

Town of Limington

Municipal Complex Solar Project

Request for Proposals

The Town of Limington (hereinafter Town) is soliciting proposals for the design/engineering, procurement, and construction of a rooftop, solar photovoltaic generating system at 425 Sokokis Avenue. The generation of electricity from this system will help offset a portion of the municipal electrical needs of the Town.

Proposals must be submitted via email to the Town Manager, Matt Castriotta, at manager@limingtonmaine.gov no later than 4:00 PM on Friday, October 9, 2026. All inquiries regarding proposals may be submitted in writing via email to Jake Smith at maintenance@limingtonmaine.gov

Milestone	Date
RFP release date	Friday, September 18, 2026
Site visit and questions due	Friday, October 2, 2026
Responses to questions	Wednesday, October 7, 2026
Proposal due	Friday, October 9, 2026
Select board will open all proposals and make public	Thursday, October 15, 2026

Funding for this project is through a \$75,000 Community Action Grant. The Town's long-term goal is to utilize as much roof space as possible to maximize the generation of electricity. If additional Town funds become available, the system proposed and paid for through these grant funds should allow for future expansion. Proposers must abide by all required federal, state and local laws, ordinances and regulations as well as grant conditions.

The select board will consider proposals during noticed select board office hours at a time and date to be determined. The Town reserves the right to conduct any further due diligence it considers necessary to fully understand and evaluate proposals including holding additional interviews to discuss terms and to negotiate, if applicable, the price and terms prior to making a final determination of award. The Town further reserves the right to accept or reject any or all proposals, to waive minor informalities, negotiate with any proposer and to make the award, if any, as the Town determines to be in the best interest of the Town.

PROJECT DESCRIPTION

The rooftop, solar photovoltaic generating system will be located at 425 Sokokis Avenue, Limington, Maine.

The design must consider the site assessment and include a structural analysis of the roof, electrical design, interconnection design and stamped plans by a licensed professional engineer. The system shall be grid tied to Central Maine Power Company, (CMP) on a net energy billing basis to be determined by the Proposer. The exact system size, technology, and equipment used shall be at the discretion of the Proposer. Please refer to the CMP bills in Attachment A for the Town's electrical usage.

Proposals must be for complete turnkey systems, including solar panels, balance of systems, inverters, wiring, metering, controls, coordination, operation, and maintenance.

Additional considerations may include appearance, schedule and the availability of performance data to be displayed on the Town's website.

The Proposer will be responsible for obtaining any studies, information, or data related to structural, electrical or environmental conditions, or any other conditions that might enhance or constrain the development of the site and interconnection to the grid, and/or affect the project cost or timely completion of work.

Preparation of a proposal is the sole responsibility of the Proposer. The Town will not be responsible or liable for any costs or expenses incurred by a Proposer in preparation of its proposal or for any activities related to formulation of a proposal. The Town will pay no up-front fees.

All major equipment and components must be tier-one rated. Equipment must be UL-listed. The type of technology to be used for the proposed facilities, equipment and key components must have a proven record of established production and use history at a scale similar to that of the system to be built in Limington.

There shall be an integral or separate system capable of real-time secure monitoring and data logging the performance of the solar array. The Town of Limington must own the monitoring data.

All racking and anchoring equipment shall meet applicable codes. Equipment shall be UL-listed. The project must use energy generation devices that are commercially available and offer warranties, spare parts, and service commensurate with their commercial status.

The Proposer will obtain at their own cost:

1. all required local and/or state permits.
2. any authorizations needed from the PUC and CMP for connections to the power grid and net billing agreements.

The Proposer, if awarded the contract, is required to deliver the following to the Town at the conclusion of the contract:

1. Warranty documents
2. Operation and maintenance manuals
3. Training manuals/materials

PROPOSAL CONTENT REQUIREMENTS

Proposals must be in writing and include vendor's name, address, email address, phone numbers, contact person, price proposal and total cost, as well as the items listed below:

1. A comprehensive description of the project including:
 - a. Total kW PV system size
 - b. Estimated annual kWh production
 - c. Estimated % annual usage offset
 - d. Accredited capacity
2. Estimated cost savings over the life of the project.
3. A description and list of all major equipment(solar modules, inverters, racking and mounting system, monitoring equipment, safety equipment, etc.) to be procured with the following information:
 - a. Name of the manufacturer
 - b. Model name and number
4. A summary of the commercial operating experience of the equipment used or to be chosen.
5. Solar system layout/site design/illustration that includes location/design of the array
6. Electrical connection requirements and plans for connecting to the Town Office, and interconnection
7. Target completion dates for design, permitting, equipment procurement, construction, startup testing, and commissioning.

8. Description of the operations and maintenance for all aspects of the generation facility associated with their proposal including:
 - a. Operations & Maintenance plan
 - b. Management and control over the system
 - c. Projected costs of management
9. Description of the project team, including any subcontractors. Include the following:
 - a. Their technical experience, specifically with respect to solar energy facilities similar to those proposed and their collaboration efforts with electric utilities in the State of Maine, if any.
 - b. Description of their operating and maintenance experience
 - c. A list and brief description of completed projects, particularly similar public-sector projects.
10. All warranties
11. Similar project references

INSURANCE

The successful proposer must agree to procure and maintain at its expense, Commercial General Liability insurance for protection from claims under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any other such employees, and from claims for damages because of injury to or destruction of property including loss of use resulting therefrom, which may arise from the performance of services hereunder. The minimum amounts of coverage are:

Type of Insurance	Each Occurrence	Aggregate
General Liability – Combined Bodily Injury and Property Damage	\$1,000,000	\$2,000,000
Automobile Liability – Combined Bodily Injury and Property Damage	\$1,000,000	
Umbrella/Excess Liability	\$1,000,000	\$1,000,000
Worker's Compensation & Employer's Liability	\$500,000 (Each Accident) \$500,000 (Disease Policy Limit) \$500,000 (Disease Each Employee)	

Each such certificate shall list the Town as an additional insured and contain a statement of the insurer's obligation to notify the Town at least fifteen (15) days prior to cancellation of any policy covered there under. The Town shall be furnished with a Certificate of Insurance. In the event the Town is required to defend itself, the Successful Proposer shall reimburse the Town's costs, including reasonable attorneys' fees for defense of such liabilities which arise out of the Successful Proposer's negligence. In any claim which may arise as a result of intentional or negligent acts or omissions of the Successful Proposer, the Comprehensive General liability insurance policy provided by Successful Proposer shall be deemed primary protection against such claims and the Town shall not be called upon to contribute to a loss otherwise payable by the Successful Proposer's insurer due to its insured's act or omission.

INDEMNIFICATION

To the fullest extent permitted by law, the Successful Proposer must agree to defend, indemnify and hold harmless the Town, its officers, agents and employees, from and against all suits, claims, damages, losses or expenses, just or unjust, including but not limited to costs of defense, arising out of or resulting from the performance of services hereunder, provided that any such claim, damage, loss or expense is caused in whole or in part by any negligent act or omission of Successful Proposer, its officers, agents or employees, anyone directly employed by it, or anyone for whose act it may be liable, except to the extent that said claim, damage, loss or expense is caused by the Town, its officers, or employees.

Attachment A – CMP bills

May 2026 Kilowatt Hours Used

Location	Invoice #	KWH
Street Lights	711002670848	693
South Road	725002384743	114
Pequawket Lake Road	718002590512	0
Pequawket Lake Road	720002572121	32
Pequawket Lake Road	703002713439	0
928 Cape Road	721002551717	367
Route 117 South Road	724002446491	0
Pine Hill Road	715002624739	191
76 Pine Hill Road	709002658708	396
Axelson Road	710002660611	884
Axelson Road	723002501319	0
Steep Fall Road	723002501492	5289
Axelson Road	706002697173	128
Steep Falls Road	718002592080	6
North Road	721002551773	65
Route 117 South Road	721002551774	579
Total Kilowatt Hours		8744

CMP statements will be furnished upon request.

Attachment B - Photos of current service and transformer

