

# Proposed Roofing for FBCM

October 3, 2021

Roofing needs: Deal with leaking roof area and prepare building for solar

## Benefits of Solar:

- Cost to FBCM     \$0
  - Down Payment                             \$0
  - Payback Period                             \$0
  - Depreciation Tax Benefits             \$0
  - PPA holder responsible for Equipment (O and M), roof warranty if damage caused by solar panels

# Proposed Panel Placement

Meet your business on solar

240 Hillstown Rd  
Manchester, CT 06040



What does a solar property do for you?

Average monthly electric bill

It saves *135* *01* 2,000 -

# Cost Savings to FBCM

- Average Eversource Bill \$1,664/Mo
  - Eversource monthly charge will decrease on average to \$312/Mo. During summer months will be just the carrying charge as solar production high during this time of year. Winter months will be higher as solar production decreases during this time of year.
- **PLUS**
- We will be paying \$.135/kwh through the PPA. This is a fixed rate for 20 years. Note if we were to take a 25 year contract it will be \$.12/kwh. The following is an estimate only:
  - Annual Electric savings \$5,500
  - Savings for 20 year period \$112,787

# Advantage to Solar

In addition to a Cost Savings to FBCM with no monies out of pocket, using solar power reduces our carbon footprint as follows:

Offset emissions equivalent to

Planting 24,566 Trees

Driving 118,573 fewer miles per year

Taking 10 cars off the road

Roof replacement is twofold: (1) new roof for problem areas, and (2) new roof where proposed solar panels to be placed

- The roof on the areas where the solar is specified to be installed was done in 2004 making the existing roof 17 years old. This portion of the roof will need to be replaced prior to the solar install. The PPA solar contract will be for a period of a minimum of 20 years.
- We started getting roofing prices for just the areas that need immediate attention, trying to break the work into a couple pieces so it will be easier to manage cost. Going solar will add to our roofing costs as we will need to have additional locations where the panels will be installed replaced as existing will not last for an additional 20 years.

# Companies Quoting on Roof

- Steven Czerwinski, Inc.
  - Note: Czerwinski has done work for us previously, installed large window in the fellowship hall. They are doing work on the gable side of the building, replacing remaining windows in the fellowship hall (parking lot side) and work on the outside of the building (fellowship hall parking lot side).
- Slavin Home Improvements
- Klaus Larson Roofing

# Roofing Specifications

- Roof is to be replaced as follows: HIGHLIGHTED AREAS ONLY, SEE ATTACHED PHOTOS
- Remove all existing shingles from roof
- Apply 6' ice and water barrier and in valleys
- Install Rhino synthetic underlayment on remainder of roof
- Metal F8 drip on all edges of roof in white
- Install GAF Timberline HD architectural Lifetime Shingles
- Clean and take away debris
- Permit with town will be pulled by contractor
- In the event of exposing rotted plywood or in the event it is needed, will be applied as necessary at an additional cost.



# Option 1—Areas that need immediate attention

- Steven Czerwinski, Inc.\*
  - \$35,392.50
- Slavin Home Improvements
  - \$36,400.00
- Klaus Larson Roofing
  - \$50,525.00

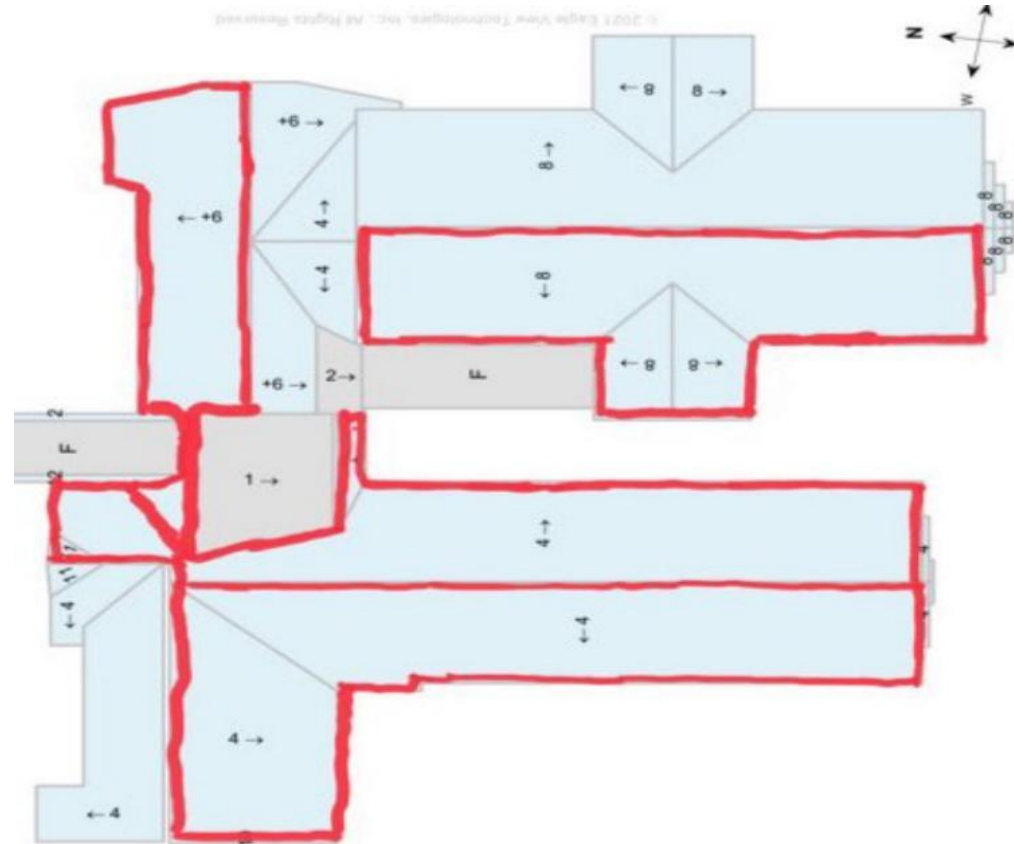
\*Preferred contractor



# Option 2—Option 1 and areas for Solar

- Please note, quote obtained from Steven Czerwinski, Inc. only

- \$94,549.95



# Option 3—Entire Building

- Please note, quote obtained from Steven Czerwinski, Inc. only. This quote does not include the rubber areas.

- \$148,420.80

Gray areas are the rubber areas  
not included in this price

