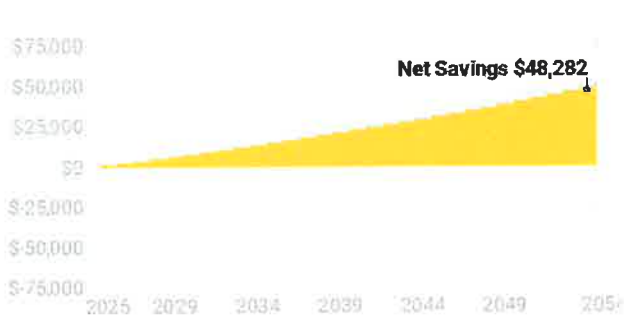


Each Year		Over System Lifetime		
1032%	43 tons	795,060	8,231	916
Of CO <sub>2</sub> , SO <sub>x</sub> & NO <sub>x</sub>	Avoided CO <sub>2</sub> per year	Car miles avoided	Trees planted	Long haul flights avoided

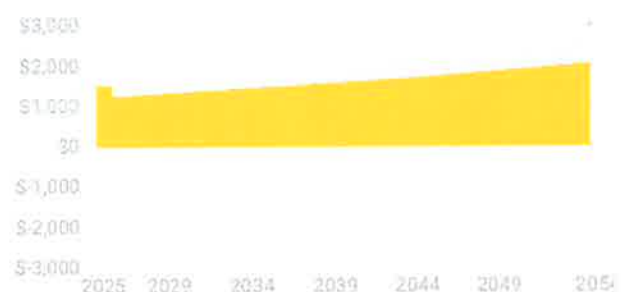
## Net Financial Impact Cash

$$\begin{array}{rcccl} \$47,992 & - & \$-291 & = & \$48,282 \\ \text{Utility Bill Savings} & & \text{Net System Cost} & & \text{Estimated Net Savings} \end{array}$$

Cumulative Savings From Going Solar



Annual Savings From Going Solar



Figures do not include repair/maintenance costs or equipment not covered by a warranty. Components may need replacement after their warranty period. Initial discount rate assumed to be 3%.



## Quotation

### Payment Option: Cash

146 x Hyundai Energy Solutions Co., Ltd. 595 Watt Panels (HiS-S5950J)  
2 x CPS SCA36KTL-DO/US [480V] (Chint Power Systems America)  
Tilt Racks (114 panels only)

**Total System Price** \$292,000.00

**Purchase Price** \$292,000.00

### Additional Incentives

**Ameren Smart Inverter Rebate** \$26,061.00

**ILSFA SREC** \$178,629.60

**Federal Investment Tax Credit (ITC) - 2025** \$87,600.00

The Federal Solar Tax Credit or The Federal Investment Tax Credit (ITC) for constructions starting in 2025

**Total Additional Incentives** \$292,290.60

**Net System Cost** \$-290.60

This proposal is valid until May 11, 2025

## Quote Acceptance

I have read & accept the terms and conditions.

Signature

\_\_\_\_\_

Name

Date

\_\_\_\_\_

\_\_\_\_\_





## **Exclusive Letter of Intent to Develop A Solar Energy Project**

This Exclusive Letter of Intent ("LOI"), dated Mar 17 2025, is by and among:

- Collinsville Memorial Public Library ("Customer"), and
- ARF Solar ("ARF"), the solar Renewable Energy Credit (REC) Approved Vendor, where ARF is the "Developer"

and together are hereby the "Parties" of this agreement.

### **RECITALS:**

**Whereas**, Customer and Developer desire to agree to terms whereby the Developer will supply a system to the Customer including the design, sizing, placement and installation of a solar photovoltaic energy system as conceptually proposed in Exhibit A (the "System"), with final mount to be determined in accordance with this LOI.

**Whereas**, Customers are interested in the System in order to reduce its electric bill, reduce its environmental footprint, and incorporate the cost of necessary electrical upgrades into the solar federal grant.

**Now Therefore**, in consideration of the mutual promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

### **AGREEMENT:**

#### **1. Exclusivity**

The Customer agrees to give the Developers a period of 1 year, from the date of execution of this LOI, the sole and exclusive right to conduct discovery and due diligence necessary to determine the feasibility of a System for Customer at the property referenced in Exhibit A (the "Property"), provided, however, that the foregoing exclusivity will not apply and this LOI will expire where (a) Customer believes that Developer is no longer competitive in terms of pricing, quality, or other terms and conditions of service, (b) a force majeure event or other act of God exists, (c) Developer has breached or failed to meet a timeline within 60-days required by this LOI or another written agreement between the parties, (d) either interconnection approval from Ameren and acceptance into the Illinois Solar For All Program are not achieved within 120-days of the execution of this LOI, or (f) Customer does not within 120-days of the execution of this agreement execute either the Owner's Representative Agreement referenced in paragraph 7 herein or accepted the EPC Contract referenced in Paragraph 8 herein.

#### **2. Compliance with Discovery**

The Customer will reasonably comply with the Developer to give reasonable access to visit and review the site, assist the Developer by providing necessary building information, and access to the last 12-month history of the electrical utility billings of the Customer, in order for the Developers to determine the project's feasibility. Such compliance shall be provided by Customer at Developers' expense and without material interruption to the Customer's business operations or use of the property.

#### **3. Utility Approvals**

Customer agrees to assist and fully cooperate with the Developer in obtaining necessary permits, licenses, and approvals in connection with the installation, operation and maintenance of the System, including the submission of applications for interconnection of the System with the local utility. If the pending interconnection for the System is not signed by the Customer, then all such permits, licenses, and approvals will be terminated by Developer.

#### **4. Development Costs**

Developer will bear the cost for the development of this project.

#### **5. Federal Investment Tax Credit and Solar Renewable Energy Credits (SRECs)**

Customer agrees to sign over the Federal Investment Tax Credit and Solar Renewable Energy Credits (SRECs) to ARF under the agreement that ARF will procure and install the System at no cost to the Customer.

#### **6. Representation**

Customer and Developer will negotiate in good faith for the Developer to become the Owner's Representative (Customer being the Owner) for the delivery of the System under a Master Engineering, Procurement, and Construction (EPC) contract.



## 7. Solar EPC Contract

The EPC Contract will include a detailed schedule for all activities required to perform the services and work required for the planning, design, sizing, placement and installation of the System for the construction, design, supply or procurement contracts, except for mutually agreed upon and signed change orders. The EPC Contract will also include verified application possibilities for all possible rebates, grants, RECs, etc., and a computation of future savings and revenue streams in an honest and transparent manner.

## 8. Confidentiality; No Publicity

Customer acknowledges that Developer will be employing proprietary intellectual property in Developers' efforts to deliver the Binding EPC Contract to Customer in accordance with this LOI. In addition, the Parties acknowledge that in connection herewith either Party may disclose or make available to the other Party information about its business affairs, operations, confidential intellectual property, trade secrets, third-party confidential information and other non-public, sensitive or proprietary information (collectively, "Confidential Information"). The receiving Party shall: (A) protect and safeguard the confidentiality of the other Party's Confidential Information with at least the same degree of care as the receiving Party would protect its own Confidential Information, but in no event with less than a commercially reasonable degree of care; (B) not use the other Party's Confidential Information, or permit it to be accessed or used, for any purpose other than to exercise its rights or perform its obligations under this LOI; and (C) not disclose any such Confidential Information to any person or entity, except (i) to its employees, consultants, legal counsel, accountants, and other professionals, in each case, who need to know the Confidential Information to assist the receiving Party, or act on its behalf, to exercise its rights or perform its obligations under this LOI, or (ii) as required by governmental authority or court order. The receiving Party will be responsible for any breach of this Section caused by any of the foregoing persons.

## 9. Indemnification

Developer shall indemnify, defend, and save harmless Customer, its officers, directors, shareholders, agents, representatives and employees against and from any damages, liability or claim thereof (including, but not limited to, actual attorney fees and costs) whether for injury to persons, including death, economic loss or damage to property (i) occurring on or arising out of the use of the Property; and (ii) Developers failure to comply with the terms of this LOI.

## Signatures

Collinsville Memorial Public Library ("Customer")  
By: Collinsville Memorial Public Library  
Date: Mar 17 2025

Signed: \_\_\_\_\_

ARF Solar (ARF) ("Developer")  
By: Kai Luckert  
Title: ILSFA Specialist  
Date: Mar 17 2025

Signed: \_\_\_\_\_





**EXHIBIT A**

System Description: 146 x Hyundai Energy Solutions Co., Ltd. 595 Watt Panels (HiS-S595OJ)  
2 x CPS SCA36KTL-DO/US [480V] (Chint Power Systems America)  
Tilt Racks (114 panels only)

Address of Site(s): 408 W Main St, Collinsville

Anticipated Point of Interconnection: **at above address**

Anticipated Size of System: 86.870

Anticipated approximate solar kWh: **111144.24**

**Total Incentives Claimed by ARF Solar**

+ Federal Investment Tax Credit + Domestic Content Adder (if applicable) + Energy Community (if applicable)

+ ILSFA SREC

+ Ameren OR ComEd Distributed Generation Rebate

= 292290.60

Cost to Collinsville Memorial Public Library = \$0.00

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This proposal has been prepared by ARF Solar LLC using tools from OpenSolar. Please visit [www.opensolar.com/proposal-disclaimer](http://www.opensolar.com/proposal-disclaimer) for additional disclosures from OpenSolar.

# **Illinois Solar for All:**

## **Critical Service Provider Documentation Checklist**

### **Required from Critical Service Provider:**

- ☐ Organization Basic Information Form (this should include your mission statement, some history on the nonprofit, etc)
- ☐ Form 990
- ☐ Tax exempt letter
- ☐ Document demonstrating connection/service to low income communities
- ☐ Letters of support from local non-profits or community leaders
- ☐ Utility bill
- ☐ Document demonstrating service to low-income communities

# Certification and Consent Form for Non-Profits and Public Facilities

**PURPOSE :** By signing this Certification and Consent, you authorize Elevate Energy and any of its respective subsidiaries or affiliated agencies, directors, officers, employees, agents, contractors, or other representatives (collectively, the "Program Administrator") to request information from the sources listed in this Certification and Consent to verify the tax status of your organization in order to ensure that the organization named herein is eligible to participate in the Illinois Solar for All program (the "Program").

**USES OF INFORMATION OBTAINED:** In compliance with applicable law, the information provided in this Certification and Consent will be used for the permitted purpose set forth above, including determining eligibility to participate in the Program, monitoring compliance with the Program, evaluating the Program, and modifying or improving the Program.

**WHO MUST SIGN THE CONSENT FORM:** An officer or representative of the nonprofit organization or public entity named in this Certification and Consent who is duly authorized to sign and legally bind the organization or entity named in this Certification and Consent.

**CONSENT :** I consent to the Program Administrator requesting and obtaining information from the sources listed herein in order to verify the organization's eligibility to participate in the Program, including the following information:

- Documentation of tax status

**SOURCES :** U.S. Social Security Administration (SSA) and U.S. Internal Revenue Service (IRS)

**VERIFICATION-RELATED DOCUMENTATION:** In order for the Program Administrator to verify the eligibility of my property, I understand that I must provide the following documentation:

- ☐ Documentation of tax status

I CERTIFY that this project is for:



☐ A non-profit organization

☐ A public entity

**I CERTIFY that my organization:**

☐ owns the property where the project will be built

☐ Rents the property where the project will be built

**I CERTIFY that my organization operates in:**

☐ An Environmental Justice Community

☐ An Income-Eligible Community

**I CERTIFY that the property that is the subject of this Certification and Consent meets the eligibility requirements to participate in the Program. I CERTIFY that all statements and information provided in this Certification and Consent are true, complete, and correct to the best of my knowledge, and that they are made in good faith. I understand that: (1) the statements and information provided in or in connection with this Certification and Consent are subject to verification and I agree to submit supporting documents or information when requested; and (2) I am obligated to promptly update and correct any information provided in or in connection with this Certification and Consent if I become aware of any changes to such statements or information during my participation in the Program. I also understand that intentional misrepresentations and falsification or failure to update or correct this Certification and Consent may result in ineligibility to participate in the Program or its termination. The Program Administrator's determination of ineligibility or decision to terminate your participation in the Program may be appealed as instructed in the Program Provider Manual.**

**ORGANIZATION NAME:** \_\_\_\_\_

**APPLICANT'S PROPERTY ADDRESS:** \_\_\_\_\_

**UNIT NUMBER (IF APPLICABLE)** \_\_\_\_\_

**ZIP CODE:** \_\_\_\_\_ **COUNTY:** \_\_\_\_\_ **STATE:** ILLINOIS



STAFF MEMBERS/OFFICERS OF THE ORGANIZATION: \_\_\_\_\_

PERCENTAGE OF BOARD OF DIRECTORS MADE UP OF MINORITIES: \_\_\_\_\_

PERCENTAGE OF MINORITY STAFF: \_\_\_\_\_

CUSTOMER COMPOSITION: \_\_\_\_\_

PERCENTAGE OF CUSTOMERS WHO ARE MINORITIES: \_\_\_\_\_

*This information is not graded, but it is tracked for Program reporting purposes. Disclosure of this information is optional.*

NAME OF THE DIRECTOR OF THE ORGANIZATION: \_\_\_\_\_

SIGNATURE OF THE DIRECTOR OF THE ORGANIZATION: \_\_\_\_\_

DATE: \_\_\_\_\_

NAME OF THE OWNER OF THE PROPERTY (IF DIFFERENT THAN ABOVE): \_\_\_\_\_

SIGNATURE OF THE OWNER OF THE PROPERTY: \_\_\_\_\_

**Re: Mississippi Valley Library District - IL Solar for All**

1 message

**Brent Ritzel** <brent.ritzel@straightupsolar.com>

Mon, Jun 16, 2025 at 9:37 AM

To: Kyla Waltermire &lt;kylaw@mvlid.org&gt;

Cc: Tisha Kosco &lt;tisha.kosco@straightupsolar.com&gt;, britzel.51c305bd.17309.opportunities.crm.straightupsolar@item-comment.podio.com

Kyla -

Thanks so much for your message, and things look good in regards to IL Solar For All being a distinct possibility for both locations. We are nearing the end of our process. I have enlisted our ILSFA specialist Tisha Kosco on this project to manage those aspects of the project.

I have attached Preliminary Designs for both projects for your perusal. Things may shift slightly in our design process, but these both capture systems that will cover full usage for both facilities.

**Please let me know if you have any questions or feedback regarding the preliminary system designs, I will let Tisha address if there are any documents that we are needing from you at this point.**

One thing I did want to go ahead and address is that while I imagine the location of the arrays in Fairmont City at the south-end of the lot (just north of the parking area) could be more ideal, I am afraid that the addition of an extra 150' trench run would very likely make the project not economically viable. This project is more borderline at the moment given its smaller size, but hopefully we will be able to combine the two into a package for our financiers.

Shine On!

**Brent Ritzel, MPA**

Senior Project Developer

**618.203.4844 - mobile**

Brent.Ritzel@StraightUpSolar.com

StraightUp  
SOLAR**St. Louis - Bloomington - Marion**

We love the sun...

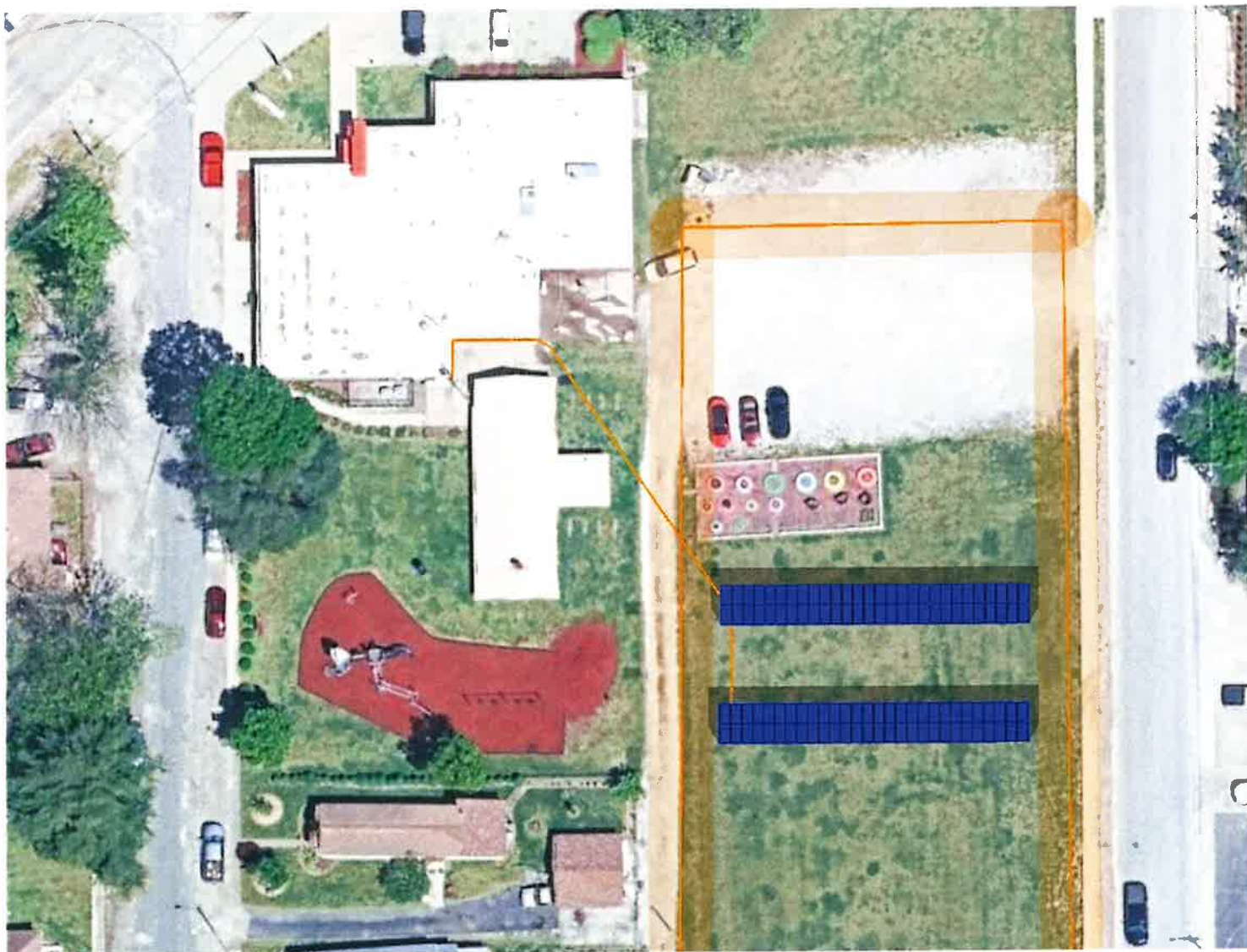
**LEAVE US A REVIEW!**

★★★★★ &amp; thanks for the stars!

ST. LOUIS POST-DISPATCH

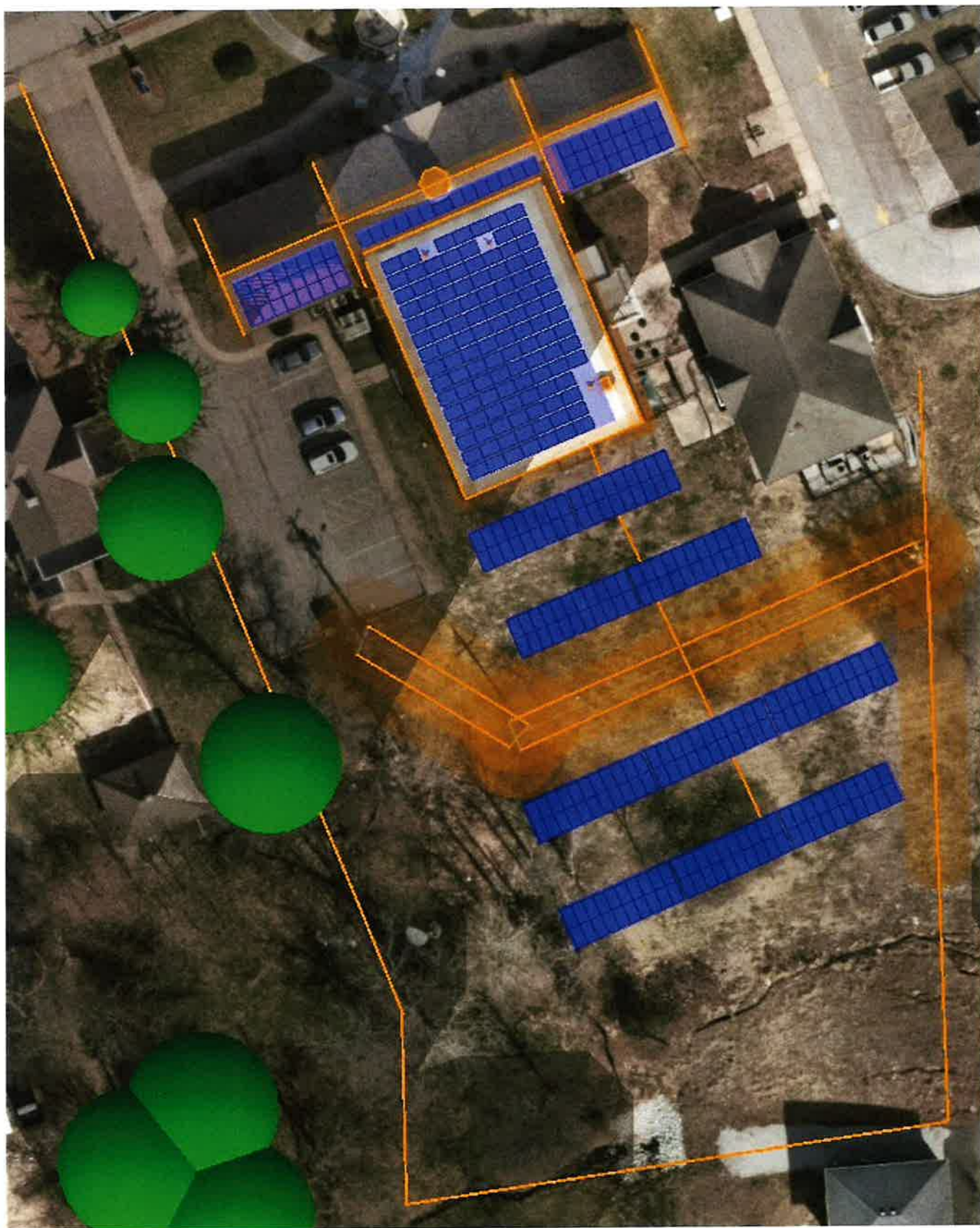
StraightUp Solar is a 2024 Top  
Workplace!  
5 Years Running





Fairmont City





Collinsville

# **Municipal, Commercial & Non-Profit Projects Developed by Brent Ritzel in Southern Illinois**

## **Municipal / Government Systems:**

### **City of Carbondale**

**Southeast Wastewater Treatment Plant -**  
830.25 kW

**Department of Public Safety –** 324.0 kW

**Civic Center / City Hall -** 216.4 kW

**City of Pinckneyville Wastewater Treatment Plant**  
424.0 kW

**Village of Marissa Wastewater Treatment Plant**  
231.84 kW

**City of DuQuoin Wastewater Treatment Plant -**  
226.32 kW

**Southern Illinois Multi-Modal Station**  
(Carbondale, IL) - 105.2 kW

**Illinois Department of Transportation - Scott Dome**  
(Lebanon, IL) - 45.39 kW

## **Non-Profit / Houses of Worship:**

**Chester Community Golf Club** (Chester, IL)  
42.7 kW & 30.26 kW

**Anna-Jonesboro Elks Lodge** (Anna, IL) - 39.27 kW  
**First Christian Church of Carbondale**  
(Carbondale, IL) - 28.98 kW

**Carbondale Unitarian Fellowship** (Carbondale, IL)  
14.72 kW

**Church of the Good Shepherd** (Carbondale, IL)  
8.28 kW

## **Farms:**

**Bruce Brinkman Farms** (Valmeyer, IL) - 78.30 kW  
**Alto Vineyards** (Alto Pass, IL) - 33.95 kW  
**B&J Grain and Feed** (Valmeyer, IL) - 24.85 kW  
**Mulberry Hill Farm** (Carbondale, IL) - 14.24 kW  
**Oberbeck Grain Company** (New Douglas, IL)  
12.76 kW

**Brent Morris Farm** (Benton, IL) - 10.5 kW  
**Matt Dungy Farm** (Ewing, IL) - 10.5 kW  
**Joey Hutchcraft Farm** (Ewing, IL) - 10.5 kW  
**Long Prairie Partnership** (Macedonia, IL) - 10.5 kW  
**Droll Farms** (Ina, IL) - 2 x 9.66 kW

## **Businesses:**

**E.T. Simonds Construction Co.** (Carbondale, IL)  
148.95 kW

**Wright Building Center** (Murphysboro, IL)  
103.79 kW & 27.16 kW

**Endrizzi Equipment LLC** (Vienna, IL) - 50.40 kW

**Marion County Savings Bank** (4 locations Salem, IL)  
50.40 kW, 17.46 kW, 10.67 kW, 10.185 kW

**Community Partners Savings** (3 locations Pekin  
& Flora, IL) - 22.31 kW, 22.31 kW, 14.55 kW

**Protek Communications** (Marion, IL)  
33.95 kW & 12.61 kW

**Red Dot Construction** (Chester, IL) - 33.37 kW

**Schulte Industries** (Mt Vernon, IL)  
32.0 kW & 21.36 kW

**Top Electric and Lighting** (Salem, IL) - 32.0 kW

**Eggemeyer & Associates** (Herrin, IL) - 26.19 kW

**The Custard Stand** (Sesser, IL) - 23.585 kW

**Smart Choice Auto Sales** (Godfrey, IL) - 22.55 kW

**Water Tower 1, LLC** (Mt Vernon, IL) - 21.15 kW

**AAA Safe Storage** (Energy, IL) - 20.01 kW

**R & S Automotive Services Inc.** (DuQuoin, IL)  
19.8 kW

**Porter's Pub** (Tamaroa, IL) - 18.9 kW

**Cottom Group Inc.** (Carbondale, IL) - 15.52 kW

**Confluence Books** (Carbondale, IL) - 12.46 kW

**3318 Investments** (Belleville, IL) - 11.04 kW

**Douglass School Art Place** (Murphysboro, IL)  
9.62 kW & 2.86 kW

## **Medical / Funereal:**

**Paws Here Veterinary Services** (Iuka, IL) - 2 x 27 kW

**Breese Dental Group** (Breese, IL) - 28.71 kW

**Newell Funeral Home** (Mt Vernon, IL) - 23.28 kW

**Hughey Funeral Home** (Mt Vernon, IL) - 14.0 kW

**The Albany Clinic** (Carbondale, IL) - 16.20 kW

**Southern Illinois Dermatology** (Steeleville, IL) - 14 kW

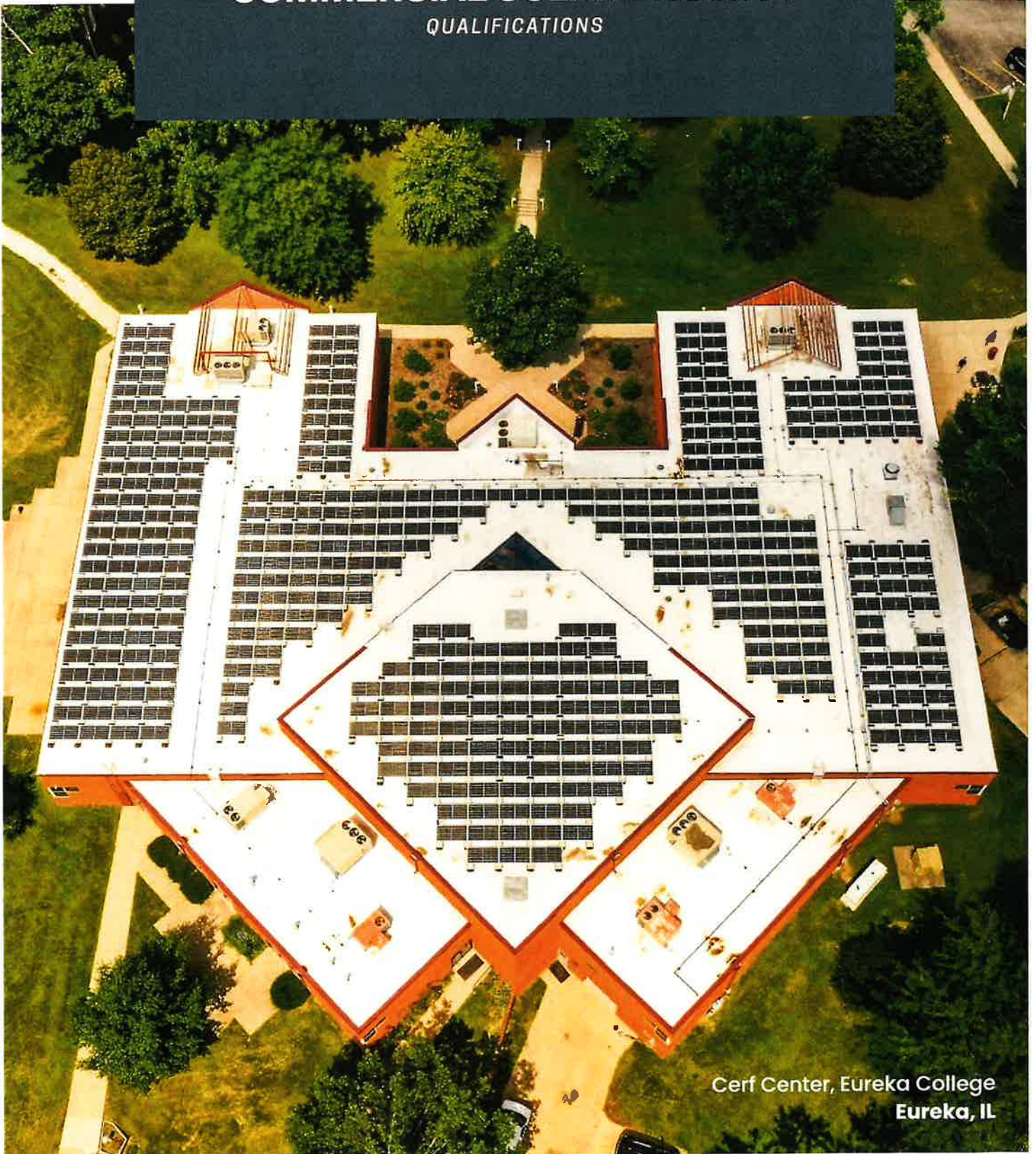
**Alton Med Center** (Godfrey, IL) - 9.3 kW



**StraightUp**  
SOLAR

# COMMERCIAL SOLAR PROJECT

QUALIFICATIONS



Cerf Center, Eureka College  
Eureka, IL



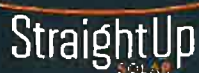


## Make the **Brighter Choice.**

Making the brighter choice by going solar means paying less on your electricity bills, having more control over your energy, and gaining a long-term return on investment into your business, community, and planet.

StraightUp Solar specializes in the development, engineering, construction, and operation and maintenance (O&M) of **high-quality solar electric generation projects**. We utilize our extensive experience, network, and partnerships to develop cost effective, turn-key solar energy systems that will deliver long-term performance for commercial, industrial, agricultural, public, non-profit, and residential clients.

Since 2006, we have been focused on our mission to rewrite our energy story and grow brighter communities. With more than 2,800 installations and an installed capacity of over 54 MW in Illinois and Missouri, StraightUp Solar is a seasoned local leader in the rapidly growing Midwest solar energy space. We differentiate ourselves from the competition through our years of experience, project management expertise, tailored financing solutions, vast network of partnerships, operational asset maintenance, and a service team that will be here to care for you system for years to come.



StraightUpSolar.com  
Uplift Your Energy



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(314) 218-2663

Bloomington, IL  
(309) 260-2663

Marion, IL  
(618) 492-2663

SO MUCH MORE THAN

# StraightUp Solar

## StraightUp Local

Founded and headquartered in St. Louis, Missouri with development and installation offices in Bloomington and Marion, Illinois. Interconnection agreements with over 50 utilities.



## StraightUp Passionate

**Certified** Certified Benefit Corp (B-Corp) since 2015 with a commitment to high social and environmental performance.



## StraightUp Guaranteed

Our in-house service team ensures that systems are performing as expected in accordance with industry-leading guarantees and warranty commitments. Our installations come with long-lasting warranties and a performance production warranty.



## StraightUp Growing

Leading solar EPC company in operation since 2006 in Missouri and Illinois with over 2800 installations and projects as large as 2 MW.



## StraightUp Experts



More than 100 team members with expertise and experience in construction, electrical, project management, commissioning, O&M, procurement, permitting, and compliance.

## StraightUp Values

At StraightUp Solar, every decision we make is guided by our CLEAR Values: Care for **C**ommunity, **L**ead the Energy Transition, **E**ducate Everyone, **A**dvocate with Purpose, **R**espect People & Planet, and **E**mbody Excellence.



## StraightUp Connected



StraightUp Solar participates in national and statewide solar industry associations to advocate for solar policy and the advancement of renewables.

## StraightUp Partners

Member of Amicus Solar Cooperative and founding Member of Amicus O&M Cooperative, a nationwide purchasing cooperative of 80+ top US solar companies who share best practices and comprise the third-largest buyer of solar panels in the US. Partners with select financial institutions with years of renewable energy experience.



**StraightUpSolar.com**  
Uplift Your Energy



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Founded on Caring



**Dr. Dane Glueck** took a less traditional approach to starting a solar company. As an orthopaedic surgeon completing his residency for surgical training in Kentucky, he witnessed firsthand the impacts of mountaintop removal mining for coal on the environment and communities. When he moved to St. Louis after residency, he decided he wanted to put solar on his home to personally offset the demand for coal-combusted power to be delivered to his home. In 2006, he was unable to find a company to do the work locally, and took matters into his own hands to become the first NABCEP certified PV installer in the state of Missouri.

He subsequently installed his solar PV system himself and began to receive requests to install panels for neighbors and small businesses, leading to what is now an 125+ personnel company with over 2,800 installations.

Dane soon became the President of the Missouri Solar Energy Industry Association and was a key player in creating and maintaining a Missouri solar rebate, which launched Missouri to deploy solar across the state. As the company started to grow, so did the number and size of projects. The team Dane has assembled is one of the most qualified and well-respected teams that can be found in the solar industry, with highly skilled engineers, business managers, policy developers, installers, and community leaders. StraightUp Solar has evolved to be the premier regional solar company, and its longevity, expertise and partnerships are unmatched in the local solar industry. Dr. Glueck continues to practice medicine while managing StraightUp Solar and remains dedicated to healing people and the planet by inspiring people to go solar.



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Uplift Your Energy



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StraightUp Solar offers  
**a broad portfolio of  
services and expertise**  
while continually evolving  
to provide emerging  
technology opportunities  
in the Midwest.

## We're Here **Every Step of the Way**

WITH COMPREHENSIVE SERVICES



### Planning

- Feasibility Studies
- Financial Analysis
- Energy Production Modeling
- Cost Estimation
- Plan Development & Array Layout



### Financing

- Power Purchase Agreements
- Capital/Operating Leases
- Construction Finance
- Incentive Bridging



### Design & Install

- Engineering Design
- Electrical Design
- Permitting
- Installation
- Interconnection



### Operations, Maintenance, & Monitoring

- In-House Maintenance & Service
- Performance Optimization
- Data Acquisition



### Marketing

- Media Outreach
- Employee & Constituent Education



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BENEFIT FROM OUR

## Years of **Engineering Expertise**

StraightUp Solar's design and engineering team has the experience, expertise, and partners which rest at the core of an optimized solar asset. Our clients receive unparalleled quality and insight that come from many years of evolving with the industry and evaluating equipment and system performance. StraightUp Solar prioritizes performance and practicality and our engineers are exceptionally skilled in their understanding of the National Electric Code and local jurisdictional and utility interconnection requirements, ensuring that our customers' projects follow a smooth path to completion.

### **We Know What's Possible**

*FEASIBILITY SERVICES INCLUDE*

- Interconnection Compliance Review
- Land-Use Review
- Performance Modeling
- Code and Jurisdiction Review
- Environmental Review
- O&M Cost Analysis

## Turnkey Services **Ensure Success**



### **Electrical**

- AC Interconnection Plans
- Cable Schedules
- Grounding Plans
- Lightning Protection
- Single-Line & Three-Line Diagrams
- Equipment Pad Details
- Wiring Details



### **Civil & Survey**

- Grading & Elevation
- ALTA & Boundary Surveys
- Array & BOS Layouts
- Control Room Plans
- Trench Plans
- Building Plans and Details
- Erosion Control (SWPPP)



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**Marion, IL**  
(618) 492-2663



### Structural

- Foundation Layout & Details
- Racking Elevation/Details
- Weight & Loading Analysis



### Security

- Fencing Plans
- Security Plans



### System Monitoring

- Data Acquisition Systems (DAS)
- Monitoring Diagrams
- Pyranometer Details
- Weather Station Details

## WE PARTNER WITH SUBCONTRACTORS *TO STREAMLINE YOUR PROJECT*

StraightUp Solar successfully partners with the most qualified electrical and engineering subcontractors in the Midwest to ensure your project is completed in the most cost-effective and timely manner. Past projects have included subcontracted relationships with Pyramid Electrical Contractors, Mid-America Electric, Inc., Goliath Tech, Burke Electric, Cell Electric, and Fresh Coast. Our relationship with Pyramid Electrical and Burke Electric provides union-labor to the installation sites.

In addition to labor partnerships, StraightUp Solar partners with LightWave Solar on the project management of large-scale commercial projects.



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# Safety is **Our Priority**



Safety is of the utmost importance to StraightUp Solar. Every field employee that works here is OSHA 10 (or OSHA 30) certified. Throughout the year, StraightUp Solar field crews take dozens of hours of mandatory safety training on topics such as fall protection and fall rescue, electric shock, arc flash risk, and other hazards. Our field crews are supplied with all of the fall and shock personal protection equipment (PPE) needed to keep them safe on the job.

When our field crews arrive at job sites, they have a project meeting to discuss the installation requirements and safety concerns. Our Safety Team develops checklists in consultation with the project and crew leaders to ensure proper preparation for everyone working on the site. These checklists are completed before the day's installation can begin. Our Job Hazard Analysis application integrates our project team and records. This integration allows the safety manager, field project coordinator, site supervisor, or crew lead to communicate adverse safety conditions immediately.



OUR SERVICE TEAM WILL BE

## Here to **Care for Your System**



From monitoring and reporting, preventative maintenance to emergency repair, our highly-trained technicians have your energy generation covered. This highly-trained team includes multiple NABCEP-certified technicians. We can repair and maintain monitoring platforms and inverter platforms from: Aurora, CPS, E-Guage, Enphase, Fronius, Locus, Outback, PowerTrak, SMA, SolarEdge, Solis, Tesla, and Tigo. StraightUp Solar provides O&M services for many solar developers including GreanGrid, C2 Energy, and Generate Capital. Our service staff technicians are dispatched out of our local offices in St. Louis, Bloomington, and Marion, meaning our service team is less than a 2 hour drive away for an emergency response.

### Monitoring & Reporting

- Remote monitoring
- Monitoring of alerts and notifications
- Remote diagnostics
- Performance monitoring & reporting
- Work order management

### Preventive Maintenance

- Visual inspection of components
- Current & voltage measurements
- Thermal infrared (IR) scans of equipment
- Warranty management
- Mechanical inspection
- Panel cleaning
- Vegetation maintenance

### Reactive Maintenance

- Onsite diagnostics
- Equipment repair and warranty service
- Removal and reinstallation



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# Our Team



## **DR. DANE GLUECK |** *PRESIDENT/FOUNDER*

Dane founded StraightUp Solar in 2006 after witnessing mountaintop removal in Appalachia during his medical residency. He wanted to inspire individuals and communities to go solar and be part of the solution. Since then, Dane has enjoyed building a team of motivated individuals equally committed to his passion for clean, renewable energy. Dane is the first NABCEP Certified PV Solar Installer in Missouri and is a founding member and former President of the Missouri Solar Energy Industries Association.



## **JOSH HILL |** *VP OF FIELD OPERATIONS AND DESIGN*

Josh joined StraightUp Solar in 2011. He holds an Electrical Engineering degree from the University of Illinois and is a licensed Master Electrician. Josh manages the engineering, design, and installation of all solar PV systems. He has overseen several successful 1MW+ installations, requiring coordination with the company's on-site management, multiple electrical contractors, and jurisdictional permitting officials.



## **SHANNON FULTON |** *VP OF DEVELOPMENT*

Shannon joined StraightUp Solar in 2013 to lead the company's growth in Illinois. She directs StraightUp Solar's legislative policy work and opened the Illinois 25-person office in Bloomington in 2015. Shannon started StraightUp Solar's Commercial Sales Division in 2017 and developed several large commercial and industrial projects during her tenure. She has served on the Illinois Solar Energy Association Board since 2014 and is a Solar Ambassador for WeCare Solar, a non-profit equipping rural health clinics in low-resource countries with solar power.



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### **DOUG WIDEMAN | VP OF SALES**

Doug's solar career began with his 2013 solar installation on his own home. Since 2018, Doug has managed sales and project development efforts for StraightUp Solar. He developed the StraightUp Solar Legacy Fund to own and operate non-profit, environmental justice, and other projects of choice. Previous to StraightUp Solar, he was the manager of small commercial sales at Real Goods Solar for the West Coast, Mid-Atlantic, and New England regions as well as their National Sales Trainer.



### **TOM MILLER, PE | DIRECTOR OF SERVICE**

Tom's career experience includes performing hazardous waste investigations and remediation consulting on potable water supply projects, performing electrical bill audits, submetering and tenant billing, energy efficiency studies, and ENERGY STAR Certifications. Tom arrived at StraightUp Solar in 2018 and has served as a Residential Project Developer, Subcontractor Manager, Project Manager, Service Manager, and now Director of Service. The Service Department's staff of 14 professionals provides service to residential and commercial solar array owners, annual Operations and Maintenance contracted services for commercial customers, and removal and reinstallation of residential and commercial solar arrays to facilitate roof repairs or replacement.



### **DAN HANCOCK | SENIOR COMMERCIAL PROJECT DEVELOPER**

Dan joined StraightUp Solar in 2019 bringing over a decade of solar development experience to our commercial team. Dan excels at creative project finance structuring with vast expertise in customizing federal, state, utility and local incentives to provide the best possible financial and energy performance for large energy users. With his deep knowledge of the market, utilities, technology, and finance options Dan has saved millions of dollars over the warrantied life of a solar project.



**KY AJAYI | SOLAR ACCESS MANAGER/PROJECT DEVELOPER**

Ky joined StraightUp Solar in 2019, and he leads StraightUp Solar's efforts to connect environmental justice and income-eligible communities with the Illinois Solar for All program. He is also an Approved Vendor Aggregator for Illinois Solar for All projects. Previous to StraightUp Solar, Ky was a Political Science professor at Illinois Wesleyan, a teleradiology business manager, and environmental consultant.



**CONNER ALLEN | COMMERCIAL PROJECT DEVELOPER**

Conner joined StraightUp Solar in 2024 after 6 years of solar experience from a previous EPC, where he directed a large residential and commercial sales team. Conner is a multi-faceted developer who specializes in small to large scale commercial and industrial solar solutions from 50kW to 1+MW. Conner holds a bachelors in Renewable Energy from Illinois State University.



**ADAM KIEHNA | DIRECTOR OF OPERATIONS**

Adam joined StraightUp Solar in 2017. He grew up being outdoors and working with his hands on a cattle farm, then worked in construction in college. He got a degree in accounting from SIUE and worked for 3 years as an accountant, then decided that he wanted to reconnect with his passion for the land and working outdoors. Starting as an installer, Adam earned his NABCEP PV Installation Professional Certification in 2017, and is now the Director of Operations. He is also in his fourth year of the Independent Electrical Contractors (IEC) Apprenticeship Program. In his spare time, he and his wife are experimenting with aquaponics as a more sustainable way to grow food.





**MICHAEL HARTUPEE | COMMERCIAL PROJECT MANAGER**

Michael joined StraightUp Solar in 2016 after working as a Solar Energy Consultant, gaining experience in solar site assessment, service, and operations. Michael estimates commercial project costs and manages the project through design, procurement, installation, and close out. Prior to beginning his career in the solar industry, he graduated with a Renewable Energy Technology degree from Mineral Area College.



**JAMES FISHER | COMMERCIAL FIELD PROJECT COORDINATOR**

"Fish" leads Commercial Field Project Coordination for StraightUp Solar. He joined the team in 2012 and has served in several operational capacities over the years, including installation project coordination. He also teaches Solar 101 to StraightUp Solar's incoming class of installers. He holds a degree in Applied Science from Lewis and Clark Community College and is NABCEP PV Installation Professional certified.

ABOUT THE SOLAR SYSTEM

FEB  
2020



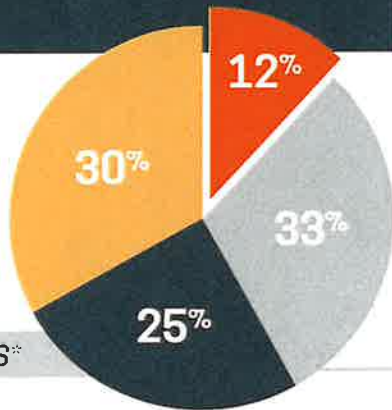
**Solar Capacity**  
115.8 kW (DC)



**Est. Annual Energy**  
146,078 kWh



**Panels**  
362 REC 320 Watt  
**Inverters**  
2 SMA Sunny Tripower



INCENTIVES\*

- Net Cost
- Federal Investment Tax Credit
- MACRS & Bonus Depreciation
- Solar Renewable Energy Credits

\* All scenarios are unique. Your investment may differ from this example.

**Paxton Hardware & Rental | Paxton, IL**

**\$12,039**      **\$397,388**      **3.6 Years**  
Est. First Year Savings      Est. 25-Year Savings      Payback Period

SAVINGS

SEE THE SYSTEM IN ACTION



An investment you can be proud of.

25-YEAR ENVIRONMENTAL OFFSETS

**2,439**  
Metric Tons  
of CO<sub>2</sub>



6,128,636 Miles  
Driven by Average  
Passenger Car

OR



2,695,323 Pounds  
of Coal Burned

OR



2,988 Acres  
Carbon Sequestered  
by U.S. Forests



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# Parkway School District | St. Louis County, MO

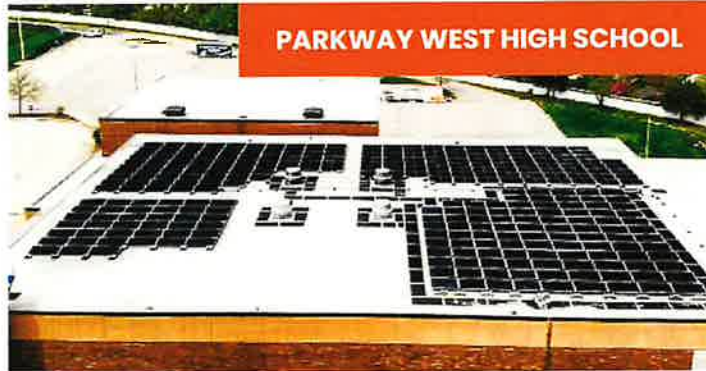
GREEN TRAILS ELEMENTARY SCHOOL



WREN HOLLOW ELEMENTARY SCHOOL



PARKWAY WEST HIGH SCHOOL



PARKWAY SOUTH HIGH SCHOOL

OCT  
2019**Green Trails Elementary School**

Solar Capacity - 75 kW (DC)  
Est. Annual Energy - 97,309 kWh  
Est. 25-Year Savings - \$276,417

**Wren Hollow Elementary School**

Solar Capacity - 75 kW (DC)  
Est. Annual Energy - 92,881 kWh  
Est. 25-Year Savings - \$270,586

**Parkway West High School**

Solar Capacity - 75 kW (DC)  
Est. Annual Energy - 99,516 kWh  
Est. 25-Year Savings - \$295,689

**Parkway South High School**

Solar Capacity - 75 kW (DC)  
Est. Annual Energy - 99,166 kWh  
Est. 25-Year Savings - \$296,626

SEE THE SYSTEMS **IN ACTION**

## 25-YEAR ENVIRONMENTAL OFFSETS

14.3 M =  
Pounds of CO<sub>2</sub>



16.3 M Miles  
Driven by Average  
Passenger Car

OR



7.2 M Pounds  
of Coal Burned

OR



7.953 Acres  
Carbon Sequestered  
by U.S. Forests



# City of Carbondale | Carbondale, IL



**SYSTEM 1 CIVIC CENTER/CITY HALL**

## **Civic Center/City Hall**

Solar Capacity - 216.4 kW (DC)  
Est. Annual Energy - 268,271 kWh  
Panels - 577 REC 375 Watt  
Inverters - 2 SolarEdge  
Est. 25-Year Savings - \$530,465

## **Wastewater Treatment Plant**

Solar Capacity - 830.25 kW (DC)  
Est. Annual Energy - 1,135,475 kWh  
Panels - 2,214 REC 375 Watt  
Inverters - 5 SMA Sunny Highpower  
Est. 25-Year Savings - \$2,216,038

## **Public Safety Center**

Solar Capacity - 324 kW (DC)  
Est. Annual Energy - 445,087 kWh  
Panels - 864 REC 375 Watt  
Inverters - 5 SMA Sunny Tripower  
Est. 25-Year Savings - \$1,217,238

This project was a Power Purchase Agreement (PPA).

JUN  
2021

**SYSTEM 2 WASTEWATER TREATMENT PLANT**



**SYSTEM 3 PUBLIC SAFETY CENTER**



## **Mayor Mike Henry's Testimonial**

"Our goal was to become a leader in the deployment of sustainable energy in the Southern Illinois region and with the approval of this power purchase agreement, we have a great starting point. The City will have zero capital outlay for this project and will see savings of up to \$1.5M over the life of the PPA."



## ABOUT THE SOLAR SYSTEMS

SEP  
2019



### Solar Capacity

Joy, IL - 316.4 kW (DC)  
Seaton, IL - 49.7 kW (DC)



### Est. Annual Energy

Joy, IL - 429,020 kWh  
Seaton, IL - 71,477 kWh

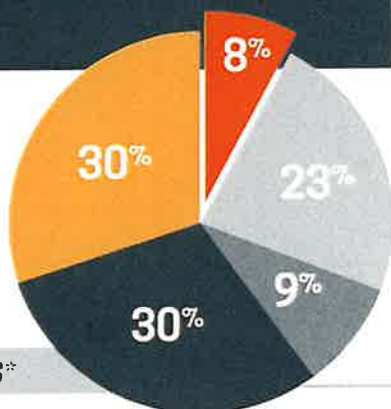


### Panels

Joy, IL - 904 REC 345 Watt  
Seaton, IL - 142 REC 350 Watt

### Inverters

Joy, IL - 5 SMA Sunny Tripower  
Seaton, IL - 5 SMA Sunny Boy



## INCENTIVES\*

- Net Cost
- Federal Investment Tax Credit
- Solar Renewable Energy Credits
- Smart Inverter Rebate
- MACRS & Bonus Depreciation

\* All scenarios are unique. Your investment may differ from this example.

## Miranda Biddle's Testimonial

"We were looking at putting in a larger system and from the first encounter with StraightUp Solar they knew all of the regulations and steps our system would have to adhere to. Not only were they incredibly knowledgeable about the entire solar process, but they were also friendly and easy to work with."

## Biddle Farms | Joy, IL + Seaton, IL

\$39,674

Est. First Year Savings

3.6 Years

Joy Payback Period

3.3 Years

Seaton Payback Period

SAVINGS



SEE THE SYSTEMS IN ACTION



## COMMERCIAL CASE STUDY

### ABOUT THE SOLAR SYSTEM

JUN  
2023



**Solar Capacity**  
907.2 kW (DC)



**Est. Annual Energy**  
1,070,883 kWh



**Panels**  
2016 Boviet 450W

**Inverters**  
12 Chint Power Systems

Federal and State  
Incentives **Exceeded**  
Total System Cost

3M



#### COSTS & INCENTIVES

- Total System Cost
- Federal Investment Tax Credit
- Solar Renewable Energy Credits
- Federal MACRS & Bonus Depreciation
- Smart Inverter Incentive
- State MACRS Depreciation

✧ All scenarios are unique. Your investment may differ from this example.

### Magnum Steel Works Testimonial

Since installation, our power bill has dropped dramatically. The StraightUp Solar team was very professional. When they were done, there was nothing left behind to take care of."

- Jim Czerwinski, President and CEO of Magnum Steel

## Magnum Steel Works | Mt. Vernon, IL

\$74,811

Estimated First  
Year Savings

\$3.2 M

Estimated 30  
Year Savings

\$0.02/kWh

Levelized Cost  
of Energy

### SAVINGS

### SEE THE SYSTEM IN ACTION



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## COMMERCIAL CASE STUDY

### ABOUT THE SOLAR SYSTEM

DEC  
2019



**Solar Capacity**  
1.3 MW (DC)

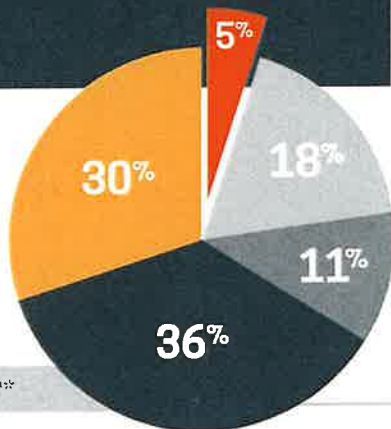


**Est. Annual Energy**  
1,734,598 kWh



**Panels**  
3768 REC 345 Watt

**Inverters**  
21 SMA Sunny Tripower



### INCENTIVES\*

- Net Cost
- Federal Investment Tax Credit
- Solar Renewable Energy Credits
- Smart Inverter Rebate
- MACRS & Bonus Depreciation

\* All scenarios are unique. Your investment may differ from this example.

### Forge Resources Group Testimonial

"We value being a good neighbor, a good member of our community, and by investing in solar, we're able to show that we're not only invested in our company internally, but we're invested in the communities that we're a part of."

- Lucas Ray, Forge Resources Group Controller

## Illinois Forge | Rock Falls, IL

\$89,153

Est. First-Year Savings

\$3.2 M

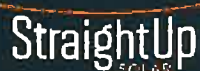
Est. 30-Year Savings

3.3 Years

Payback Period

SAVINGS

### SEE THE SYSTEM IN ACTION



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ABOUT THE SOLAR SYSTEM

DEC  
2019



**Solar Capacity**  
1.87 MW (DC)



**Est. Annual Energy**  
2,528,735 kWh



**Panels**  
5714 REC 350 Watt  
**Inverter**  
44 Chint Power Systems  
String Inverters

## John A. Logan College

<b>\$40,000</b>	<b>\$1.5 M</b>	<b>7 Years</b>
Est. First Year Savings	Est. 25-Year Savings	Until Ownership

### SAVINGS

This project was a Power Purchase Agreement (PPA).

### Excerpt From JALC Sustainability Report

"...this is enough electricity to power approximately 300 average homes in IL annually. It is calculated that at peak output, the system can provide up to 40% of our campus electrical needs."

Quote#: **9575** Title: **Interior Quote**

Date: **06/17/2025**

Estimator: **Dan Braning**

Cell Phone: **(314) 571-0175** Office Phone:

Mailing Address: **16537 Willow Glen Dr, Grover, MO 63040**



## Customer Quote

Locally Owned and Independently Operated

Kyla Waltermine  
kylaw@mvlid.org  
(618) 344-1112

Billing: 408 W Main Street  
Collinsville, IL 62234

Service: 408 W Main Street  
Collinsville, IL 62234

## Details

- **PROPOSAL INCLUDES:** all labor and materials for project (unless otherwise noted). We will fill nail holes, repair minor cracks in drywall, and caulk drywall to woodwork as needed.
- **WALK THROUGHS:** In most cases, we will do a walk around with the customer before the job starts to ensure everyone has the same understanding (E.g. Colors, wall to be painted, timeframes, etc.) At the conclusion of work, we will perform a walk through with the customer to make sure the project is completed properly.
- **WARRANTY:** We warranty that our work will be free of defective workmanship for TWO years (excludes horizontal surfaces such as floors, decks and shelves). Should workmanship be found to be defective, we will repair and repaint the areas in question. We do not warranty the failure of any previous coatings that we did not apply.  
**CRACK REPAIRS:** We can repair cracks in drywall, wood, etc. and they can be expected to look good when the job is done. We cannot guarantee the cracks will not reappear as this is caused by movement of structure and/or substrate. We do not warranty the cracks and are not liable to further repair them if they reappear.
- **COLOR SELECTION:** Please select your colors from Sherwin Williams and submit them asap. The first color for each surface type (walls, ceilings, doors, trim) is included. Every additional color adds \$65 to cover the cost of additional material and labor. The number of coats quoted below by our professional estimator is accurate in the vast majority of cases but is not a guarantee. The color selection can occasionally require extra coat(s) which would result in extra fees. This is most common when you choose an extreme color change or if a very bright color such as yellow, red, orange and purple is selected. Tinted paints that are partially full will be left for you to keep. We keep left over primers and whites (ceiling, trim, etc) as they are purchased in bulk.  
Sheen options:  
Walls - Flat, Velvet, Satin  
Trim and Doors - Satin, Semi-gloss  
Ceilings - Flat
- **COLOR CONSULTATION:** A complimentary in-home color consultation with a Residential Designer is available for orders over \$2,000. The designer will meet with you to help you pick colors that go with the pre-existing elements of your home, advise you on design trends and show you samples. Your deposit must be paid in advance of scheduling with the designer.
- **PREPARATION:** Prior to starting service, the customer is responsible to disconnect electronics, take down wall hangings and remove all misc. belongings from the project area. We ask that you move your furniture and appliances in advance. If you need assistance with heavy items, we will assist, but we are not liable for any issues that may arise from moving. If you leave nails or screws in the wall, we will leave them in and paint them. If you remove the nails or screws, we will fill the holes prior to painting.  
**LIABILITIES:** We are not responsible for possible damage to property, electronics or plumbing if you wish to have us move furniture, appliances, televisions, blinds, shutters or other property. We will use a high quality, low tack painters tape to protect wood floors, cabinets, trim, etc. If there is any damage to the surface where the tape was applied, that surface will be considered faulty and, therefore, we will not be held responsible.  
**TRASH REMOVAL:** For the vast majority of projects, trash can be thrown out in your weekly trash pick up service. FSP will box/bag it up for you when possible. For bulk items, the customer can either coordinate the pick up on their own or we can coordinate a pick up from Waste Management for a fee of \$275. Only trash created from our project can be included in the pick up.
- **PAYMENT:** A 50% deposit is due to schedule. The remaining balance is due the day the project is completed. 3% transaction fee will be added to credit card payments.



**1st Floor Lobby**

SW SuperPaint : Walls (2 Coats)

SW Solo : Baseboards (2 Coats),

Crown Mldg. (2 Coats), Ceiling (2 Coats)

Notes: Repairs to ceiling damage and stains included (as long as plastering is not required).

Painting beams in the same paint as the ceiling included.

Painting walls, skirt trim and stair risers around stairwell is included.

Labor: \$7,039.38

**2nd Level Kids Area**

SW Extreme Block Oil Based Primer : Walls (1 Coat)

SW SuperPaint : Walls (2 Coats)

Labor: \$2,475.16

**2nd Level Quiet room**

SW Multi-Purpose Primer : Walls (1 Coat)

SW SuperPaint : Walls (2 Coats)

Notes: Caulk cracks in the block walls.

Labor: \$769.46

**2nd Level Kids Area Wallpaper****Removal**

Notes: Pricing for wallpaper removal for is to remove one layer of wallpaper.

Additional charges will apply if additional layers of wallpaper are revealed under the top layer. Your price includes moderate drywall patching (maximum 2 hours per room). Additional charges will apply if more significant drywall skimming is required.

Labor: \$4,581.44

Material: \$0.00

**Total**

Materials: \$2,053.42

Labor: \$14,865.44

Subtotal: \$16,918.86

Total: \$16,918.86

Payment: \$0.00

Balance Due: \$16,918.86

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum stated above. Any alteration or deviation from the specification involving extra costs will become an extra charge over and above the quote. All accounts are due and payable upon completion of work as described above. In the event suit is brought, the prevailing party shall recover its attorney fees and costs. Any and all disputes arising under this contract, with the exception of mechanics liens, shall be subject to the laws of Missouri. Finance charge of 5% per month will be applied on all past due accounts. All work to be completed in a workmanlike manner according to standard practices. This proposal may be withdrawn if not accepted within 15 days.

Financing:

12-Mo Same-As-Cash Loans

Credit and loans provided by Regions Bank, Member FDIC, (650 S. Main St., Suite 1000, Salt Lake City,

UT 84101) on approved credit, for a limited time. 19.99% fixed APR (provided however, APR will not exceed 15.99% for residents of New Jersey and 17.99% for residents of Florida and Wisconsin), effective as of [date], subject to change. Minimum loan amounts apply. Interest starts accruing when funds are disbursed. Interest waived if repaid in 365 days. Repayment terms vary from 24 to 132 months. Actual loan term may be shorter if less than the full approved amount of credit is used. First monthly loan payment due 365 days after funds are disbursed. If no payments made during same-as-cash period and APR of 19.99%, monthly payments vary from \$21.99 to \$30.82 per \$1,000 borrowed depending on term. The minimum monthly payment will be no less than \$50.00.

I hereby grant Five Star Painting permission to use my, and my property's, likeness in a photograph, video, or other digital media ("photo") in any and all of its publications, including web-based publications, without payment or other consideration. I understand and agree that all photos will become the property of the Five Star Painting and will not be returned. And I hereby hold harmless, release, and forever discharge the Five Star Painting from all claims, demands, and causes of action relating thereto.

I agree to the payment terms and contract stated above:

Authorization to begin work (Client): \_\_\_\_\_

Work Completed to satisfaction (Client): \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Customer Focused, Quality Driven™**  
Visit [FiveStarPainting.com/warranty](http://FiveStarPainting.com/warranty) for details on our 2-year warranty.



# Consumer Guide & Warranty Information

## Why Choose Five Star Painting®?

### Customer Focused

We respect your schedule by showing up on time, we respect your budget by giving you an up-front quote, and we respect your home by cleaning up after ourselves each day.

### Experience

Five Star Painting has painted thousands of homes and businesses over the years. You can feel confident knowing that we have more industry knowledge than the majority of our competitors.

### Attention to Detail

We assign a Project Manager to every job to ensure efficient communication between you and our paint crews. Before the job is complete and the final invoice is paid, your Project Manager will perform a Five-Star walkthrough to inspect your project for any last-minute touch-ups.

### Licensed and Insured

We comply with all local laws to ensure we provide our customers with the best service around, and we carry workers compensation insurance in the unfortunate case of an accident.

### Locally Owned and Operated

You can feel good knowing that when you hire Five Star Painting for your home improvement project, you are supporting a business owner within your local community.

### Neighborly®

Five Star Painting is proud to be part of Neighborly, a community of home service experts. From plumbers to painters and everything in between. Visit [Neighborly.com](http://Neighborly.com) to get advice, quickly find a local pro, see past service history, schedule maintenance reminders and more!

## 2 Year Warranty

To provide peace of mind, Five Star Painting offers a 2 year warranty to our residential and commercial clients.

### Qualifications

- Pay Five Star Painting in full at the time of job completion or as otherwise arranged.
- Complete the Customer Satisfaction Survey (email).
- Retain the contract of work.

### Inclusions

- Workmanship issues, including:
  - Peeling or blistering
  - Poor coverage
  - Runs and paint drips
- Work provided within the original estimate.

If these conditions are met, Five Star Painting will perform repairs without a labor charge for the original customer (warranty is non-transferrable).

### Exclusions

- Horizontal surfaces
- Paint supplied by the customer
- Galvanized metal
- Mildew caused by moisture accumulation
- Rotten wood, rust or disintegrating metals

Additional exclusions apply. For complete details, visit [FiveStarPainting.com/warranty](http://FiveStarPainting.com/warranty).

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# 314.649.2284

## FiveStarPainting.com

Independently Owned and Operated Franchise



# Simple Extra Touches

By: Kayla Wolfe

Residential Designer



Color consultation designed to create a custom color palette for your home. One that will blend beautifully with all pre-existing elements to create a nice even flow throughout your home. Confidentially pick your new colors with ease!

Interior & Exterior Consultations Available



60 minute In-Home Consultation Includes

- \* Access to 8" x 11" paint samples
- \* Stain Samples
- \* Color Scanner



\* You will receive 4" x 4" samples of every color chosen

\* Along with a detailed schedule of paint selections, locations, & sheen

Color #1

Paint Name	Paint #	Sheen Level
Location(s)	Qty	Product

Color #2

Paint Name	Paint #	Sheen Level
Location(s)	Qty	Product

## Paint Selection Form

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

Address: \_\_\_\_\_

### Sheen Guide

#### Interior

Ceilings: Flat  
Walls: Flat, Velvet/Matte, Satin  
Doors + Trim: Semi-Gloss, Satin  
Cabinets: Low Gloss, Satin

#### Exterior

Siding: Flat, Satin  
Trim/Doors Semi-Gloss, Satin

Note: The standard white for ceilings and trim is Extra White SW 7006

#### Color #1

Paint Name & Number: \_\_\_\_\_ Sheen: \_\_\_\_\_

Location(s): \_\_\_\_\_

#### Color #2

Paint Name & Number: \_\_\_\_\_ Sheen: \_\_\_\_\_

Location(s): \_\_\_\_\_

#### Color #3

Paint Name & Number: \_\_\_\_\_ Sheen: \_\_\_\_\_

Location(s): \_\_\_\_\_

#### Color #4

Paint Name & Number: \_\_\_\_\_ Sheen: \_\_\_\_\_

Location(s): \_\_\_\_\_

#### Color #5

Paint Name & Number: \_\_\_\_\_ Sheen: \_\_\_\_\_

Location(s): \_\_\_\_\_

Notes/Extras:

Date: \_\_\_\_\_



The following prep lists will help us complete our work quickly and cause less disruption to your routine if taken care of prior to our arrival.

### **INTERIOR PREP LIST**

- Disconnect any wiring from computers, televisions, etc.
- Remove any items on the walls in the areas we are painting. If pictures, hanging items, etc., are staying in their current location, leave their hardware in the wall. If not, remove hardware so we can patch.
- Clear counters, tables, dressers, and shelving of any items.
- Rooms should be clear of clothing, papers, towels, throw rugs, personal hygiene items, etc.
- If closets are to be painted, please have them empty prior to our arrival.
- Remove toilet tanks, mirrors, etc if you wish to have the areas behind them painted.
- Remove curtains and drapers. FSP is not responsible for any damaged window treatments.
- Make necessary arrangements for pets. We love pets but do not want them getting paint in their fur or on your furniture, floors, etc.
- If you are sensitive to odors or pregnant you should try to make arrangements to stay away from the home for the duration of the project.

### **EXTERIOR PREP LIST**

- Cut back all bushes, trees, etc. that are touching the structure being painted and take down vines which are close to or connected to the house. If this is not possible, we will do our best to paint behind them but cannot guarantee perfect coverage when doing so.
- Remove and store all items from your front or back porch/deck/patio prior to the soft pressure washing. This includes furniture, grills, plants, etc.
- Make sure all windows and doors are closed prior to our arrival for pressure washing.
- Make sure water spigots and outdoor electrical outlets are operational.

### **CABINETS PREP LIST**

- Push dishes to the back of cabinets so that we can set up our masking system.
- If your drawer faces do not remove from drawers, empty your drawers.
- Clear and clean countertops and floors.
- Plan to have limited access to your kitchen. Call us for details.
- Clear space in your garage for us to do our work. The size of a two car garage is preferred.

### **A FEW NOTES:**

Unless otherwise notified, our guys will arrive on the scheduled date between 8a & 10a then will discuss an arrival time going forward. We will move furniture/appliances if you need us to but will not be responsible for broken or damaged flooring/furniture/property. We do our best to not damage property, but accidents happen.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Eils & Associates Insurance Group 7501 Mission Road Suite 203 Prairie Village KS 66208	<b>CONTACT NAME:</b> Todd Eils <b>PHONE (A/C, No, Ext):</b> (913) 296-7543 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> service@eainsure.com																					
<b>INSURED</b> Braning Building Solutions LLC C/O Five Star Painting Of 16537 Willow Glen Dr Grover MO 63040	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Acuity Heritage Insurance</td><td>14184</td></tr><tr><td>INSURER B:</td><td>Accident Fund National Insurance Company</td><td>12305</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Acuity Heritage Insurance	14184	INSURER B:	Accident Fund National Insurance Company	12305	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

**COVERAGES****CERTIFICATE NUMBER:** CL2491004947**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			ZS5891	09/14/2024	09/14/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Empl Practices Liab Ins \$ 25,000
	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			ZS5891	02/01/2025	09/14/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> <b>EXCESS LIAB</b> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<input type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below			100098196	09/14/2024	09/14/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

\*\*For Insured Proof of Insurance Purposes Only\*\*

**CERTIFICATE HOLDER****CANCELLATION**Braning Building Solutions LLC  
16537 Willow Glen Drive

Grover

MO 63040

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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a **neighborly** company

## Lowest Price Offer

If the customer produces a written estimate in the next 5 days that includes all of the following:

- Same scope of work and proposal details
- Same # of coats
- Using comparable products
- With Workers Comp. and General Liability insurance
- With a written material and labor warranty as good or better to ours
- Offers a comparable payment program (if you wish to use it)

Five Star Painting will either meet the competitor's price or gladly void the agreement.

**Terms:**

Not valid if materials have been purchased or the project has begun. The customer must provide all comparison information in writing.



a **neighborly** company

# Paint now, pay later!

Total Price = \$\_\_\_\_\_ Monthly Price = \$\_\_\_\_\_

## Details:

### 12-Month Same-As-Cash Loan

- No interest and no fees if pay it off in 365 days!
- Apply over the phone in 10 minutes
- Job price (including discounts) must be at least \$5000 to qualify
- You must be applied and approved prior to the beginning of your project to qualify

## Instructions:

- **Lender:** Regions Home Improvement Financing
- **Contractor ID #** 1603
- **Loan Program Phone Number:** (888) 713-2342
- **Loan Code:** DPT9824
- **Loan summary:** Interest waived if entire loan is paid off in 365 days