

TOWN OF RIDGEFEILD
Office of Purchasing
RIDGEFIELD, CONNECTICUT

Energy Conservation & Building Maintenance

***Solar Photovoltaic System Installation,
Ridgefield High School, 700 North Salem Road, Ridgefield, CT
06877***

July 2020

Request For Proposals:

PROJECT DESCRIPTION

PROPOSAL REQUIREMENTS



**RUDY MARCONI
FIRST SELECTMAN**

Bid Number 21-03

LEGAL NOTICE

INVITATION to BID

The **Town of Ridgefield** invites all interested parties to submit sealed bids on the following:

BID DUE DATE: August 20, 2020
BID DUE TIME: 11:00 AM
BID ITEM: Facilities Management, Solar Photovoltaic System Installation - Ridgefield High School
BID NUMBER: 21-03

Terms and conditions as well as the description of items being bid are stated in the specifications. **Specifications may be obtained at the following address:**

**Town of Ridgefield
Jacob Muller
400 Main Street
Ridgefield, CT. 06877
203-431-2720**

Or downloaded from www.ridgefieldct.org in “Governments” “View All Departments” – “Purchasing” – “Bid Notices”

The return bid must be sent via **FAX or email** listed below:

**TOWN OF RIDGEFIELD
DIRECTOR OF PURCHASING
BID NUMBER: 21-03
400 MAIN STREET
RIDGEFIELD, CT 06877**

Bids must be received no later than the date and time stated above at the Purchasing Director's via FAX or email only. If you do not have fax or email access, please see contact information below. **For further information**, please call **Jacob Muller** at (203) 431-2720 or E-Mail at purchasing@ridgefieldct.org

Results may be viewed at www.ridgefieldct.org in the Purchasing Section under Departments after the bid opening.

Bid Documents available at www.ridgefieldct.org in “Governments” “View All Departments” – “Purchasing” – “Bid Notices”

Town of Ridgefield
Director of Facilities
Energy Conservation & Building Maintenance

Request for Proposal
Solar Photovoltaic System Installation
Ridgefield High School
July 2020

Project Description

The Town of Ridgefield is requesting proposals from pre-qualified contractors of the CT Greenbank for the installation of a 249-kW (AC) solar photovoltaic systems on select roof areas of the Ridgefield High School. The goal of the proposal is to install a system that reduces the electrical costs incurred by the High School while utilizing the funding source the CT Greenbank provides through a twenty (20) year power purchase agreement. In general, the successful contractor shall submit a proposal that provides a “turnkey” solar photovoltaic system this school which includes all labor, materials, tools, and equipment necessary to engineer, install, construct and maintain for a period of twenty years all equipment necessary to fulfill the requirements of the CT Greenbank including but not limited to and subject to the following:

Technical Requirements:

1. The project location is: Ridgefield High School, 700 N. Salem Road, Ridgefield, CT 06877
2. Service agreements for the school building and electrical utility billings are attached.
3. The site location plan showing the roof areas available for accepting solar photovoltaic system equipment, excerpted roof condition report, and roof condition photographs are attached.
4. The size of the installed solar photovoltaic system shall not exceed 249 kw AC as required under the service agreement.
5. The project shall be funded through the CT Greenbank as a twenty-year power purchase agreement and shall include a twenty (20) year maintenance agreement.
6. The Contractor shall provide an analysis of the existing roofing system for each school which shall be completed by a Connecticut licensed structural engineer to determine the suitability of the existing roofing system to safely support the PV system under all anticipated dead and live loads. The stamped analysis shall be submitted to the Town of Ridgefield for review prior to the actual installation of the solar photovoltaic system. Existing drawings of the schools are available for review at the Office of the Building Official, 66 Prospect Street, Ridgefield, CT during normal business hours.

7. The Contractor shall provide a structural engineering analysis and supporting documentation submitted by a Connecticut licensed structural engineer certifying that the installed solar photovoltaic system can support any local applicable seismic, wind and snow load activity.
8. The contractor shall make a determination of the existence of any hazardous materials within the project areas and shall certify that no hazardous materials are utilized within his equipment or his installation procedures.
9. At a minimum, the system shall consist of the supply and installation of a solar photovoltaic generation system, mounting structure, terminal and combiner boxes, quick-connect electrical connectors, conduit, DC wiring, DC disconnect, grid-connected inverter, AC disconnect, AC wiring, all metering equipment, a system monitoring and data retrieval system, and everything necessary to interconnect with the electrical distribution system and provide a fully functioning solar photovoltaic system meeting the intent of this proposal.
10. All generating equipment shall be certified by Underwriter Laboratories (UL). The system shall be comprised of UL listed components.
11. The design, construction, and finalized installation shall be completed in accordance with the latest applicable version of the National Electrical Code (NEC), Uniform Building Code (UBC), , International Building Code (IBC), American Society of Civil Engineers (ASCE), American Society of Mechanical Engineers (ASME), American Society for Testing and Materials (ASTM), American National Standards Institute (ANSI), Underwriters Laboratory (UL), Institute of Electrical and Electronics Engineers (IEEE), American Concrete Institute (ACI), Connecticut Occupational Safety and Health (Conn-OSHA), all Federal, State, and Local construction and interconnections codes, the specific requirements of the CT Green Bank, and the connected utility.
12. The Contractor shall obtain all required permits prior to the start of construction.
13. All electrical/electronic equipment shall have surge and lightning protection. All electrical/electronic equipment and metal surfaces shall be properly grounded as required by the NEC code as required by the equipment manufacturer for protection of personnel and equipment due to fault.
14. The material supplier shall thoroughly inspect the installation to ensure compliance with all applicable safety regulations and proper equipment operation.
15. The Contractor shall conform to all OSHA safety requirements with respect to the system's installation, site, and worker safety.
16. The Contractor shall protect the public during all phases of the project.
17. Roof-top photovoltaic mounts roofs must not require penetrating the roof. The structural design of the solar photovoltaic system shall provide for easy and cost-effective repair or replacement of the roof.
18. The Contractor shall ensure that the integrity of the roofing systems will remain intact. Any damages caused by the installation or use of the solar photovoltaic generation system to any of

19. All work completed by the Contractor shall not void the attached roof warranties.
20. Any necessary upgrades or modifications to the existing main electrical panels or new panels as required for the proper operation of the solar photovoltaic system shall be included and paid for by the Contractor.
21. The Contractor shall train the Board of Education's Facilities Maintenance staff and Town of Ridgefield's Emergency Personnel on emergency shut-off procedures.
22. The Contractor shall provide the Town of Ridgefield with final as-built documents upon completion of the project.
23. The Contractor shall abide by any and all applicable environmental laws and regulations.
24. The Contractor shall provide sanitary facilities for his workers. The Contractor's employees are prohibited from entering the school buildings except under emergency circumstances.
25. The work area shall be thoroughly cleaned by the Contractor on a daily basis and upon completion of the project.
26. The Contractor shall submit to the Board of Education a list of all employees expected to work on the site.
27. All work shall be coordinated with the Town of Ridgefield Board of Education
28. The Contractor is responsible to familiarize himself with all aspects of the existing conditions prior to submitting a bid. Arrangements for visiting the site may be made by contacting Building Facilities Manager, Brian Hubbard (203) 994-0346. Questions regarding the RFP shall be directed to Jacob Muller, Facilities & Purchasing Director, at 203-431-2720 during normal business hours. **While schools are in session, prospective bidders wishing to view the work areas must check in with the respective schools and present proper identification. Failure to do so will result in a security violation.**

Proposals:

29. The Contractor shall submit as part of this request for proposals a signed letter of intent that outlines his proposed scope of work, the estimated annual electricity generation and system size both in AC and DC, location and layout of his proposed system, and any other facts that he feels are relevant to his proposal.

The Contractor shall also submit with his proposal the following information:

- a. The completed "20 Year Flat PPA Cost to The Town of Ridgefield" sheet for each school.
- b. Cut sheets of all major components of the solar photovoltaic generation system and applicable manufacturer's literature
- c. Insurance certificates
- d. Hold Harmless Agreement
- e. Contractor's Qualification Statement
- f. Contractor's List of Subcontractors

- d. Hold Harmless Agreement
 - e. Contractor's Qualification Statement
 - f. Contractor's List of Subcontractors
 - g. Project Schedule
 - h. Acknowledgement that he has visited the sites and is familiar with the existing conditions.
30. Proposal Submission: Interested Contractors shall submit five (5) copies of their proposals contained within a sealed envelope to Jacob Muller, Purchasing Director, Town of Ridgefield, 400 Main Street, Ridgefield CT, 06877 before 11:00 AM, August 20, 2020. Proposals may not be accepted after that date.
31. Proposal Review: Proposals will be reviewed and evaluated by the Town of Ridgefield based on all information submitted. It is estimated that the review process will take two weeks to complete. The Town reserves the right to reject any and all proposals and to negotiate the terms and conditions of any proposal with any particular contractor. The Town also reserves the right to interview any or all potential contractors with respect to their proposals and to waive any error, or informality or technical defect in the proposal.
32. The Town of Ridgefield, in evaluating each proposal, may consider but not be limited to the following factors:
- a. Twenty-year flat PPA cost to the Town of Ridgefield
 - b. Contractor's letter of intent and all documents submitted as part of his proposal.
 - c. Contractor's project schedule
 - d. Contractor's references and subcontractors
 - e. Contractor's prior work and experience with the Town of Ridgefield
 - f. Similar projects completed in the past
 - g. Any other information deemed relevant

Miscellaneous:

33. The Board of Selectmen of the Town of Ridgefield reserves the right to accept or reject any or all options, bids or proposals; to waive any technicality in any proposal or part thereof, and to accept any proposal deemed to be in the best interest of the Town of Ridgefield. The Board of Selectmen may reject any proposal not deemed to be in its best interest of the Town of Ridgefield.
34. The Town of Ridgefield is not liable for any cost incurred for the preparation of proposals or submission of samples by the firms submitting proposals for the work requested in this bid document or request for proposals.
35. It is the Contractor's responsibility to determine the exact amount of effort required to meet the project's intent and reflect that effort in his submitted bid.
36. By submitting a bid, the Contractor acknowledges that he has visited the site and is aware of the conditions involved in meeting the project's intent.

37. The Town reserves the right to eliminate any item, quantity, or portion of the work that it deems to be in the best interest of the Town.
38. Any inconsistencies shall be reported to the Facilities Director. The Facilities Director shall make the final decision on any inconsistencies and their intent.
39. In accordance with the provisions of Special Act No. 77-98, as amended, and Section 12-412(a) of the Connecticut General Statutes, sales of tangible personal property and services to the Town are not subject to the Connecticut Sales and Use Tax, and such tax shall not be included as part of the bid.

FRACKING WASTE ORDANINCE NOTICE

On January 9, 2019, The Town of Ridgefield approved and adopted an Ordinance prohibiting the storage, disposal or use of fracking waste on Town of Ridgefield land and/or projects. The complete Ordinance can be viewed at the Town Clerk's Office located at 400 Main Street, Ridgefield, CT or on the town website at the following link;

<https://ecode360.com/RI2176/laws/LF1067113.pdf#search=fracking>

Bidders shall follow this Ordinance in preparation and submission of their bid.

- 1.) No materials containing natural gas or oil waste shall be utilized in providing and retaining services to construct or maintain publicly owned and/or maintained road or real property with the Town of Ridgefield.
- 2.) No materials containing natural gas or oil waste shall be utilized in the purchase or acquisition of materials to construct or maintain publicly owned and/or maintained road or real property with the Town of Ridgefield.

3.) We _____ hereby submit a bid for materials, equipment and/or labor for the Town of Ridgefield. The bid is for bid documents titled _ _____. We hereby certify under penalty of perjury that no natural gas waste or oil waste will be used by the undersigned bidder or any contractor, sub-contractor, agent or vendor agent in connection with the bid; nor will the undersigned bidder or any sub-contractor, agent or vendor agent thereof apply any natural gas waste or oil waste to any road or real property within the Town of Ridgefield as a result of the submittal of this bid if selected.

4.) The successful bidder shall submit certificates of origin for project materials, fill and other.

Signed and sealed in

the presence of:

Contractor

By_____

Date_____

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this
day on the_____ day of_____

Signed, Sealed and Delivered in the
Presence of:

Signed:

Notary Public

Supplemental Information for Bidders and General Contract Provisions

1. PREPARATION OF PROPOSALS

Proposals must be made upon forms contained herein or as directed elsewhere. The blank spaces in the Proposal must be filled in correctly where indicated. The Bidder must state the prices for which he proposes to do each item of the work contemplated. In case of discrepancy where both words and the numerals are requested, the words shall govern. Ditto marks are not considered writing or printing and shall not be used. The Bidder shall sign his Proposal correctly. If the Proposal is made by an individual, his name, post office addresses and telephone number must be shown. If made by a firm, partnership, or corporation, the Proposal must be signed by an official of the firm, partnership, or corporation authorized to sign contracts, and must show the post office address and telephone number of the firm, partnership, or corporation. Failure to do so may disqualify the bid.

Each bid must be submitted in a sealed envelope bearing on the outside the name of the Bidder, post office address, bid number, and name of the project for which the bid is submitted. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed to: The Purchasing Agent, Town Hall, and 400 Main Street, Ridgefield, CT 06877.

All information shall be entered in ink or by typewriter. Mistakes may be crossed out and corrections inserted before submission of your bid. The person signing the bid shall initial corrections in ink.

Corrections and/or modifications received after the closing time specified will not be accepted.

2. SUBMISSION OF PROPOSALS

Descriptive literature containing complete specifications must accompany each bid. If a bidder wishes to furnish additional information, more sheets may be added.

3. INCURRING COSTS

The Town of Ridgefield is not liable for any cost incurred for the preparation of proposals or submission of samples by the firms submitting proposals for the work requested in this bid document or request for proposals.

4. FAMILIARITY WITH THE WORK

Each bidder is considered to have examined the work to fully acquaint him with the exact existing conditions relating to the work and has fully informed himself as to the work involved and the difficulties and restrictions attending the performance of this bid. The submission of a bid will be considered as conclusive evidence that the bidder has made such examination.

5. CONSIDERATION OF PRIOR SERVICE

Previous performance, quality of service and merchandise will be considered.

6. ADDENDA AND INTERPRETATIONS & ALTERNATE PROPOSALS

At the time of the opening of bids each bidder will be presumed to have inspected the work and to have read and to be thoroughly familiar with all of the Contract Documents (including all addenda). The

failure or omission of any bidder to receive or examine any form, instruction or document shall in no way relieve any bidder from any obligation in respect to his bid.

If any person contemplating submitting a proposal is in doubt as to the true meaning of any part of these specifications, he may submit a written request for an interpretation to the Purchasing Agent. No interpretations as to the meaning of the plans, specifications or other Contract Documents will be made to any bidder orally. Every request for such interpretation should be in writing addressed to the Town of Ridgefield, Purchasing Agent, 400 Main Street, Ridgefield, Connecticut 06877, and to be given consideration, must be received at least five (5) days prior to the date fixed for the opening of Bids. Any and all such interpretations and any supplementary instructions will be in the form of written Addenda to the Specifications which, if issued, will be mailed by Registered Mail with Return Receipt Requested to all prospective bidders at the respective addresses furnished for such purposes, not later than three (3) days prior to the date fixed for the opening of bids. Failure of any bidder to receive any such Addendum or interpretations shall not relieve any bidder from any obligations under his bid as submitted. All Addenda so issued shall become part of the Contract Documents. Oral explanations will not be binding on the Town.

The specifications listed are to be interpreted as meaning the minimum acceptable by the Town of Ridgefield. Bidders are requested to submit quotations on the basis of these specifications. Alternative bids providing a broader scope and/or services than requested in these specifications may receive consideration providing such equipment and/or service is clearly explained. Any exceptions to the specifications requested herein must be clearly noted in writing and are to be included as a part of your bid proposal. If none are included it will be assumed that there are none.

Definition of the word "complete" means that each unit of the equipment proposed shall include all appurtenances, fasteners, parts, accessories, and services ordinarily catalogued.

An item equal to that named or described in the specifications may be furnished by the Bidder, except where expressly noted as "no substitutions." The naming of any commercial name, trademark, or other identification shall not be construed to exclude any item of any manufacturer not mentioned by name, nor limit competition, but shall establish a standard of equality only. An item shall be considered equal to the item so named or described if:

- a. It is at least equal in quality, durability, appearance, strength and design.
- b. It will perform at least equally the function imposed by the design for the work being contracted for or the material being purchased.
- c. It conforms substantially, even with deviations, to the detailed requirements for the item in the specifications.

The Bidder shall hold the Town of Ridgefield, its officers, agents, servants, and employees, harmless from liability of any nature or kind because of use of any copyrighted or uncopyrighted compositions, secret process, patented or unpatented inventions, articles or appliances furnished or used under this bid, and agrees to defend, at his own expense, any and all actions brought against the Town of Ridgefield or himself because of the unauthorized use of such articles.

7. QUOTATION LIMITATION

Bidders shall offer only **ONE ITEM AND PRICE** for each line item bid. If an or-equal item is to be bid, the bidder is to select the brand and model that meets or exceeds the specified item, and submit his

bid for that item.

8. ESTIMATE OF WORK

For bidding purposes, the work has been subdivided into unit price items. The quantities shown are to be considered as approximate only. The Purchasing Agent does not expressly or by implication agree that the actual quantity will correspond therewith, but reserves the right to increase or decrease the amount of any item or portion of the work as deemed necessary.

9. SAMPLES

Samples of articles, when required shall be furnished free of cost of any sort to the Town of Ridgefield. Samples received may be retained by the Town for future comparison. Samples which are not destroyed by testing, or which are not retained for future comparison will be returned upon request at the bidder's expense.

10. WITHDRAWAL OF BID

Bidders may withdraw their proposals at any time prior to the bid date. No agent/broker shall withdraw or cancel their proposal for a period of sixty (60) days after the bid closing date. The successful agent/broker shall not withdraw, cancel or modify their proposal.

11. POWER OF ATTORNEY

Attorneys-in-fact who sign contract bonds must file, with each bond, a certified and effectively dated copy of their power of attorney.

12. SUBCONTRACTORS

Each bidder contemplating the use of any subcontractor shall submit a list of subcontractors as listed on the Bid Form. The apparent low bidder shall file with the Town of Ridgefield, within five (5) days after the date of bid opening, a complete list of the names and addresses of competent, responsible and qualified subcontractors who are actually to perform major portions of the work. This in no way restricts or limits the requirement that all subcontractors must be approved by the Town. Subcontractors listed on the Bid Form or those previously approved may not be changed without the approval of the Town of Ridgefield. Local subcontractors, material suppliers, and labor in the Town of Ridgefield should be considered and sought insofar, as is practical in the performance of this project.

13. QUALIFICATION OF BIDDER

In determining the qualifications of a bidder, the Town may consider his record in the performance of any contracts for similar work into which he may have previously entered; and the Town expressly reserves the right to reject the bid of such bidder if such record discloses that such bidder, in the opinion of the Town, has not properly performed such contracts or has habitually, and without just cause, neglected the payment of bills or has otherwise disregarded his obligations to subcontractors, suppliers, state or local codes, men or employees of subcontractors. The Town may make such investigation as he deems necessary to determine the ability of the bidder to perform the work and the bidder shall furnish to the Town all such information and data for this purpose as the Town may request. The Town reserves the right to reject any bid if the evidence submitted by or the investigation of such bidder fails to satisfy

the Town that such bidder is properly qualified, or that such bidder misrepresented material facts in the bid documents.

14. DISQUALIFICATION OF BIDDERS

More than one proposal from an individual, firm, partnership, corporation, or an association under the same or different names will not be considered. Reasonable grounds for believing that any Bidder is interested in more than one proposal for the work contemplated will cause the rejection of all proposals in which such Bidder is interested. Any or all proposals in which such Bidder is interested will be rejected if there is reason for believing that collusion exists among the Bidders and all participants in such collusion will not be considered in future proposals for the same work. Proposals in which the prices are obviously unbalanced may be rejected. No Contract will be awarded except to competent Bidders capable of performing the class of work contemplated.

15. DELIVERY

Inasmuch as this work concerns a needed public improvement, the provisions of this bid relating to the time of delivery, performance and completion of the work are of the essence of this bid. Accordingly, the successful bidder shall commence work **upon receipt of the signed Purchase Order** unless the Town shall authorize or direct a further delay. Time of delivery shall be stated as the number of calendar days following receipt of the Purchase Order by the Bidder to receipt of the goods or services by the Town of Ridgefield. Prices quoted must include delivery to the Town of Ridgefield as specified on the Purchase Order. No charges will be allowed for parking, crating, freight, express or cartage unless specifically stated and included in this bid.

Time of delivery may be considered in the award.

16. PAYMENT (not applicable if PPA and no cost to the Town)

The Town, after inspection and acceptance of workmanship, and in consideration of the faithful performance by the Bidder of all and singular his covenants, promises, and agreements contained herein, agrees to pay the Bidder for the full completion by him of the work embraced in this Contract, within (30) Thirty Days of the receipt of the final invoice. When subcontractors or suppliers are utilized, the successful Bidder for this project shall be required to submit a Mechanics Lien Waiver, acceptable to the Town, with each progress payment and/or at time of final payment prior to any payment being made.

Time, in connection with any discount offered, will be computed from the date of delivery to the Town or from the date a correct invoice is received by the Town's Finance Department, if the latter date is later than the date of delivery. Prices will be considered as **NET**, if no cash or payment discount is shown.

The successful bidder shall submit invoices to the following address:

Town of Ridgefield
Facilities Director
400 Main Street
Ridgefield, CT 06877

IT IS UNDERSTOOD AND AGREED THAT SHOULD A BID BE ACCEPTED, IT WILL AUTOMATICALLY BECOME THE CONTRACT OR AN ADDENDUM TO ANY CONTRACT

AGREED UPON.

Notification of the bid award will be made by issuance of a purchase order. Bidders are to list their bids on the appropriate attached sheets. Bidders may attach a letter of explanation. A clear notification should be made on the standard bid sheets at the appropriate point of explanation that there is a letter of explanation attached. All bids must be NET prices.

The successful bidder shall submit an itemized invoice to the Town of Ridgefield for the work as described herein.

The bidder shall be required to submit a Mechanics Lien Waiver, acceptable to the Town of Ridgefield, with each progress payment and at time of final payment prior to any payment being made.

At the time of award the successful bidder shall be required to supply the Town of Ridgefield a Certificate of Good Standing, certifying that the corporation is in fact a valid corporation and presently licensed to conduct business in the State of Connecticut.

17. SALES TAX

Certain materials and supplies incorporated in the work of this project are exempt from Connecticut Sales Tax. The Bidder shall familiarize himself with current regulations of the State Tax Department. The tax on materials or supplies exempted by such regulations shall not be included as part of the bid. The Town will furnish the successful Bidder sales tax exemption authorization.

18. CARE AND PROTECTION OF PROPERTY

The Bidder shall take particular care to avoid damages to all private and public property and to private or public improvements within the Town's right of way. He shall make good any damages to the satisfaction of the Town. There shall be no additional compensation for the repair or restoration of private or public property improvements.

19. COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES

The Bidder shall be responsible for full compliance with any Federal, State and/or Local codes, laws, regulations and standards, as applicable.

20. AWARD

The Town of Ridgefield reserves the right to accept or reject any bid to best serve its interests, or to hold the bids for sixty (60) days before decision.

The Town reserves the right to reject any and all bids (or any part thereof), to waive defects in proposals, or to accept any proposal deemed to be in its best interest.

Exceptions will be considered to the specification provided, providing they are listed and fully explained on a separate page entitled "EXCEPTIONS TO SPECIFICATIONS"

Each exception will be considered as to its degree of impact and total effect on the bid. The purchaser shall determine which (if any taken) exceptions are acceptable, and this determination shall be final.

The Town of Ridgefield reserves the right:

- a. To award bids received on the basis of individual items, or groups of items, or on the entire list of items.
- b. To reject any or all bids, or any part thereof.
- c. To waive any informality in the bids.
- d. To accept the bid that is in the best interest of the Town of Ridgefield. The Purchasing Agent's decision shall be final.

21. INSURANCE

Insurance requirements are detailed under the attached "Insurance Requirements."

22. GUARANTEE

The bidder shall unconditionally guarantee for a period of one (1) year, except as specifically noted within these documents, from the date of acceptance, all materials, supplies, equipment, and services; including but not limited to its workmanship, delivery and installation. If within the guarantee period there are any defects or signs of deterioration the bidder shall repair, adjust or replace the item(s) to the complete satisfaction of the Town. These repairs, adjustments, or replacements are at the sole expense of the bidder and shall be made at such times that are agreeable to the Purchasing Agent so that it is least detrimental to instructional programs.

23. PERMITS

When required all licenses and permits for complying with any applicable Federal, State, and Municipal laws, codes, regulations in connection with the prosecution of the work shall be obtained by the Bidder, at no additional cost to the Town.

24. NONDISCRIMINATION IN EMPLOYMENT

The successful bidder shall agree and warrant that, in the performance of this contract, he will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, sex, religion, or national origin in any manner prohibited by State, Federal, County, or Municipal law. A certification of Non-segregated Facilities and a Certification Regarding Equal Employment Opportunity shall be considered a part of this contract.

25. MECHANICS LIEN WAIVERS

The successful Bidder shall be required to submit a Mechanics Lien Waiver, acceptable to the Town of Ridgefield, with each progress payment, and/or at time of final payment, prior to any payment made.

APPENDIX - INSURANCE REQUIREMENTS

Each bidder shall carry and maintain the following insurance coverage during the period of the contract: The Certificate of Insurance for the Limits of Liability stated below should be submitted with your bid to the Purchasing Department at Town Hall. **Bidders may not perform any work until all insurance requirements are met.**

1. **Comprehensive General Liability Insurance** as will protect him, the Town, and any subcontractor performing work covered by this Contract, from claims for damages for personal injury, including accidental or wrongful death, as well as claims for property damages, which may arise from operations under this Contract whether such operations be by himself or by any subcontractor or by anyone directly or indirectly employed by either of them. Liability insurance shall include premises and operations, products, contractual, owners, and contractors protective. The minimum amounts of such insurance shall be as follows:

- Bodily Injury Liability and Property Damage Liability:
\$1,000,000 each occurrence.
- **The Town shall be named as an Additional Insured**
This **MUST** be stated explicitly on the Certificate or you will be **Disqualified**

2. **Worker's Compensation Insurance and Employer's Liability** for all of his employees, employed at the site and in case any work is sublet, the Contractor shall require the subcontractor similarly to provide Workmen's Compensation Insurance for all employees of the later unless such employees are covered by the protection afforded by the Contractor.

- Worker's Compensation and Employer Liability:
Statutory Limits

3. **Comprehensive Auto Liability Insurance:**

- Bodily Injury Insurance and Property Damage Insurance covering the operation of all Motor Vehicles owned, hired and/or non-owned by the Contractor, or used by the Contractor in the Prosecution of the work under the Contract, shall be in the minimum of **\$1,000,000 each occurrence.**

All policies relating to this Contract shall be so written so that the Town shall be notified of cancellation or change at least thirty (30) days prior to the effective date for each policy and type of coverage except for nonpayment which shall be ten (10) days prior to the cancellation. Renewal certificate covering the renewal of all policies expiring during the life of the Contract shall be filed with the Town not less than ten (10) days before the expiration of such policies. Failure to do so will result in work stoppage and possible contract cancellation.

HOLD HARMLESS AGREEMENT

The undersigned covenants and agrees to and shall at all times indemnify, protect and save harmless the Town of Ridgefield and the Ridgefield Board of Education from and against all costs or expenses resulting from any and all losses, damages, detriments, claims, demands, cost and charges including attorney's fees the Town of Ridgefield or the Ridgefield Board of Education may directly or indirectly suffer, sustain or be subjected to by reason or on account of the work to be performed pursuant to this RFP or any activities in connection with the PPA entered into pursuant to this RFP whether such losses and damages be suffered or sustained by the Town of Ridgefield or the Ridgefield Board of Education directly or by their respective employees, licenses or invitees or be suffered or sustained by other persons or corporations who may seek to hold the Town of Ridgefield or the Ridgefield Board of Education liable therefore.

The EPC Contractor shall comply with the provisions of the Immigration Reform and Control Act of 1986 effective and enforceable as of June 6, 1987 which Act makes unlawful the hiring for employment or subcontracting individuals failing to provide documentation of legal eligibility to work in the United States. The EPC Contractor shall hold the Town of Ridgefield and the Ridgefield Board of Education harmless for the failure of the EPC Contractor to comply with the provisions of said Act.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this on the _____ day of _____

Signed, Sealed and Delivered in the
Presence of:

Notary Public

CONTRACTOR'S QUALIFICATION STATEMENT

List below references for similar projects, including all information requested. This page must be completed and submitted with the bid.

1. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

2. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

3. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

4. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

Company: _____ *Bid Title:* _____

Street: _____ *Bid No.:* _____

City, State: _____ *Telephone No.:* _____

CONTRACTOR'S LIST OF SUBCONTRACTORS

List below the subcontractors intended to be utilized for this project. This page must be completed and submitted with the bid.

1. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

2. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

3. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

4. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

Company: _____ Bid Title: _____

Street: _____ Bid No.: _____

City, State: _____ Telephone No.: _____

Power Purchase Agreement (PPA)

Twenty Year Flat PPA Cost to The Town of Ridgefield = \$_____ per kilowatt hour (kwh)

Solar Production Year	Estimated Solar Production (kwh)
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Contractor Name:

Contractor Address:

Contractor Email:

Date Submitted:

Appendix A
Ridgefield High School

- Small Class Zero Emission Project Tariff, Service Agreement
- Electric Bill
- High School Roof Areas and Types of Roofing
- Roof Condition Assessment and Roof Warranty

**STANDARD CONTRACT FOR THE PURCHASE AND SALE OF
CONNECTICUT CLASS I RENEWABLE ENERGY CREDITS**

COVER SHEET

This Standard Contract for the Purchase and Sale of Connecticut Class I Renewable Energy Credits from Low and Zero Emission Projects ("Agreement") in accordance with Conn. Gen. Stat. § 16-244(r) and 16-244(s), or 16-244(t), as applicable, is entered into as of the following date: **November 26, 2018** (the "Effective Date"). This Agreement includes this Cover Sheet together with the appendices hereto. The Parties to this Agreement are the following:

SELLER		BUYER
Town of Ridgefield	<i>Party Name</i>	The Connecticut Light and Power Company dba Eversource Energy ("Eversource Energy")
400 Main St. Ridgefield, CT 06877	<i>Address</i>	107 Selden Street Berlin, CT 06037
	<i>Business Website</i>	www.eversource.com
<input checked="" type="checkbox"/> US Federal 06-6002075 <input type="checkbox"/> Other: _____	<i>Tax ID Numbers</i>	<input checked="" type="checkbox"/> US Federal 06-0303850 <input type="checkbox"/> Other: _____
Connecticut	<i>Jurisdiction of Organization</i>	Connecticut
<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> LLP <input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other: <u>Municipality</u>	<i>Company Type</i>	<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input type="checkbox"/> LLP <input type="checkbox"/> LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Other: _____

CONTACT INFORMATION		
SELLER		BUYER
Address: 52 52 Catoonah St Ridgefield, CT 06877 Attn: Dwayne Escola Tel# 203-733-4164 Fax# Email: dwayne@nesmartenergy.com	<i>General (day to day/ administrative)</i>	Address: 107 Selden St., Berlin, CT 06037 Attn: Manager - Renewable Power Contracts Tel# 860-865-5296 Fax# 860-865-4583 Email: lrec.zrec@eversource.com
Address: 400 Main Street Ridgefield, CT 06877 Attn: Dwayne Escola Tel# 203-733-4164 Fax# Email: dwayne@nesmartenergy.com	<i>Contract</i>	Address: 107 Selden St., Berlin, CT 06037 Attn: Manager - Renewable Power Contracts Tel# 860-865-5296 Fax# 860-865-4583 Email: lrec.zrec@eversource.com
Address: 400 Main Street Ridgefield, CT 06877 Attn: Rudy Marconi	<i>Legal Notices</i>	Address: Legal Department, 107 Selden St., Berlin, CT 06037 Attn: Associate General Counsel – CT State Regulatory


Address: 400 Main Street Ridgefield, CT 06877 Attn: Rudy Marconi Tel# 203-431-2774 Fax# Email: selectman@ridgefieldct.org	Performance Assurance	Address: 107 Selden St., Berlin, CT 06037 Attn: Manager - Renewable Power Contracts Tel# 860-665-5296 Fax# 860-665-4583 Email: lrec.zrec@eversource.com
ACCOUNTING INFORMATION		
Address: 400 Main Street Ridgefield, CT 06877 Attn: Rudy Marconi Tel# 203-431-2774 Fax# Email: selectman@ridgefieldct.org	· Invoices · Payments · Settlements	Address: 107 Selden St., Berlin, CT 06037 Attn: Manager - Renewable Power Contracts Tel# 860-665-5296 Fax# 860-665-4583 Email: lrec.zrec@eversource.com
Bank: Bank Address: ABA# Acct# <input type="checkbox"/> Checking <input type="checkbox"/> Savings Other Details:	Wire Transfer Numbers (If Applicable)	Bank: Bank of America, NA Bank Address: 100 N. Tryon Street, Charlotte, NC 28202 ABA# 026009593 Acct# 0000129048 <input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings Other Details:
Attn: Rudy Marconi Address: 70 Prospect Street Ridgefield, CT 06877	Checks (If Applicable)	Attn: Manager - Renewable Power Contracts Address: 107 Selden St., Berlin, CT 06037
Bank: Bank Address: ABA# Acct# <input type="checkbox"/> Checking <input type="checkbox"/> Savings Other Details:	ACH Numbers (If Applicable)	Bank: Bank of America, NA Bank Address: 2523 Albany Ave, West Hartford, CT 06117 ABA# 011900254 Acct# 0000129048 <input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings Other Details:

The Parties hereby agree to the following provisions offered in Appendix A, the General Terms and Conditions. Select the appropriate box(es) and/or fill in the required information from each section:

Cover Sheet Elections		
Section 3.1 Facility Description	Facility Site/Location (Including Street, City or Town)	700 N. Salem Rd. Ridgefield, Connecticut 06877
	Customer Billing Account Number	51557223054
	Technology	<input type="checkbox"/> Wind <input checked="" type="checkbox"/> Solar-Fixed Tilt <input type="checkbox"/> Solar-Single Axis <input type="checkbox"/> Solar-Dual Axis <input type="checkbox"/> Hydro <input type="checkbox"/> Fuel Cell <input type="checkbox"/> Other: Fixed Tilt
	Project Size (kW)	Applicable to LREC Projects only <input type="checkbox"/> Up to 2,000 kW Applicable to ZREC Projects <input checked="" type="checkbox"/> Greater than 100 kW, but less than 250 kW <input type="checkbox"/> Between 250 kW and 1,000 kW
	Installed Capacity	249.9 kW (AC)

Section 5.2 LREC/ZREC Product	<input checked="" type="checkbox"/> Zero Emissions Class I RECs ("ZREC") <input type="checkbox"/> Low Emissions Class I RECs ("LREC")
Section 6.2 Interconnecting Utility	Eversource Energy
Section 7.1 Maximum Annual Quantity	389 Maximum Annual Quantity LRECs/ZRECs
Section 7.4 Purchase Price	\$ 88.88 per LREC or ZREC, as elected above in Section 5.2
Section 9.1 Performance Assurance (amount)	\$ 3,457.43
Section 10.3.5 Facility Uses Connecticut Manufactured, Researched or Developed Technologies	<input type="checkbox"/> Manufactured <input type="checkbox"/> Researched <input type="checkbox"/> Developed <input checked="" type="checkbox"/> N/A
Section 2.2 Delivery Term Start Date	<input type="checkbox"/> July 1, 2019 <input type="checkbox"/> October 1, 2019 <input checked="" type="checkbox"/> January 1, 2020 <input type="checkbox"/> April 1, 2020

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

Town of Ridgefield	Party Name	The Connecticut Light and Power Company dba Eversource Energy by Eversource Energy Service Company, its authorized agent
	Signature	
RUDY MARCONI	Printed Name	James S. Daly
FIRST SELECTMAN	Title	Vice President – Energy Supply

EVERSOURCE

Account Number: 5155 722 3054

Statement Date: 02/18/20

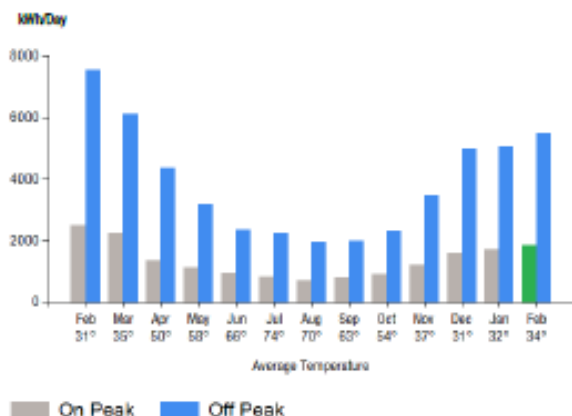
Service Provided To:
TOWN OF RIDGEFIELD PUB SCHOOLS

Total Amount Due
by 04/18/20

\$48,054.48

Amount Due On 02/14/20	\$47,607.22
Last Payment Received On 02/03/20	-\$35,722.39
Balance Forward	\$11,884.83
Total Current Charges	\$36,169.65

Electric Usage History - Kilowatt Hours (kWh)



Current Charges for Electricity

Supply

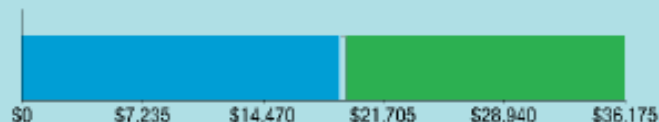
\$19,094.76

Cost of electricity from
CONSTELLATION NEWENERGY
C&I

Delivery

\$17,074.89

Cost to deliver electricity
from Eversource



Your electric supplier is

CONSTELLATION NEWENERGY C&I
1001 LOUISIANA ST
STE 2300
HOUSTON TX 77002-5089
844-636-3749

News For You

Do you need help paying your Eversource bill? We offer programs, services and partnerships to help you stay warm. Applying for Connecticut Energy Assistance Program funds through your local Community Action Agency is the first step. If you qualify, the funds are applied to your Eversource bill. The next step is to help you find the Eversource payment assistance program best suited for your needs. Text CTWARM to 898211 or call 2-1-1 to find your local agency and get help.

Remit Payment To: Eversource, PO Box 56002, Boston, MA 02205-6002

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EVERSOURCE

Account Number: 5155 722 3054

You may be subject to a 1.00% late payment charge if
the "Total Amount Due" is not received by 03/17/20

Please make your check payable to Eversource and consider adding \$1 for Operation Fuel.

To add more or make a payment today, visit Eversource.com. If mailing, please allow up to 5 business days to post.

Total Amount Due
by 04/18/20

\$48,054.48

Amount Enclosed

TOWN OF RIDGEFIELD PUB SCHOOLS
70 PROSPECT ST
RIDGEFIELD CT 06877-4621

Eversource
PO Box 56002
Boston, MA 02205-6002

EVERSOURCE

Account Number: 5155 722 3054

Customer name key: RIDG

Statement Date: 02/18/20

Service Provided To:
TOWN OF RIDGEFIELD PUB SCHOOLS

Svc Addr: 700 N SALEM RD
RIDGEFIELD CT 06877

Serv Ref: 201812005 Bill Cycle: 11

Service from 01/16/20 - 02/14/20 29 Days

Next read date on or about: Mar 16, 2020

Meter Number	Current Read	Previous Read	Current Usage	Reading Type
081004291	1175	1101	74	On Peak
081004291	3273	3052	221	Off Peak

Cust provided ID: RHS-----

Total Demand Use = 842.40 kW

74 X Meter Constant of 720 = 53280 Billed Usage

221 X Meter Constant of 720 = 159120 Billed Usage

Max Off-Peak Demand: 842.4 kW

Max On-Peak Demand: 578.2 kW

Max Off-Peak Demand: 848.2 KVA

Max On-Peak Demand: 589.7 KVA

Monthly kWh Use - On Peak

Feb	Mar	Apr	May	Jun	Jul	Aug
72720	65520	43200	33840	30240	24480	20880
Sep	Oct	Nov	Dec	Jan	Feb	
25920	26640	35280	51120	53280	53280	

Monthly kWh Use - Off Peak

Feb	Mar	Apr	May	Jun	Jul	Aug
218880	177120	138960	95760	74880	67680	59040
Sep	Oct	Nov	Dec	Jan	Feb	
64080	67680	101520	159120	156960	159120	

Total Amount Due
by 04/18/20

\$48,054.48

Electric Account Summary

Amount Due On 02/14/20	\$47,607.22
Last Payment Received On 02/03/20	-\$35,722.39
Balance Forward	\$11,884.83
Current Charges/Credits	
Electric Supply Services	\$19,094.76
Delivery Services	\$17,074.89
Total Current Charges	\$36,169.65
Total Amount Due	\$48,054.48

Total Charges for Electricity

Supplier

CONSTITUTION NEWENERGY

Service Reference: 201812005

Generation Svc Chrg**	212400.00kWh X \$0.08990	\$19,094.76
Subtotal Supplier Services		\$19,094.76

Delivery

(DISTRIBUTION RATE: 058)

Service Reference: 201812005

Prod/Trans Dmd Chrg	589.70KVA X \$8.94000	\$5,271.92
Distr Cust Svc Chrg		\$1,100.00
Distribution Dmd Chrg	848.20KVA X \$7.41000	\$6,285.16
Electric Sys Improvements***	848.20KVA X \$0.42000	\$356.24
Revenue Adj Mech On-Pk	53280.00kWh X \$-0.00011	-\$5.86
Revenue Adj Mech Off-Pk	159120.00kWh X \$-0.00011	-\$17.50
Prod/Trans CTA Dmd Chrg	589.70KVA X \$-0.08000	-\$47.18
FMCC Delivery Chrg On-Pk	53280.00kWh X \$0.02908	\$1,549.38
FMCC Delivery Chrg Off-Pk	159120.00kWh X \$0.00622	\$989.73
Combined PBC - On-Pk*	53280.00kWh X \$0.00750	\$399.60
Combined PBC - Off-Pk*	159120.00kWh X \$0.00750	\$1,193.40
Subtotal Delivery Services		\$17,074.89
Total Cost of Electricity		\$36,169.65

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Explanation of your charges

*The Combined Public Benefits Charge represents a combination of three charges formerly known as: Conservation and Load Mgmt Charge, Renewable Energy Investment Charge, and Systems Benefits Charge. This charge also includes the Conservation Adjustment Mechanism approved by the Public Utilities Regulatory Authority in Docket No. 13-11-14.

**Effective January 1, 2007, the Generation Services Charge (GSC) and the Bypassable Federally Mandated Congestion Charge (BFMCC) have been combined into the "GSC Charge" listed in the Supplier Services section of your bill. The GSC reflects all of the cost of procuring energy from Eversource wholesale suppliers. The BFMCC portion of this line item is -\$0.00040 / kWh. If you multiply this BFMCC rate by the number of kWhs on your bill, you can calculate the dollar amount associated with the BFMCC.

***Electric System Improvements: Recovers company investments that protect, strengthen or modernize the electric grid.



Account Number: 5155 722 3054

Customer name key: RIDG

Statement Date: 02/18/20

Service Provided To:
TOWN OF RIDGEFIELD PUB SCHOOLS

Total Amount Due
by 04/18/20

\$48,054.48

Continued from previous page...

Total Current Charges

\$36,169.65

Continued from previous page...

Contact Information

Emergency: 800-286-2000

www.eversource.com

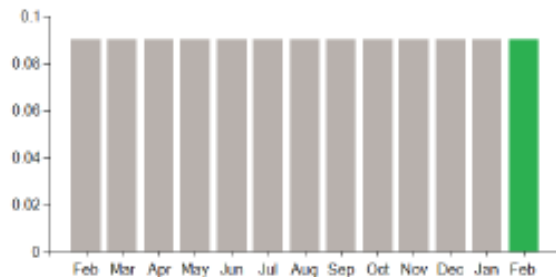
BusinessCenterCT@eversource.com

Pay by Phone: 888-783-6618

Customer Service: 888-783-6617

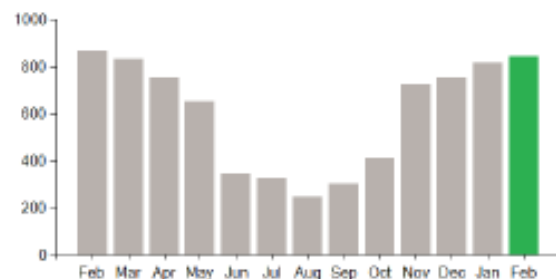
Supply Rate

Dollars / kWh



Demand Profile

Max. Demand



Important Messages About Your Account

** Please remit the Balance Forward amount of \$11884.83. This amount is due in order to avoid a possible service disconnection. Please disregard if you have made a payment or confirmed a payment arrangement. (e.g., Matching Payment Program).

Distribution Demand based on ratchet

Max KW vs Max KVA Ratio = 578.200/589.700=0.980

Power Factor at Max KVA = 578.200/589.700=0.980



Appendix A

Roof Inspection

2013 ROOF CONDITION ASSESSMENT AND RECOMMENDATIONS

**RIDGEFIELD HIGH SCHOOL
750 NORTH SALEM ROAD
RIDGEFIELD, CT**

CONSULTANT:

H. B. Fishman & Co., Inc.
300 Pleasant Valley Road
South Windsor, Connecticut 06074
Telephone: (860) 282-9036
Fax: (860) 282-7144
Email: info@hbfishman.com

CLIENT:

Attn: Mr. Charles Fisher
Town Engineer
Town of Ridgefield
66 Prospect Street
Ridgefield, CT 06877

15 November 2013

CN 12117414.2

RIDGEFIELD HIGH SCHOOL TABLE OF CONTENTS

- 1.0 2013 ROOF ASSESSMENT**
- 2.0 ROOF PLANS (2)**
- 3.0 ROOF AREA & DEFICIENCIES BY ROOF, SUMMARY**
- 4.0 ROOF WARRANTIES**
 - Firestone Building Products
 - Honeywell (3)
- 5.0 HBF PHOTOGRAPHS DATED 16 AND 25 JULY 2013**
- 6.0 FLOOR PLANS (2)**
- 7.0 EAGLEVIEW REPORT**

1.0 2013 ROOF ASSESSMENT

TOWN OF RIDGEFIELD
2013 ROOF ASSESSMENTS

BUILDING NAME: RIDGEFIELD HIGH SCHOOL
BUILDING ADDRESS: 750 NORTH SALEM ROAD
RIDGEFIELD, CT
TOTAL ROOF AREA: 164,040 SF
NUMBER OF ROOF AREAS: 25

ROOF TYPES:

COAL TAR BUR:

R-22, Phase I, Honeywell 20 yr. Warranty, expires Sept 2020	<u>10,858 SF</u>
R15-21 and 23-25, Phase II, Honeywell 20 Yr. Warranties; expire Dec 2023 and Nov 2024)	<u>98,982 SF</u>
TOTAL COAL TAR	<u>109,840 SF</u>

EPDM MEMBRANE:

Fully Adhered (Roofs 1-13)	<u>49,053 SF</u>
Ballasted (Roof 14)	<u>5,107 SF</u>
TOTAL EPDM	<u>54,160 SF</u>

(Installed 2004, Firestone 15 yr. Warranty expires March 2019)

GENERAL ROOF OBSERVATIONS:

COAL TAR BUR AREAS: Generally in fair condition with some areas of exposed felt, blisters, worn aluminum coating of bare flashings and damaged and missing wire drain screening.

EPDM ROOF AREAS: Generally in good condition with some repairs required.

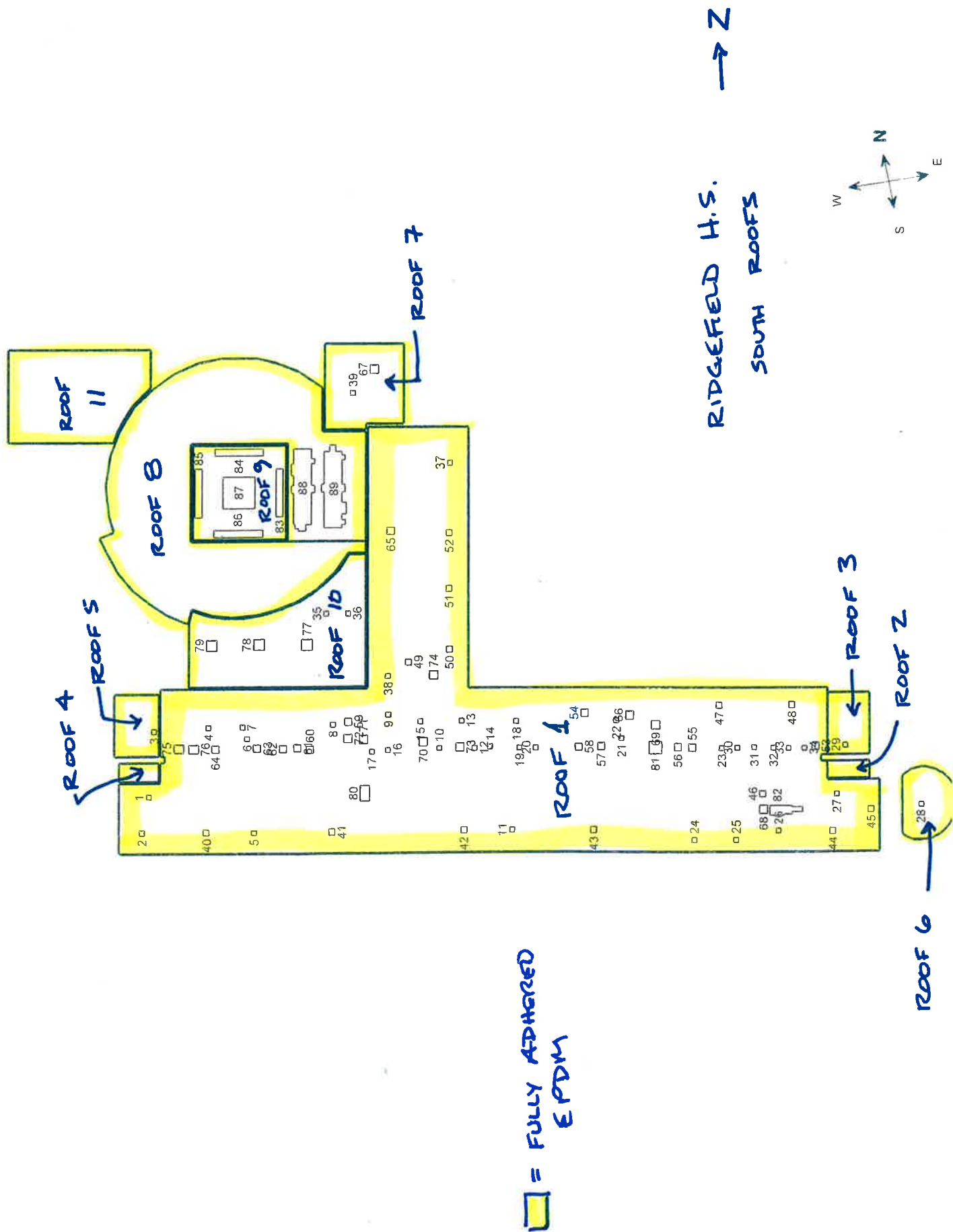
RECOMMENDED ACTIONS:

COAL TAR BUR AREAS: Repair observed deficiencies including but not limited to bare spots, exposed stripping, felts, worn base flashing coating, expansion joint covers; properly tie in new HVAC units to Coal Tar BUR on R20; repair broken blisters; cover low profile blisters with aluminum coating to limit future blister growth.

EPDM ROOF AREAS: Repair observed deficiencies including but not limited to holes, openings, failed caulking, loose walkway pads.

DATES OF INSPECTION: 16 and 25 July 2013
07/24/2020

2.0 ROOF PLANS (2)



→ Z

RIDGEFIELD H.S.
SOUTH ROOFS

4.0 ROOF WARRANTIES

RED SHIELD



WARRANTY

ROOFING SYSTEM LIMITED WARRANTY

Warranty No.: RD047239
Building Owner: TOWN OF RIDGEFIELD-BD OF EDUCATION
Building Identification: RIDGEFIELD HIGH SCHOOL
Building Address: 700 NO SALEM RD, RIDGEFIELD, CT, 06877
Warranty Period Of: FIFTEEN (15) Years Beginning on: 03/15/04
Roofing Contractor: SILKTOWN ROOFING (04832)

FBPCO #AA4734

Square Footage: 52800 s.f.

For the warranty period indicated above, Firestone Building Products Company ("Firestone"), a division of BFS Diversified Products, LLC, a Delaware limited liability company, warrants to the Building Owner ("Owner") above that Firestone will, subject to the Terms, Conditions and Limitations set forth below, repair any leak in the Firestone Roofing System ("System").

TERMS, CONDITIONS AND LIMITATIONS

1. The System is limited to mean the Firestone brand membranes, Firestone brand insulation, and other Firestone brand accessories when installed in accordance with Firestone technical specifications.
2. In the event any leak should occur in the System: (a) The Owner must give written notice to Firestone within thirty (30) days of any occurrence of a leak. By so notifying Firestone, the Owner authorizes Firestone or its designee to investigate the cause of the leak. (b) If upon investigation, Firestone determines that the leak is not excluded under the Terms, Conditions and Limitations set forth in this limited warranty, the Owner's sole and exclusive remedy and Firestone's liability will be limited to the repair of the leak. (c) Should the investigation reveal that the leak is excluded under the Terms, Conditions and Limitations, the Owner is responsible for payment of the investigation costs. Failure by Owner to pay for these costs shall render this Red Shield Roof System Limited Warranty ("Limited Warranty") null and void. Firestone will advise the Owner of the type and/or extent of repairs required to be made at the Owner's expense that will permit this Limited Warranty to remain in effect for the unexpired portion of its term. Failure by the Owner to properly make these repairs in a reasonable manner using a Firestone licensed applicator and within a reasonable time shall render this Limited Warranty null and void. (d) Any dispute, controversy or claim between the Owner and Firestone concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Firestone do not resolve the dispute, controversy or claim in mediation, the Owner and Firestone agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the courts of Hamilton County in the state of Indiana or the United States District Court, Southern District of Indiana, Indianapolis Division. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.
3. Firestone shall have no obligation under this Limited Warranty unless and until Firestone and the licensed applicator have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, or incidental to, the System.
4. Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a leak or damage is caused by: (a) Natural forces, disasters, or acts of God including, but not limited to: winds in excess of 55 MPH; hurricanes, tornadoes, hail, lightning, earthquakes, atomic radiation, insects, or animals. (b) Any act(s), conduct or omission(s) by any person, or act(s) of war, which damages the System or which impairs the System's ability to resist leaks. (c) Failure by the Owner to use reasonable care in maintaining the System; said maintenance to include, but not limited to those items listed on the reverse side of this Limited Warranty titled "Building Envelope Care and Maintenance Guide". (d) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, etc. (e) Condensation or infiltration of moisture in, through, or around the walls, copings, rooftop hardware or equipment, building structure or underlying or surrounding materials. Firestone specifically excludes any damage to the Firestone insulation or roof system that may come from moisture within the roof deck or existing roof system. (f) Any acid, oil, harmful chemical, chemical or physical reaction and the like which comes in contact with the System, which damages the System, or which impairs the System's ability to resist leaks. (g) Alterations or repairs to the System not approved in writing by Firestone. (h) The architecture, engineering, construction or design of the roof, roofing system, or building. Firestone does not undertake any analysis of the architecture or engineering required to evaluate what type of roof system is appropriate. (i) A change in building use or purpose. (j) Failure to give proper notice as set forth in paragraph 2(a) above.
5. This Limited Warranty shall be transferable subject to Firestone inspection, written approval, and payment of the current transfer fee.
6. During the term of this Limited Warranty, Firestone, its designated representative or employees shall have free access to the roof during regular business hours. In the event that roof access is limited due to security or other restrictions, Owner shall reimburse Firestone for all reasonable costs incurred during inspection and/or repair of the System that are due to delays associated with said restrictions. Owner shall be responsible for the removal and replacement of any overburdens, superstrate or overlays, either permanent or temporary, excluding accepted stone ballast or pavers, as necessary to expose the system for inspection and/or repair.
7. Firestone's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty.
8. This Limited Warranty shall be governed and construed in accordance with the laws of the State of Indiana without regard to conflict of laws.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION OR PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE. THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED, OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF FIRESTONE. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

FIRESTONE BUILDING PRODUCTS COMPANY

By: George Furman

Authorized
Signature:
Title:

George Furman
Manager, Contract Services

Honeywell

Warranty Number: N0220000346

Date Issued: September 28, 200

BLACK ARMOR ® NDL ROOFING SYSTEM WARRANTY

BUILDING NAME: Ridgefield High School
ADDRESS: 700 North Salem Road
Ridgefield, CT 06877

BUILDING OWNER: Town Of Ridgefield
ADDRESS: 400 Main Street
Ridgefield, CT 06877

ROOFING CONTRACTOR: The Hartford Roofing Company,
ADDRESS: Inc.
734 Hebron Avenue
Glastonbury, CT 06033

ROOFING SPEC: RP-41

FLASHING SPEC: S-250

INSULATION THICKNESS

.5" Armor Lite, 1.5" Armor-R Plus, Tapered
Armor-R Plus 1/4" per ft.

INSULATION R-VALUE: n/a

ROOF AREA: 109

FLASHING AREA: 42

TOTAL INSTALLED COST

COMPLETION DATE: September 06, 200

HONEYWELL INTERNATIONAL, INC., A DELAWARE CORPORATION, WARRANTS to the above named Building Owner that, when the above specified roofing system is installed in accordance with current Honeywell International, Inc. specifications and details, Honeywell International, Inc., subject to the conditions contained herein, for a period of 20 years from the Completion Date stated above, will at its expense, repair or cause to be repaired the Roofing System described in this Warranty to the extent necessary to return the Roof System to a watertight condition.

TERMS OF COVERAGE

During the Warranty period, Honeywell International, Inc. will take appropriate action, as necessary, to return the Roof System to a watertight condition only when leaks result from any of the following causes.

1. Defects in workmanship or ordinary wear and tear of the Black Armor Roofing Membrane and the approved base flashing.
2. Blisters, bare spots, fishmouths, wrinkles, ridges, and splits in the built-up roofing membrane or base flashing not caused by metal work, structural movement or failures.
3. Deterioration of the membrane caused by standing water alone is not excluded from this Warranty.

CONDITIONS

This Warranty is valid only when the roofing and flashing specifications identified above incorporating Black Armor coal tar, felts and base flashing are applied by a Honeywell International, Inc. "Authorized Contractor" in accordance with Honeywell International, Inc. applicable specifications and details. If the roofing system utilizes insulation, that insulation must be supplied or approved by Honeywell International, Inc. All smooth surfaced flashing systems must be re-coated with aluminum roof coating at least every five years.

Honeywell shall have no obligation under this warranty unless and until Honeywell, the authorized applicator, and material suppliers have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, incidental to, the Roof System.

SHOULD A LEAK OCCUR

In the event of a leak, it must be reported, in writing upon discovery to: Honeywell Commercial Roofing Systems, 2000 Regency Parkway, Suite 255, Cary, NC 27511. (Fax: 919/461-4720)

Emergency Repairs

If emergency conditions exist and immediate temporary repairs are required to avoid building damage, Honeywell International, Inc. will reimburse the Building Owner for those reasonable repair expenses which would have otherwise been Honeywell International, Inc.'s responsibilities but for the emergency condition.

Upon proper notification, Honeywell International, Inc. will arrange to inspect the roof and

RECEIVED

OCT 23 2000

Honeywell

Warranty Number: BT20040042

Date Issued: November 14, 2005

TITANIUM ROOFING WARRANTY

BUILDING NAME: Ridgefield Hi School - Phase II
ADDRESS: 700 North Salem Road
Ridgefield, CT

ROOFING SPEC: RP-41-4

FLASHING SPEC: B-250-A-C

INSULATION THICKNESS:
Armor-R Plus 1", Armor Lite .5"-1.5"

BUILDING OWNER: Town Of Ridgefield - H.S.
ADDRESS: 700 North Salem Road
Ridgefield, CT

INSULATION R-VALUE: n/a

ROOF AREA: 533

FLASHING AREA: 52

ROOFING CONTRACTOR: Silktown Roofing, Inc.
ADDRESS: 27 Pleasant Street
Manchester, CT 06040

TOTAL INSTALLED COST: \$0.00

COMPLETION DATE: November 29, 2004

HONEYWELL INTERNATIONAL, INC., A DELAWARE CORPORATION, WARRANTS to the above named Building Owner that, when the above specified roofing system is installed in accordance with current Honeywell International, Inc. specifications and details, Honeywell International, Inc., subject to the conditions contained herein, for a period of 20 years from the Completion Date stated above, will at its expense, repair or cause to be repaired the Roofing System described in this Warranty to the extent necessary to return the Roof System to a watertight condition.

TERMS OF COVERAGE

During the Warranty period, Honeywell International, Inc. will take appropriate action, as necessary, to return the Roof System to a watertight condition only when leaks result from any of the following causes.

1. Defects in workmanship or ordinary wear and tear of the roofing membrane and the approved base flashing.
2. Blisters, bare spots, fishmouths, wrinkles, ridges, and splits in the built-up roofing membrane or base flashing not caused by metal work, structural movement or failures.
3. Deterioration of the membrane caused by standing water alone is not excluded from this Warranty.

CONDITIONS

This Warranty is valid only when the roofing and flashing specifications identified above incorporating Honeywell materials are applied by a Honeywell International, Inc. "Authorized Contractor" in accordance with Honeywell International, Inc. applicable specifications and details. If the roofing system utilizes insulation, that insulation must be supplied or approved by Honeywell International, Inc. All smooth surfaced flashing systems must be re-coated with aluminum roof coating at least every five years.

Honeywell shall have no obligation under this warranty unless and until Honeywell, the authorized applicator, and material suppliers have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, or incidental to, the Roof System.

SHOULD A LEAK OCCUR

In the event of a leak, it must be reported, in writing upon discovery to: Honeywell Roof Warranty Services, 1807 Garner Station Blvd., Raleigh, NC 27603. (Fax: 919-461-4720)

Emergency Repairs

If emergency conditions exist and immediate temporary repairs are required to avoid building damage, Honeywell International, Inc. will reimburse the Building Owner for those reasonable repair expenses which would have otherwise been Honeywell International, Inc.'s responsibilities but for the emergency condition.

Upon proper notification, Honeywell International, Inc. will arrange to inspect the roof and

if Honeywell International, Inc. determines that the leak is its responsibility, Honeywell International, Inc. will, at its expense, take appropriate steps to return the roofing system to a watertight condition. If the roofing system experiences

Honeywell

Warranty Number: BT20030172

Date Issued: November 14, 2005

TITANIUM ROOFING WARRANTY

BUILDING NAME: Ridgefield High School - Phase II
ADDRESS: 700 North Salem Rd.
Ridgefield, CT

BUILDING OWNER: Town Of Ridgefield - H.S.
ADDRESS: 700 North Salem Rd.
Ridgefield, CT

ROOFING CONTRACTOR: Silktown Roofing, Inc.
ADDRESS: 27 Pleasant Street
Manchester, CT 06040

ROOFING SPEC: RP-41-4

FLASHING SPEC: B-250-A-C

INSULATION THICKNESS:
Armor-R Plus 1.5", Armor Lite .75"

INSULATION R-VALUE: n/a

ROOF AREA: 520

FLASHING AREA: 46

TOTAL INSTALLED COST: \$0.00

COMPLETION DATE: December 01, 2003

HONEYWELL INTERNATIONAL, INC., A DELAWARE CORPORATION, WARRANTS to the above named Building Owner that, when the above specified roofing system is installed in accordance with current Honeywell International, Inc. specifications and details, Honeywell International, Inc., subject to the conditions contained herein, for a period of 20 years from the Completion Date stated above, will at its expense, repair or cause to be repaired the Roofing System described in this Warranty to the extent necessary to return the Roof System to a watertight condition.

TERMS OF COVERAGE

During the Warranty period, Honeywell International, Inc. will take appropriate action, as necessary, to return the Roof System to a watertight condition only when leaks result from any of the following causes.

1. Defects in workmanship or ordinary wear and tear of the roofing membrane and the approved base flashing.
2. Blisters, bare spots, fishmouths, wrinkles, ridges, and splits in the built-up roofing membrane or base flashing not caused by metal work, structural movement or failures.
3. Deterioration of the membrane caused by standing water alone is not excluded from this Warranty.

CONDITIONS

This Warranty is valid only when the roofing and flashing specifications identified above incorporating Honeywell materials are applied by a Honeywell International, Inc. "Authorized Contractor" in accordance with Honeywell International, Inc. applicable specifications and details. If the roofing system utilizes insulation, that insulation must be supplied or approved by Honeywell International, Inc. All smooth surfaced flashing systems must be re-coated with aluminum roof coating at least every five years.

Honeywell shall have no obligation under this warranty unless and until Honeywell, the authorized applicator, and material suppliers have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, or incidental to, the Roof System.

SHOULD A LEAK OCCUR

In the event of a leak, it must be reported, in writing upon discovery to: Honeywell Roof Warranty Services, 1807 Garner Station Blvd., Raleigh, NC 27603. (Fax: 919-461-4720)

Emergency Repairs

If emergency conditions exist and immediate temporary repairs are required to avoid building damage, Honeywell International, Inc. will reimburse the Building Owner for those reasonable repair expenses which would have otherwise been Honeywell International, Inc.'s responsibilities but for the emergency condition.

Upon proper notification, Honeywell International, Inc. will arrange to inspect the roof and

· if Honeywell International, Inc. determines that the leak is its responsibility, Honeywell International, Inc. will, at its expense, take appropriate steps to return the roofing system to a watertight condition. If the roofing system experiences

reoccurring leaks (more than two (2) in a given roof area) during a twelve (12) month period, the Building Owner may request Honeywell International, Inc. inspect the roof area experiencing such leaks. Honeywell International, Inc., Technical Services Department or its representative, will make this inspection. Honeywell International, Inc. will follow the recommendations of its Technical Services Department as to the appropriate remedy; or

- if the leaks are not the responsibility of Honeywell International, Inc. under the terms of this Warranty, Honeywell International, Inc. will advise the Building Owner of repairs required to make the roof membrane watertight. The cost of such repairs will be the responsibility of the Building Owner. If such repairs are properly made, in a timely manner, by an authorized Honeywell International, Inc. contractor, the warranty will remain in effect. Failure to make repairs in a proper and timely fashion will void any further obligation by Honeywell International, Inc. under this Warranty.

LIMITATIONS

This Warranty is not a maintenance agreement or an insurance policy. It does not obligate Honeywell International, Inc. to repair or replace the roofing system for leaks resulting from any of the following or to assume any liability for any Codes or Ordinances:

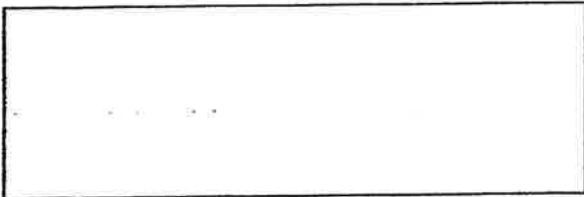
1. Natural disasters, including but not limited to floods, lightning, hail, earthquakes, gales, etc.
2. Structural movement or failure or movement of any material underlying the roofing membrane and base flashing.
3. Acts of negligence, abuse, misuse and vandalism.
4. Infiltration or condensation of moisture in, through, or around walls, ceilings, rooftop equipment, building structures and underlying or surrounding materials.
5. Modifications of the roof which are made without prior approval of Honeywell International, Inc. or failure of Building Owner to make repairs not covered under this Warranty.
6. Repair work by any contractor other than a Honeywell "Authorized Contractor" or use of unapproved material.
7. Traffic and/or storage of materials on the roof or failure to remove debris from roof.
8. Material supplied or manufactured by others, unless otherwise approved.
9. Aesthetic irregularities or normal aging effects which do not constitute a loss of watertight integrity are not sufficient cause for repair or replacement by Honeywell International, Inc.

This Warranty may be transferred to a subsequent building owner only if: a) Building Owner provides written notification of any transfer of ownership to Honeywell International, Inc., 1807 Garner Station Blvd., Raleigh, NC 27603 within 30 days of such transfer; b) Any repairs required by Honeywell International, Inc. after an inspection of the roof is made; and c) Building Owner pays to Honeywell International, Inc. at the above address the then current published warranty transfer fee and inspection fee.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, HONEYWELL INTERNATIONAL, INC. DISCLAIMS ANY IMPLIED WARRANTY, INCLUDING A WARRANTY OF THE MERCHANTABILITY AND A WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR LIMITS SUCH WARRANTY TO THE DURATION AND THE EXTENT OF THE EXPRESS WARRANTY REPRESENTED BY THIS WARRANTY. HONEYWELL INTERNATIONAL, INC.'S EXCLUSIVE RESPONSIBILITY AND LIABILITY UNDER THIS WARRANTY IS TO MAKE REPAIRS THAT MAY BE NECESSARY TO MAINTAIN THE ROOFING SYSTEM IN A WATERTIGHT CONDITION IN ACCORDANCE WITH THE OBLIGATIONS WHICH ARE HONEYWELL'S RESPONSIBILITY UNDER THIS WARRANTY. HONEYWELL INTERNATIONAL, INC. WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES TO THE STRUCTURE OR ITS CONTENTS, LOSS OF TIME OR PROFITS, OR ANY INCONVENIENCE. HONEYWELL INTERNATIONAL, INC. SHALL NOT BE LIABLE FOR ANY DAMAGES WHICH ARE BASED UPON NEGLIGENCE, BREACH OF WARRANTY, STRICT LIABILITY OR ANY OTHER THEORY OF LIABILITY OTHER THAN THE EXCLUSIVE LIABILITY SET FORTH IN THIS WARRANTY. INCIDENTAL AND CONSEQUENTIAL DAMAGES (INCLUDING BUT NOT LIMITED TO DAMAGE TO THE BUILDING OR ITS CONTENTS) SHALL NOT BE RECOVERABLE EVEN IF THE REMEDIES OR THE ACTIONS PROVIDED FOR HEREIN FAIL OF THEIR INTENDED PURPOSE. THIS WARRANTY SHALL BE GOVERNED BY THE LAWS OF THE STATE OF NEW JERSEY.

NO ONE IS AUTHORIZED TO CHANGE, ALTER OR MODIFY THE PROVISIONS OF THIS WARRANTY OTHER THAN AN AUTHORIZED REPRESENTATIVE OF HONEYWELL INTERNATIONAL, INC., LOCATED AT HONEYWELL INTERNATIONAL, INC.'S OFFICES IN RALEIGH, NORTH CAROLINA.

Exclusions:



Honeywell International, Inc.

By:

Date:

Frank O. Moore
11-14-05

7.0 EAGLEVIEW REPORT

Precise Aerial Measurement Report

Prepared for you by H.B. FISHMAN CO. INC.



750 North Salem Road, Ridgefield, CT 06877

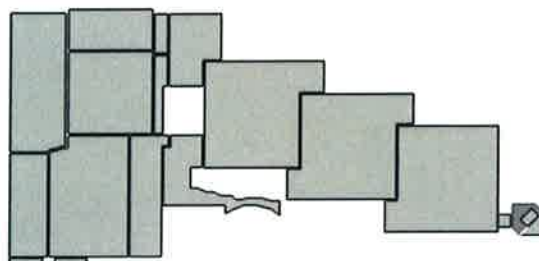
RIDGEFIELD H.S. - NORTH ROOFS



H.B. FISHMAN & CO., INC.
construction consultants

H.B. FISHMAN CO. INC.
300 PLEASANT VALLEY ROAD
SOUTH WINDSOR, CT 06074

John Wooten
tel. 860-528-6036
email: jrw@hbfishman.com

750 North Salem Road, Ridgefield, CT 06877

In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 6843468
Building: 1

Roof Details

Total Roof Area = 122,429 sq ft
Total Roof Facets = 19
Predominant Pitch = 0/12
Number of Stories > 1
Total Ridges/Hips = 0 ft
Total Valleys = 0 ft
Total Rakes = 0 ft
Total Eaves = 108 ft
Total Penetrations = 164
Total Penetrations Perimeter = 3,414 ft
Total Penetrations Area = 4,893 sq ft

Report Contents

Images 2
Length Diagram 5
Pitch Diagram 6
Area Diagram 7
Notes Diagram 8
Penetrations Diagram 9
Report Summary 10
Additional Property Information 12

Contact: John Wooten
Company: H.B. FISHMAN CO. INC.
Address: 300 PLEASANT VALLEY ROAD
SOUTH WINDSOR CT 06074
Phone: 860-528-6036

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

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Images

The following aerial images show different angles of this structure for your reference.

Top View



Report: 6843468

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H.B. FISHMAN CO. INC.

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North Side



South Side



Report: 6843468

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East Side



West Side



Report: 6843468

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Precise Aerial Measurement Report

Prepared for you by H.B. FISHMAN CO. INC.



750 North Salem Road, Ridgefield, CT 06877

RIDGEFIELD H.S. - SOUTH ROOFS

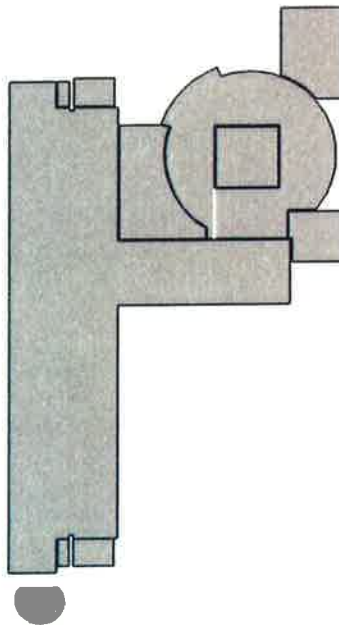


H.B. FISHMAN & CO., INC.
construction consultants

H.B. FISHMAN CO. INC.
300 PLEASANT VALLEY ROAD
SOUTH WINDSOR, CT 06074

John Wooten
tel. 860-528-6036
email: jrw@hbfishman.com

750 North Salem Road, Ridgefield, CT 06877



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 6843469
Building: 2

Roof Details

Total Roof Area = 42,849 sq ft
Total Roof Facets = 11
Predominant Pitch = 0/12
Number of Stories > 1
Total Ridges/Hips = 0 ft
Total Valleys = 0 ft
Total Rakes = 0 ft
Total Eaves = 0 ft
Total Wall Area = sq ft
Total Wall Facets =
Total Penetrations = 89
Total Penetrations Perimeter = 1,320 ft
Total Penetrations Area = 1,617 sq ft

Report Contents

Images 2
Length Diagram 5
Pitch Diagram 6
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Additional Property Information 12

Contact: John Wooten
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Page 1

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Top View



Report: 6843469

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North Side



South Side



Report: 6843469

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East Side



West Side



Report: 6843469

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