

## PSF Solar Array RFP - Questions following Site Visit Answered

1. Can you provide manufacturer information on all comms and radio equipment mounted on the roof so we can better understand frequencies and specs involved to avoid any potential interference from the PV array?
  - a. Burlington Communications is the best contact for Police Dept. radio specs and concerns – Eric Field, Service Team Leader, President, 800-834-7092, [eric.field@burlingtoncommunications.com](mailto:eric.field@burlingtoncommunications.com) RE: Lebanon, NH, Police Dept. experience with interference from optimizer modules made by certain manufacturers.
  - b. Procom Services is the best contact for Fire Dept. radio specs and concerns – Josh Little, 413-743-8100, [Josh@pcsradios.com](mailto:Josh@pcsradios.com) .
2. Can you provide warranty information for the roof membrane so we can understand the product (material type, thickness, etc.) and how to work with it to maintain the warranty?
  - a. See Academy Roofing Corporation Warranty, Casey Gibson, President. Carlisle Total Roofing System, date of completion 5/31/2022.
3. Can you please provide both sides of an electric bill for each account at the facility? This will allow us to appropriately size the system.
  - a. GMP Acct # 12420000007 bill provided for 01/02/26-02/03/26 for 40 Beaver Street, Wilmington, Vermont 05363-0217; see attached.
4. What areas of the roof will you need access to or a clear path to beyond the standard code setbacks?
  - a. *Any area that would likely need repairs because they protrude from the rooftop (i.e., solar light bubble), and all radio communications, including distance from the antenna or transmitters to remove sources of interference. The goal is to reach potential problem areas without removing solar panels.*
5. Is domestic content or prevailing wage required?
  - a. *Domestic content, as defined under IRC Section 45(b)(9) and related Treasury guidance, is not required for this project; however, bidders are encouraged to identify and separately price any project configurations that may qualify the project for the domestic content bonus credit.*
  - b. *Prevailing wage is not required.*



## ROOF WARRANTY

**RE: Wilmington Public Safety Facility  
40 Beaver Street  
Wilmington, VT 05363**

We hereby warrant that the EPDM roofing, sheet metal, and flashings, which we have installed at **Wilmington Public Safety Facility**, in Wilmington, VT has been done in strict accordance with the drawings and specifications. We agree to repair or replace or cause to be repaired or replaced any or all of work which may prove to be defective in workmanship or materials, together with any adjacent work which requires repair or replacement because of our defective work, within a period of two (2) years from date of substantial completion **May 31, 2022** ordinary wear and tear and unusual abuse or neglect are **excluded** from warranty.

Contractor: Academy Roofing Corporation

Authorized By: \_\_\_\_\_

Casey Gibson

Title: President

Date: July 6, 2022

**WARRANTY NO.:** 1565922  
**BUILDING OWNER:** TOWN OF WILMINGTON  
**NAME OF BUILDING:** WILMINGTON PUBLIC SAFETY FACILITY  
**BUILDING ADDRESS:** 40 BEAVER STREET WILMINGTON, VT  
**DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM:** 5/31/2022  
**DATE OF ISSUE:** 5/31/2022

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing Applicator for a period of 20 years, commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond 20.5 years, subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following newly installed Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Insulation Adhesives and any other newly installed Carlisle brand products utilized in this installation.

#### **TERMS, CONDITIONS, LIMITATIONS**

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak. Carlisle shall have sole responsibility in determining the method of repair of the area.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
  - (a) The Carlisle Total Roofing System is damaged by: natural disasters, lightning, fire, insects, animals, windblown debris or objects, earthquakes, tornados, hail, hurricanes, and winds of (3 second) peak gust speeds of 55 mph or higher measured at 10 meters above ground; or
  - (b) Loss of integrity of the building envelope and/or structure, including, but not limited to, partial or complete loss of roof decking, wall siding, windows, roof top units, doors or other envelope components; or
  - (c) All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements.
  - (d) The Carlisle Total Roofing System is damaged by any acts, accidents, misuse, abuse, vandalism, civil disobedience or the like; or
  - (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
  - (f) Deterioration of metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or

- (g) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System; or
- (h) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture; or
- (i) The Carlisle Authorized Applicator or any additional contractor or subcontractor failed to follow Carlisle's published specifications and details for the approved system assembly or failure to correct all installation deficiencies listed in any Carlisle inspection report.

4. This Warranty shall be null and void if any of the following shall occur:

- (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
- (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Guide which accompanies this Warranty.

5. In addition, it shall be Owner's sole responsibility to remove and re-install at Owner's expense, all obstructions, including, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens, utilities or other overburden from the affected area as determined by Carlisle that would hinder or impede repairs being made in the most expedient and least expensive manner possible. Owner shall be responsible for all costs associated with any loss of power generation in the event that removal of a solar array is required to repair the roofing system.

6. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.

7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and/or warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.

8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

9. Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants or biological agents.

10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.

11. This warranty shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures, including a transfer fee and an inspection of the Roofing System by a Carlisle representative.

12. Any dispute, controversy or claim between the Owner and Carlisle concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Carlisle do not resolve the dispute, controversy or claim in mediation, the Owner and Carlisle agree that any and all suits, proceedings, or claims shall be filed in either the state courts of Cumberland County, Pennsylvania or in the United States District Court for the Middle District of Pennsylvania. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.

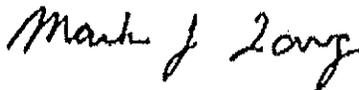
13. Roof System Design Assembly: Carlisle, as manufacturer of commercial roofing products with the sole purpose of offering products for an Owner, design professional, architect, consultant, or engineer when designing/choosing a roof system assembly, assumes no liability nor implies to the suitability of the products for any particular assembly or specific building operation or structure. The Owner, design professional, architect, consultant, or engineer is solely responsible for the assembly chosen for a particular building structure to include the responsibility to properly calculate wind uplift values, design dead loads and live loads, and suitability and condition of building envelope substrate, decking, parapets, drainage, slope, and other attributes pertaining to the performance of the roof system assembly.

14. The Carlisle Authorized Applicator or any additional contractor or subcontractor are not agents of Carlisle.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE CARLISLE ROOFING SYSTEM HAS BEEN INSTALLED.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Mark J. Long



AUTHORIZED SIGNATURE

TITLE: Director, Technical and Warranty Services

This Warranty Expires: 5/30/2042

## Carlisle Care and Maintenance Guide

In order to ensure the long-term performance of your Roofing System and continued warranty service and coverage, regular rooftop maintenance inspections are necessary. While normal aging will occur on all roofs, if not detected early, problems stemming from abuse, contamination, accidents and severe weather can result in extensive and costly repairs or premature failure of the roofing system. Single-ply Roofing Systems are typically low-slope and easy to inspect, but caution must be taken to ensure safety. Carlisle disclaims and assumes no liability for any rooftop activity.

- Owner must retain records related to the Roofing System. Such records include, but are not limited to: the warranty document and serial number, maintenance inspection logs, rooftop traffic logs, service logs, and invoices for work performed on the roofing system.
- Inspect the roof at least every six months (preferably spring and fall) and immediately following any weather event that includes excessive rainfall, high winds and/or hail warnings. Increased number of rooftop maintenance inspections may be required on some roofs as the location may dictate, such as higher trees near the building which will accumulate leaves and debris on the roof and have adverse effects on drainage. In addition, rooftop maintenance inspections should occur after regular maintenance of any rooftop unit.

When inspecting the Roofing System, pay special attention to the following:

- Walls/Parapets/Roof Edge – Wind damage often begins at the perimeter of the roof. Ensure all membrane terminations and edge metal and copings are secure.
- Roof Deck Membrane – Inspect the field of the roof, scanning for damage caused by wind-blown debris or traffic.
- Penetrations/Rooftop Units – Inspect the membrane, flashings and terminations around penetrations and roof top units for possible damage from service work. Ensure the units and terminations are secure.
- Remove debris (leaves, dirt, trash, etc.) – Good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall. Debris can inhibit drainage.

### Additional Maintenance Items:

- Foot Traffic – Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule.
- Petroleum Products & Chemicals - Keep all liquids containing petroleum products or chemicals off the membrane to avoid product degradation.
- Animal Fats/Vegetable Oils: EPDM Membranes - Do not exhaust animal fats/vegetable oils directly onto EPDM roof surfaces. TPO & PVC Membranes – Animal fats/vegetable oils must be regularly removed and the rooftop surface cleaned with a mixture of soap and water.

### What to do if a leak occurs:

- After verifying the leak is through the roofing system, contact Carlisle at 1-800-233-0551 or at [www.carlisesyntec.com](http://www.carlisesyntec.com).
- If minor, emergency temporary repairs are made to a suspected leak area, use Carlisle's Lap Sealant or a good-grade rubber caulk to address the repair area (do not use asphaltic roof cement). Please note, Carlisle is not responsible for the cost associated with any emergency temporary repairs.

### Alterations to the Roofing System:

- Alterations to the Roofing System must be completed by a Carlisle Authorized Applicator. The Carlisle Authorized Applicator must notify Carlisle when the revision work is complete. The necessary form can be found on the Carlisle website via the Authorized Applicators login.

### Warranty Transfer:

- Warranties shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures. This form can be found on the Carlisle website for additional guidelines.



Contact Us:  
1.888.835.4672

LogIn:  
greenmountainpower.com

Previous Account Balance	\$3,098.21
Payments Received	-\$3,098.21
Balance Forward	\$0.00
New Charges/Adjustments due by 03/03/26	\$3,445.82

Payment due before 03/06/26 to avoid late fee



### Your Account

Bill Date 02/04/26

Account Number 1242000007  
 Account Name WILMINGTON TOWN OF  
 Usage Period 01/02/26 - 02/03/26  
 Service Address 40 BEAVER ST PUBLIC SAFETY BUILDING  
 WILMINGTON VT 05363-0217



### Your Bill

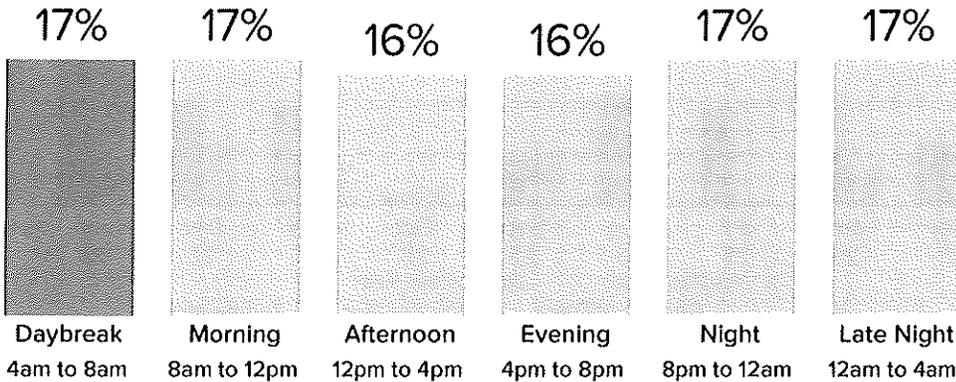
Total Amount Due

# \$3,445.82



### My Energy Use Snap Shot

Learn how you used electricity over the past service period and how that breaks down time of day. For more details visit your account at [greenmountainpower.com](http://greenmountainpower.com)



This Bill

## 16,912

kWh

Last Month

## 14,924

kWh

Continued on back



163 Acorn Lane  
Colchester, VT 05446

Contact Us: 1.888.835.4672

Bill Date	02/04/26
Account Number	12420000007
Balance Forward	\$0.00
New Charges/Adjustments due by 03/03/26	\$3,445.82

Total Amount Due **\$3,445.82**

Amount Enclosed \$ \_\_\_\_\_

SEND REMITTANCE TO:



Green Mountain Power  
PO Box 1325  
Williston VT 05495-1325



1605 1 AV 0.593 0296221-GMPS341929-ST.1GRP\_0-001605  
WILMINGTON TOWN OF  
PO BOX 217  
WILMINGTON VT 05363-0217

T:6



001242000000072000344582

Meter Number:  
E29824671

Usage Period:  
01/02/26 - 02/03/26

Usage:  
16,912

Next reading approx 03/03/26

## Message Center

Be storm ready and stay safe!

Damaging weather can happen any time of year, so stay alert to the forecast and watch for changing conditions in your area. Keep your cellphone charged up. And always stay far, far away from any downed lines or trees – they could still be energized. You can find more storm prep and safety tips on our website at [www.greenmountainpower.com/safety](http://www.greenmountainpower.com/safety)

## Bill Details

Rate: Commercial Energy and Demand Rate E65

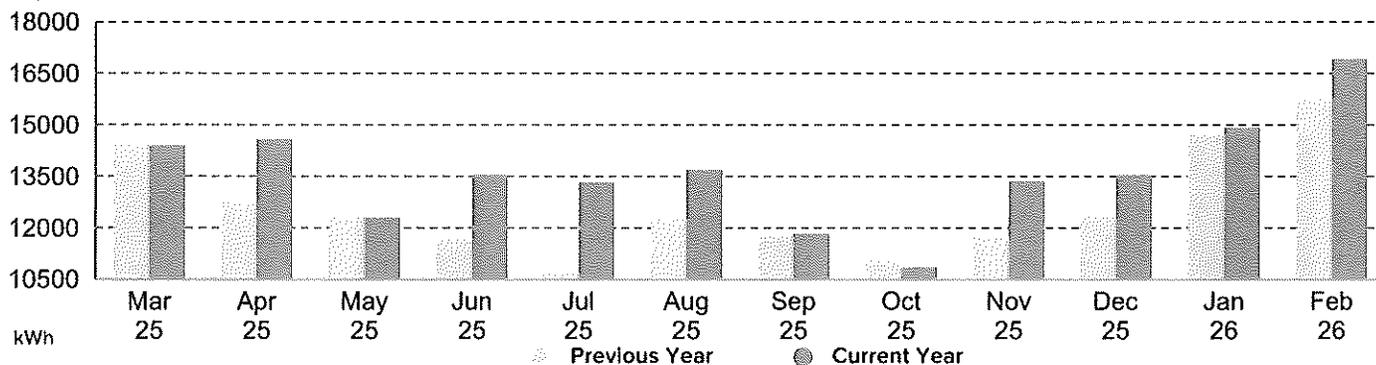
### New Charges/Adjustments

Customer Charge 32 Days @ \$5.068	\$162.18
7,733 On Peak KWH @ \$0.14069	\$1,087.96
9,179 Off Peak KWH @ \$0.10692	\$981.42
34 On Peak KW @ \$19.939 01/29/2026 20:15	\$677.93
34 Off Peak KW @ \$5.741 01/31/2026 03:30	\$195.19
Total Energy Efficiency Charge	\$148.76
Current Energy/Major Storm Adjustor	\$167.03
Extreme Storm Restoration Fund	\$22.35
Electric Assistance Program Fee	\$3.00

New Charges/Adjustments  
due by 03/03/26

**\$3,445.82**

## Usage History



Date:	kWh:	Number of Days:	Usage Per Day:	Temperature:
February-2026	16912	32	529	21°
February-2025	15785	32	493	21°

## Important Update: Current Payment Options

For your convenience, you can pay online or with our GMP app, plus you can set up autopayments. Go to [www.greenmountainpower.com](http://www.greenmountainpower.com) for more info!

We accept ACH and Debit payments along with some major credit cards. To pay by phone please call 1-844-551-4550. Mailing your payment? Please note the mailing address is:

Green Mountain Power  
PO Box 1325  
Williston, VT 05495-1325

Include the pay stub or both your full 11-digit account number and name on the account. If you do not have this, call our Customer Care team at 1-888-835-4672 and we can help.

You can pay in person at our Rutland and Colchester offices Mon-Fri 8 am-5 pm. Be sure to have the pay stub with you!

163 Acorn Lane, Colchester

2152 Post Road, Rutland