

April 12, 2021

Town of Candia
Road Agent's Report
Month of March 2021

Summary of Work:

- Fixed Dirt Roads as needed for Mud Season
- Hauled Gravel and Stone to stockpile
- Tree and brush cutting on Horizon Drive
- Removed Hazard tree on Chester Turnpike
- Cleaned up trees following multiple windstorms
- Patching as needed

Jeff Wuebbolt
Road Agent

CANDIA POLICE DEPARTMENT
ACTIVITY 1/23/2021 to 3/18/2021

During this period, the Candia Police Department issued 25 motor vehicle warnings and 0 summons'.

Arrests:

2/23/21 Kodi Perry, age 22, Pittsfield, NH, Credit Card Fraud

Offenses (State Law) By Month

	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>TOTALS</u>
Sexual Assault - Sexual Contac	0	0	1	1
Simple Assault; Physical Conta	0	1	0	1
Criminal Threatening - conduct	0	0	1	1
Burglary - Night / Home / Weap	1	0	0	1
Theft by Unauthd Taking \$0-\$10	1	1	1	3
Theft by Unauthd Taking Firear	0	1	0	1
Attempt To Commit	1	0	0	1
Theft by Unauthd Taking \$0-\$10	0	0	1	1
Attempt To Commit	0	0	1	1
Credit Card Fraud, \$0-\$1000	1	0	0	1
Identity Fraud; Pose as Anothe	3	0	0	3
Identity Fraud; Obtain Persona	1	0	0	1
Identity Fraud; Obtain Info fo	1	0	0	1
Identity Fraud; Pose to get In	1	0	0	1
Recv Stolen Prop; \$1501+	0	0	1	1
Criminal Mischief	2	0	0	2
Criminal Mischief	1	0	0	1
Criminal Mischief	0	0	1	1
Cntrl Drug: Sched 1 - 4; Posse	0	0	1	1
Protective Custody - Alcohol	1	0	0	1
ILLEGAL DUMPING / LITTERING CO	0	1	0	1
Violation of Protective Order	0	1	0	1
Procuring Dog License; Tag	0	6	0	6
Dog; Menace, Nuisance, Vicious	1	1	0	2
BENCH WARRANT-ELECTRONIC	0	0	1	1
Arrest Without a Warrant (Fugi	1	0	0	1
2nd Degree Assault; SBI- Domes	0	0	1	1
Simple Assault; BI	0	0	1	1
Reckless Conduct	1	0	0	1
Harassment	2	0	3	5
Conduct After Accident	0	1	1	2
Negligent Driving	0	1	0	1
Arrest on Warrant	1	0	0	1
TOTALS	<u>20</u>	<u>14</u>	<u>15</u>	<u>49</u>

No Crime Incident Event Breakdown

Event	Description	Total	%
911	911 Hang Up	0	00.0
AIM	Aided Motorist	0	00.0
AL	Alarm	0	00.0
3EA	Beas Investigation	0	00.0
CC	Citizen's Complaint	1	01.1
CF	Dog License Civil Forfeiture	0	00.0
CIN	Child In Need Of Services	0	00.0
CIV	Civil Standby	0	00.0
COM	Community Outreach	0	00.0
CP	Community Policing	0	00.0
DCI	Dcyf Investigation	1	01.1
DEE	Put Down Injured Animal	1	01.1
DOG	Dog At Large / Loose Dog	0	00.0
FIN	Fingerprinting	1	01.1
FPR	Found Property	4	04.4
IEA	Involuntary Emergency Hospitalization	1	01.1
JUV	Juvenile Complaint	1	01.1
MED	Medical Call	0	00.0
MVC	Motor Vehicle Complaint	1	01.1
NC	Noise Complaint	1	01.1
NDT	National Drug Take Back	0	00.0
NED	Neighbor Dispute	1	01.1
NO	Notification	0	00.0
NTO	No Trespass Order	1	01.1
OD	Drug Overdose	1	01.1
OF	Fatal Overdose	0	00.0
OHR	Ohrv Complaint	0	00.0
PDB	Prescription Drug Box	0	00.0
RAD	Radar Enforcement	0	00.0
RH	Road Hazard	0	00.0
RPO	Return Property To Owner	0	00.0
SC	Shooting Complaint	0	00.0
SCA	Scams/Phone&email	0	00.0
SEC	Security Check	4	04.4
SP	Serve Papers	8	08.9
SPA	Suspicious Activity	6	06.7
SPM	Suspicious Motor Vehicle	0	00.0
SPP	Suspicious Person	1	01.1
SSA	Safe Schools Act	1	01.1
SUI	Suicide	1	01.1
SO	Sex Offender Registration	4	04.4
TE	Traffic Enforcement	0	00.0
TH	Threats	1	01.1
TRU	Truancy	0	00.0
TWD	Tree / Wires Down	0	00.0
VIN	Vin Verification	0	00.0
VB	Well Being Check	3	03.3
---	Not Specified	0	00.0
SDT	Sudden Death	2	02.2
PIN	Police Information	21	23.3
DIS	Disturbance	5	05.6
AOA	Assist Other Agency	7	07.8
ASC	Assist Citizen	6	06.7
AFF	Assist Fire/EMS	1	01.1
LPR	Lost Property	3	03.3
MIP	Missing Person	1	01.1

March, 2021
Building Activity Report Summary

	<u>March, 2020</u>	<u>March, 2021</u>
Permits Issued	43	68
New Code Enforcement Cases	2	0
Open Code Enforcement Cases	4	5
Code Enforcement Cases Closed	2	0
Inspections Performed (insp + co's)	84	223
CO's/CC's = Closed Permits	19	41
Renewed Permits	0	0

Revenue March 2020
 $\$3,098.00 + \$0 = \$3,098.00$

Revenue March 2021
 $\$18,410.75 + \$0 = \$18,410.75$

Revenue YTD, 2020
 $\$4,964.00 + \$3,098.00 = \$8,062.00$

Revenue YTD, 2021
 $\$20,482.68 + \$18,410.75 = \$38,893.43$

Submitted by: _____



Date: 4/12/2021

March 2021INSPECTION BREAKDOWN including CO'sCommercial, Mixed, L1, L2

Building (BP)	6
Electrical (EL)	2
Mechanical (ME)	2
Plumbing (PL)	1
Sign (SI)	1
USE	1

Residential

Building (BP)	70
Chimney (CH)	1
Electrical (EL)	27
Gas Burner/Fireplace (GB/FP)	27
Gas Piping/Tanks (GP/GT/TP)	22
Life Safety/Foster Care (LS/FC)	1
Oil Burner (OB)	3
Pellet Stove (PS)	1
Plumbing (PL)	14
Septic (SE)	1
Underground Tank (UT/UG)	2
CO's = Closed Permits	41

Total Inspections: 223

PERMIT BREAKDOWN

Building (BP)	13
Electrical (EL)	14
Gas Burner/Fireplace (GB/FP)	13
Gas Piping/Tanks (GP/GT/TP)	14
Life Safety/Foster Care (LS/FC)	1
Mechanical (ME)	1
Oil Burner (OB)	1
Pellet Stove (PS)	10
Plumbing (PL)	7
Septic (SE)	2
Sprinkler (SP)	1
USE	1

Total Permits: 68

March 2021

Candia Recycling Center Monthly Report

	<u>March,2020</u>	<u>March, 2021</u>
M.S.W. (Trash)	68.26 tons	66.11
C&D Debris	43.31 tons	37.10
Total waste	111.57 tons	103.21

Recyclables

	<u>March,2020</u>	<u>March,2021</u>
Mix Paper	8 bales 5.97 tons	8 bales =5.73 ton
Cardboard	7 bales 4.20 tons	10 bales = 7.07 ton
#1 - #7 plastics	2 bales 1.12 tons	4 bales = 2.40 ton
Tin Cans	3 bales 2.17 tons	2 bales = 1.54
Alum. Cans	2 bales .86 tons	2 bales = 1.38
#2 natural plastic		1 bale = .34 ton
Total bales	22 bales 14.32 tons	27 bales = 18.46 ton
Glass -	1 haul 11.37 tons	1 haul = 11.68
Total weight	25.69 tons	30.14 tons

Revenue

<u>March, 2020</u>	<u>March, 2021</u>
approx. \$382.10	approx. \$4259.64
2020 YTD - \$12,820.98	2021 YTD \$25,961.36

On 3/5 two loads of Non-ferrous metal were marketed generating **\$1779.84** in revenue.

On 3/12 an additional two loads of Non-ferrous metal were marketed generating **\$2479.80**

On 3/12 there were **77** tires recycled.

March 29, 2021

To Candia Board Selectman

Please find enclosed the following documents:

A ten year lease with the Town of Candia and the Jesse Remington High School
The scope of work for the Smyth Memorial Building to be done by the Jesse Remington High School
A breakdown of the list of renovations to be done
A breakdown of value of the renovations on a yearly basis

The Smyth Memorial Trustees have reviewed and approved all of the documents.
We are requesting that the lease agreement be forwarded to the town attorney for his opinion as soon as possible.
Time is of the essence. Jesse Remington, under the direction of Jeff Philbrick, is anxious to start work on the building renovations. Mr. Philbrick is hoping Jesse Remington will be able to take occupancy of the building by September 2021.

Smyth Memorial Trustees Diane Philbrick
Carlton Robie
Carla Penfield, chairman

Carla Penfield
Diane Philbrick
Carlton Robie

**LEASE AGREEMENT
BASIC LEASE INFORMATION**

LANDLORD:	Town of Candia Smyth Memorial Building Trustees 74 High Street Candia, NH 03034
PRIMARY TENANT:	Jesse Remington High School 15 Stevens Lane PO Box 473 Candia, NH 03034
SECONDARY TENANTS:	Groups or Organizations permitted to use the building during hours not used by Primary Tenant as approved by Smyth Trustees.
BUILDING:	Smyth Memorial Building 194 High Street Candia, NH 03034
PREMISES (INCLUDING RENTABLE FLOOR AREA):	The floor space including the open areas as well as closets, bathroom and kitchenette on the basement level and first floor of the Smyth Memorial Building. Tenant shall have exclusive use of the Premises on Monday through Friday, 7:00 a.m. to 3:30 p.m. Additionally, Tenant shall have access to the Building on an as-needed basis off-hour use as coordinated with the Smyth Memorial Building Trustees.
LEASE COMMENCEMENT DATE:	Upon beginning Tenant's Improvements to the Premises, but in no event later than September 1, 2021. Tenant shall have access to the Premises at mutually agreeable times following the execution of this lease to complete Tenant's fit-up.
RENT COMMENCEMENT DATE:	Upon issuance of a Certificate of Occupancy by the Town of Candia
LEASE EXPIRATION DATE:	Ten years after issuance of the Certificate of Occupancy
BASE TERM:	Ten (10) Years

EXHIBITS:

- Exhibits 1 + 2 -Tenant Improvement Plans, Scope of the Work,
Budget, and Associated Drawings
- Exhibit 3 - Lease Value Schedule for Agreed Value of Tenant Improvements

THIS LEASE AGREEMENT (hereinafter this "Lease"), entered into this ____ day of April 2021 by and between **TOWN OF CANDIA**, a New Hampshire _____, having an address of 74 High Street, Candia, NH 03034 (hereinafter "Landlord"), and The Congregational Church in Candia, New Hampshire, d/b/a Jesse Remington High School, a New Hampshire not-for-profit corporation, having an address of 182 High Street, Candia, NH 03034.

DEFINITIONS

The following terms shall have the following meanings for all purposes of this Lease and shall be equally applicable to both the singular and plural forms of the terms herein defined. All other terms shall have the definition as provided for herein.

"Basic Lease Information" means the pages preceding this Lease that are hereby incorporated by reference.

"Base Year" or **"Operating Expense Base"**: This is a Gross lease. Tenant's share of all costs and expenses of the Landlord are included in the Base Rent.

"Fiscal Year" means the twelve month calendar year.

"Governmental Authority" means the United States of America, the State of New Hampshire, the Town of Candia, New Hampshire, any political subdivision thereof and any agency, department, commission, board, bureau or instrumentality of any of the foregoing, or any quasi-governmental authority, now existing or hereafter created, having jurisdiction over the Building.

"Hazardous Materials" means substances defined as "hazardous substances", "hazardous materials", "hazardous wastes" or "toxic substances" in any applicable federal, state or local statute, rule, regulation or determination, including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §§ 1801, et seq.; the Resource, Conservation and Recovery Act of 1976, 42 U.S.C. §§6901, et seq.; and asbestos, PCB's , radioactive substances, methane, volatile hydrocarbons, petroleum or petroleum-derived substances or wastes, radon, industrial solvents or any other material as may be specified in applicable Law or regulations. "Hazardous Materials" shall also mean any substances, materials or wastes regulated by any governmental authority or deemed or defined as a "hazardous substance", "hazardous material", "toxic substance", "toxic pollutant", "contaminant", "pollutant", "solid waste", "hazardous waste" or words of similar import under applicable legal requirements, including natural or synthetic gas, urea formaldehyde, or the emission of non-ionizing radiation, microwave radiation or electromagnetic fields at levels in excess of those (if any) specified by any governmental authority or which may cause a health hazard or danger to property, or the emission of any form of ionizing radiation.

"Improvements" means the Building and other improvements on the Property, together with any additional buildings, structures, improvements, or other building fixtures subsequently added to or constructed on the Property.

"Indemnified Parties" means, with respect to any Person, the trustees, beneficiaries, officers, directors, stockholders, partners, beneficial owners, employees, agents, contractors, attorneys, and mortgagees of such Person.

"Landlord" and **"Tenant"** as used herein shall include their respective heirs, executors, administrators, successors, representatives, assigns, invitees, agents, and servants. The words "it", "he" and "him" where applicable apply to the Landlord or Tenant regardless of gender, number, corporate entity, trust or other body.

"Laws" means all present and future laws, rules, orders, ordinances, regulations, statutes, requirements, codes and executive orders, extraordinary as well as ordinary, of all Governmental Authorities now existing or hereafter created, and of any and all of their departments and bureaus, and of any applicable fire rating bureau, or other body exercising similar functions.

~~**"Mortgage"** shall mean a mortgage that includes the Building, and/or the Premises given by Landlord to a Mortgagee to secure a loan.~~

"Person" means any individual, corporation, partnership, limited liability company, joint venture, association, joint stock company, trust, trustee(s) of a trust, unincorporated organization, government or Governmental Authority, agency or political subdivision thereof, or other business entity or arrangement.

"Property" is defined as all the real estate and Improvements owned by the Landlord and located at 94 High Street, Candia, New Hampshire.

"Tenant's Agents" means any and all subtenants, licensees, concessionaires, employees, agents, contractors, invitees or anyone else claiming by, through or under Tenant or its successors or assigns.

1. DEMISED PREMISES

(a) Landlord hereby leases to Tenant for use during Tenant's "Use Period" (as defined below): 1) Smyth Memorial Building the ("Premises"). Tenant may occupy and Tenant shall have exclusive use of the Premises on Monday through Friday, 7:00 a.m. to 3:30 p.m. Additionally, Tenant shall have access to the Building on an as-needed basis, off-hour use as coordinated with the Smyth Memorial Building Trustees.

(b) Landlord reserves the right from time to time to make alterations to the Building, and to change the size, location or arrangement of and otherwise alter common areas at the Property, and to make any other improvements Landlord may desire including to install, use, maintain, relocate, repair and replace pipes, ducts, conduits, wires, fixtures, facilities, meters and equipment located inside or outside of the Premises for service to or in the Premises and to or in the other parts of the Property; and to grant easements whether exclusive or in common, in and to the common areas of the Property to others, provided that no such additions, alterations or changes materially interfere with Tenant ' s beneficial use and enjoyment of the Premises.

(c) Landlord hereby grants to Tenant the exclusive right to use common areas associated with the property ("Common Areas") at any time, which are defined herein as all areas and facilities outside the Premises contained in or related to the Property that are provided for general use and convenience of Tenant. The Common Areas shall include without limitation, pedestrian walkways,

landscaped areas, sidewalks, and the driveway servicing the Property, as well as parking facilities serving the Property.

2. TERM

(a) Subject to the conditions herein stated, Tenant shall have use of the Premises as described herein for the Base Term commencing on the Rent Commencement Date (September 1, 2021) or upon issuance of a Certificate of Occupancy and terminating at 11:59 p.m. on August 31, 2031 or 10 years after issuance of the Certificate of Occupancy. Tenant shall have access to the Premises prior to the Commencement Date to conduct renovations and up-fit for its intended use. Additionally, if a Certificate of Occupancy has been issued, Tenant shall be permitted to utilize the Premises for set-up, and school preparation commencing August 1, 2021.

The Lease ~~can may~~ be extended ~~by agreement of~~ both parties, and the approval of the Town Meeting of the Town of Candia or the Board of Selectmen as the law required by laws. ~~the Tenant and the Landlord, agree they want it extended.~~ The Term and Rent will be established at the time of extension.

3. CONDITION OF THE PREMISES

Tenant acknowledges and agrees that, as of the Commencement Date, Tenant has thoroughly inspected the Premises, and is familiar with its condition and accepts the same in its present condition. Tenant shall have the obligation to prepare the Premises for Tenant's occupancy as set forth in Section 5 of this Lease.

4. LANDLORD'S WORK

Landlord shall oversee, through the Smyth Trustees, all site plan and engineering approvals required for Tenant's improvements. Any required site improvements other than those identified in Exhibit 2 shall be contracted for and overseen by the Landlord.

5. TENANT'S WORK

Tenant shall be responsible, at its sole cost and expense, and under its supervision, for the completion of the improvements to the Premises in accordance with the identified improvements listed and attached hereto as Exhibit 2 ("Tenant's Improvements"). The value of the Tenant Improvement costs shall be agreed upon by the Landlord and Tenant before the work is undertaken.

6. RENT

(a) The Rent for the lease term shall be equal to the agreed value of Tenant's work. Tenant shall receive a credit of fifteen thousand dollars and no cents towards the Rent for each year Tenant occupies the premises to be applied against the remaining to the monthly repayment of the value of Tenant's Improvements in accordance with the Schedule in Exhibit 3. This is a Gross Lease and Tenant shall not be required to pay ~~a~~Additional for taxes, insurance, utilities (heat, electric, water, Internet services), and common area maintenance as established in Section 16. Tenant shall be responsible for janitorial services and for keeping walkways free from snow and ice.

(b)

7. SECURITY DEPOSIT

Tenant shall not be required to provide Landlord with a security deposit.

8. QUIET ENJOYMENT

The Tenant, upon payment of the Lease herein reserved and upon the performance of all the terms and conditions of this Lease, shall at all times during the Term peaceably, exclusively and quietly enjoy the Premises during the periods designated in this Lease, without any disturbance from Landlord or from any other person claiming through Landlord, subject, nevertheless, to the terms and conditions of this Lease.

9. USE OF THE PREMISES

(a) The Premises shall be used by Tenant to conduct activities related to the program of Jesse Remington High School and related educational purposes, and for no other uses without the prior written consent of Landlord (hereinafter "Permitted Use").

(b) The Tenant shall not at any time use or occupy the Premises in violation of the Certificate of Occupancy or building permit issued for the Building or any applicable zoning ordinance. Landlord agrees that the Permitted Use is an allowable use within the Town of Candia.

(c) Landlord's use of the premises during those times outside Tenant's use period shall not in any way impede Tenant's permitted use of the Premises.

10. ADDITIONAL AND EXTENDED USE OF THE PREMISES

(a) At approved times by the Trustees, other organizations are permitted to use the premises. Additional users may not interfere with Tenant's work in any way (time, space, materials).

(b) In year one of the Lease, use of the building other than JRHS is limited to Elected and Appointed Committees of the Town of Candia, examples to include: Smyth Trustees, Planning Board, Heritage, Fitts, Budget, Conservation, etc.

(c) Going into Year 2 of the Lease, Tenant and Landlord will consider policies, procedures, management and associated additional utility and management costs associated with additional users and uses of the premises.

11. ALTERATIONS

(a) After the completion of Tenant's Improvements, Tenant shall have the option to make alterations, additions and improvements (collectively hereinafter "Alterations") to the Premises, at Tenant's sole cost and expense, with the prior written consent of Landlord. All work done in connection with any Alterations shall be done in a good and workmanlike manner with consideration of the historic nature of the building. The work will be done in compliance with laws, by contractors approved by Smyth Trustees which approval will not be unreasonably withheld or delayed. Tenant shall indemnify and hold Landlord harmless from additional costs incurred in supplying service or repairing damage caused by Tenant's contractors. Tenant shall cause each contractor to carry comprehensive general liability insurance with minimum limits of \$1 million per occurrence and \$2 million in the aggregate naming Landlord as an additional insured. Tenant shall take reasonable steps to cause its contractors to deliver to Landlord certificates of all such insurance.

12. SIGNAGE

Any signage must be approved by the Smyth Trustees.

13. MAINTENANCE AND REPAIRS

(a) Except as otherwise provided in this Lease, Landlord shall keep and maintain at its cost and expense in good order and repair the structural portions of the Building, including but not limited to the roof, exterior walls, floor slabs, columns, and utility systems and equipment external to the Property.

(b) Landlord shall also keep and maintain or cause to be maintained the parking lots, exterior grounds and the roadways in good order and repair, and shall keep any parking lots, reasonably free of snow and ice in order to accommodate the hours of operation of the Tenant, substantially in accordance with the standards and practices employed by other property owners of similar buildings in Candia, New Hampshire. Tenant shall be responsible to remove snow and ice from walkways. Landlord's obligations hereunder shall exclude reasonable wear and tear and uninsured damage resulting from the negligence of Tenant or Tenant's Agents.

(c) Landlord shall maintain the Premises in the condition the Premises were in on the Rent Commencement Date, or, if any Alterations were made, then Landlord shall maintain the Premises in the condition of the Premises were in on the date of the completion of said Alterations, reasonable wear and tear, damage by Tenant, fire or other casualty and taking by eminent domain excepted. Tenant shall also be responsible for the cost of any repairs to the Premises or to the Building, which repairs may be structural or non-structural in nature, necessitated as the result of Tenant's neglect or fault or that of Tenant's agents, or employees.

(d) Landlord shall be responsible for cost of repairs to the Premises or Building, which repairs may be structural or non-structural in nature, necessitated as the result of use of the Building by persons or groups at times outside of Tenant's use.

(e) All repairs made by either Landlord or Tenant shall be done in a good and workmanlike manner in accordance with all applicable laws and ordinances. Whenever in this Lease the costs of repairs and maintenance are imposed on one of the parties, such costs shall first be paid from available insurance proceeds.

(f) In the event that Landlord fails in its responsibility to provide maintenance and repairs as set forth in this Section, Tenant, in addition to any other remedy set forth in this Lease, after reasonable written notice of such failure, shall have the right to cure such failure on the account of the other party if the cure is not completed or commenced and diligently and continuously pursued to completion by the other party within a reasonable time period and charge Landlord for the said work.

14. INDEMNITIES AND INSURANCE

~~(a) Tenant shall hold Landlord and its Indemnified Parties harmless and indemnify them from and against all injury, loss, cost (including reasonable attorneys' fees and expenses), claim, cause of action, demands or judgments, or damage to any person or property while on the Premises arising out of the use or occupancy of the Premises by Tenant or Tenant's Agents (unless caused by the act, neglect or default of Landlord, other tenants of the Building or their employees, agents, licensees or contractors), and from and against all injury, loss, claim or damage to any person or property anywhere on the Property occasioned by any act, neglect or default of Tenant or of its employees, agents, licensees or contractors.~~

~~(b) — Landlord shall hold Tenant and its Indemnified Parties harmless and indemnify them from and against all injury, loss, cost (including reasonable attorneys' fees and expenses), claim, cause of action, demands or judgments, or damage to any person or property anywhere on the Property occasioned by any act, neglect or default of Landlord or of its employees, agents, licensees or contractors.~~

(e)(a) The Landlord shall maintain with respect to the Premises comprehensive general liability and property damage insurance including the broad form comprehensive general liability coverage in amounts not less than \$1,000,000.00 combined single limit and an annual aggregate of at least \$2,000,000.00. Such insurance shall include Tenant as an additional named insured against injury to persons or damage to property as a result of Tenant's use of the Premises as herein provided.

(e)(b) Tenant may maintain, at its sole cost and expense, (A) fire and extended coverage insurance for all of its contents, furniture, furnishings, equipment, improvements, funds, personal property, floor coverings and fixtures located within or about the Property, providing protection in an amount equal to one hundred percent (100%) of the insurable value of said items, (B) business interruption/rental interruption insurance sufficient to cover twelve months of rents hereunder, (C) comprehensive general liability insurance.

(e)(c) Landlord shall maintain fire and broad form extended coverage insurance on an "all risk" basis, with replacement cost endorsement, on the Building, building improvements, improvements to the land and personal property on the Property equal to the replacement cost thereof.

~~(f) — Any insurance carried by either party with respect to the Property or property therein or occurrences thereon shall include a clause or endorsement denying to the insurer rights of subrogation against the other party. Notwithstanding anything to the contrary set forth in this Lease, neither Landlord nor Tenant shall be liable to the other or to any insurance company (by way of subrogation or otherwise) insuring the other party for any loss or damage to any building, structure or other tangible property, or any resulting loss of income, even though such loss or damage might have been occasioned by the negligence of such party, its agents or employees if any such loss or damage is covered by insurance benefiting the party suffering such loss or which is customarily covered by fire and extended coverage insurance in an amount equal to 100% of the replacement value of the property so damaged.~~

15. DAMAGE TO THE PREMISES

(a) Landlord shall have the right to terminate this Lease in connection with damage to the Building by fire or other casualty if Landlord reasonably estimates that the cost of restoration (not including movable trade fixtures, furniture or equipment) exceeds 50% of the then replacement cost of the Building. In order to exercise its termination right hereunder, Landlord shall give Tenant written notice of such termination within thirty (30) days of such fire or casualty. Notwithstanding anything to the contrary contained in this Lease, if such fire or other casualty occurs during the last six (6) months of the Term and, by reason of such fire or casualty, Tenant's use and occupancy of the Premises is materially interrupted, Tenant shall have the right to terminate this Lease by written notice given to Landlord within ten (10) days of such fire or casualty. If Landlord terminates the Lease under this provision, Landlord shall repay the unamortized portion of the cost of Tenant's Improvements from the proceeds of any insurance payment. In the event that Landlord does not receive insurance proceeds, the costs of Tenant Improvements will be repaid in accordance with the schedule set forth in Exhibit 3.

(b) If Landlord does not exercise its right to terminate this Lease in accordance with the provisions hereof, then this Lease shall continue in full force and effect and Landlord shall, as promptly as practicable, repair the damage and restore the Property, excluding Tenant's personal property, fixtures, furniture, equipment and floor coverings, to substantially the condition thereof immediately prior to such

damage, provided such repairs can be made within one hundred eighty (180) days under applicable laws and regulations. Landlord's obligation to repair such damage and restore the Property shall be limited to the extent of the insurance proceeds made available to Landlord and Landlord's deductible. If Landlord elects not to make such repairs or they cannot be made within one hundred eighty (180) days, provided the damage affects the Premises or Common Areas necessary to Tenant's occupancy, then Tenant may, by written notice to the Landlord given not less than ninety (90) days after the date of such damage or casualty, terminate this Lease as of the date of such damage or casualty, and Tenant shall have no further liability hereunder for Base Rent or Additional Rent and entitled to be paid the value of Tenant's Improvements minus the value of Tenant's Improvements credited up until the date of termination.

(c) For so long as such damage renders the Premises or a portion thereof unsuitable for the Permitted Use, a just and proportionate abatement of Base Rent and the credit due Tenant for the cost of Tenant's Improvements, shall be made, provided that if such damage is due to the fault or neglect of Tenant, its employees, agents, subtenants or licensees then there should be an abatement of Base Rent only to the extent the same is covered by or should have been covered by insurance proceeds.

16. LANDLORD'S SERVICES AND UTILITIES

Costs associated with utilities shall be paid by the Landlord directly to the utility company. This shall include all electric current^{ly} used in the Premises, including but not limited to (i) all electricity used for lighting, air conditioning, heating and ventilation, office equipment and machines, (ii) heating fuel, costs associated with the water supply and septic system service, (iv) fire alarm system monitoring and service, and (v) internet service. Landlord agrees to pay an annual cost for utilities up to \$5,000. In the first year of the lease, Tenant is responsible for the cost of utilities in excess of \$5,000. Responsibility for utility costs in subsequent years will be established at the start of each year with due consideration of the potential for additional costs resulting from Additional and Extended Use of the Building as may be allowed by Landlord under Section 10.

(a) Landlord shall not in any way be liable or responsible to Tenant for any loss, damage, or expense which Tenant may sustain or incur if the quantity, character, or supply of electrical energy is changed or is no longer available or suitable for Tenant's requirements.

(b) Tenant agrees that it shall not make any material alteration or material addition to the electrical equipment or appliances in the Premises without obtaining the prior written consent of Landlord in each instance, which consent will not be unreasonably withheld, and Tenant shall promptly advise Landlord of any other alteration or addition to such electrical equipment appliances.

(c) Landlord shall provide or cause to be provided appropriate lawn care services, snow removal from the parking lot, and other services customarily furnished to tenants in buildings of similar size and character as the Building and located in Candia, New Hampshire. Tenant shall be responsible for removing snow from walkways on the premises.

(d) All parking at the Building shall be on a first come first serve basis and shall be subject to such rules and regulations as Landlord may, with notice to the Tenant, from time to time establish for all tenants. In no event shall parked vehicles in any way block, hinder or delay or impede the passage of other vehicles on, by or through the parking lot. During the hours of school operation, (7:00am-3:30pm as previously noted), use of the parking lot is limited to only the permitted work of the Tenant and the Landlord.

(e) Landlord reserves the right, upon no less than 24 hours' written notice to Tenant except for emergency entry, to interrupt, curtail, stop or suspend the operation of the plumbing and electric

systems, whenever reasonably necessary for repairs, alterations or replacements due to accident or emergency, difficulty or inability in securing supplies or labor strikes, or any other cause beyond the reasonable control of Landlord, whether such other cause be similar or dissimilar to those hereinabove specifically mentioned, until said cause has been removed. Except as specifically provided in this Lease, there shall be no diminution or abatement of rent or other compensation due from Tenant to Landlord hereunder, nor shall this Lease be affected or any of Tenant's obligations hereunder reduced, and Landlord shall have no responsibility or liability for any such interruption, curtailment, stoppage, or suspension of services or systems, except that Landlord shall promptly exercise all due diligence to eliminate the cause of same. Notwithstanding any other provision of this Lease to the contrary, in the event of any interruption or curtailment of any service which Landlord is required to provide to Tenant pursuant to the terms of this Lease, Tenant shall be permitted to a just and proportionate abatement of Base Rent if (x) such interruption or curtailment has continued un-remedied for five consecutive days or more and (y) Landlord has not diligently used commercially reasonable efforts during such period to remedy such interruption or curtailment of services; provided that Tenant shall not be entitled to any abatement of Base Rent for any interruption or curtailment of services which (i) is due to the fault or neglect of Tenant, its employees, agents, affiliates, subtenants or licensees, (ii) is due to the fault or neglect of any third party, except a third party which is under contract with Landlord to provide such service or is an employee, agent or affiliate of Landlord, (iii) despite Landlord's diligent use of commercially reasonable efforts, cannot be remedied within such period, or (iv) is caused by or results from Force Majeure.

(f) Notwithstanding anything to the contrary contained in this Lease, Landlord may institute such reasonable policies, programs or measures as may be necessary, required or expedient for the conservation and/or preservation of energy or energy services, provided such measures does not materially interfere with the Tenant's use of the Premises.

17. ACCESS

The Building shall be accessible during the dates and times set forth in Section 1, and Tenant's servants, employees, agents shall have the free and uninterrupted right of access in common with others entitled thereto to the Property subject to reasonable security measures during those periods.

18. SUBLETTING/ASSIGNMENT

(a) Except as otherwise provided in this Lease, Tenant covenants and agrees that neither this Lease, nor the term hereof, nor the estate hereby granted, nor any interest herein or therein, will be assigned, sublet, mortgaged, pledged, encumbered or otherwise transferred, and that neither the Property, nor any part thereof, will be encumbered in any manner by reason of any act or omission of Tenant, or used or occupied, or permitted to be used or occupied, by anyone other than Tenant and its employees, or for any use or purpose, or be sublet, or offered or advertised for subletting without, in each case, Landlord's prior written consent, which consent may be withheld in Landlord's absolute discretion.

(b) No assignment or sublease shall be valid and no assignee or subtenant shall take possession of the Premises or any part thereof until Landlord has received an executed duplicate original of such assignment or sublease. No assignment, subletting or use of the Premises shall affect the Permitted Use of the Premises.

(c) Any reasonable legal expenses incurred by Landlord by reason of any proposed assignment or subletting shall be paid by Tenant whether or not the transaction shall be consummated.

(d) Landlord's acceptance of a check in payment of any obligations of Tenant under this

Lease from a person other than Tenant shall not be construed as an implied consent by Landlord to an assignment of this Lease or subletting under it. The consent by Landlord to an assignment or subletting shall not in any way be construed to relieve Tenant from obtaining the express consent in writing of Landlord to any further assignment or subletting, which consent shall not be unreasonably withheld, delayed, or conditioned.

(e) Landlord may freely assign, sell, convey, transfer, mortgage, pledge or hypothecate its interest in the Property, the Improvements and this Lease without the consent of or notice to Tenant, other than as set forth in this Lease.

19. ESTOPPEL-CERTIFICATE

At any time and from time to time, Tenant and Landlord shall, within five (5) business days after written request by the other, execute, acknowledge and deliver to the requesting party a certificate certifying: (i) that this Lease is unmodified and in full force and effect (or, if there have been modifications, that this Lease is in full force and effect as modified, and stating the date and nature of each modification); (ii) the Rent Commencement Date and the Lease Expiration Date and the date, if any, to which all Rent and other sums payable hereunder have been paid; (iii) that no notice has been received by Tenant or Landlord, as applicable of any default by Tenant or Landlord, as applicable hereunder which has not been cured, except as to defaults specified in such certificate; (iv) that, to the best knowledge of Tenant or Landlord, as applicable, Landlord or Tenant, as applicable, is not in default under this Lease, except as to defaults specified in such certificate; and (v) such other matters as may be reasonably requested by Landlord or Tenant, as applicable or any actual or prospective purchaser or Mortgagee. Any such certificate may be relied upon by Landlord or Tenant, as applicable and any actual or prospective purchaser or Mortgagee of the Property or any part thereof.

20. TENANTS COVENANTS

The Tenant covenants and agrees as follows:

(a) Tenant shall use the Premises only for the Permitted Use, as set forth herein and shall comply with all reasonable rules and regulations, if any, established from time to time by Landlord.

(b) Tenant shall pay all costs on demand for all loss or damage suffered or incurred by Landlord caused by any nuisance or neglect suffered on the Property due to Tenant, or its agents, employees, invitees or assigns.

(c) Tenant shall comply with all applicable Laws (including health, safety and police requirements) and obtain all required licenses and permits relating to Tenant's specific use of the Premises.

(d) Tenant shall comply with the requirements of all policies of public liability, fire and casualty and other insurance at any time in force with respect to the Property.

(e) Tenant shall have the option to cause any furniture, equipment or supplies to be moved in or out of the Building during such hours as may be reasonably established by the Landlord.

(f) Tenant shall not injure, overload, deface or otherwise harm the Property, commit any nuisance, permit the emission of any objectionable odor or noise from the Property, or make any use of the Property which will increase the cost of Landlord's insurance (unless Tenant pays for any such increased cost).

(g) Tenant shall not permit any use that may be deemed obnoxious to any other tenants in the Building or create a public or private nuisance.

(h) Tenant shall not place or maintain any merchandise, vending machines or other articles for the sale of goods or services on any sidewalk or ways adjacent to the Premises or elsewhere exterior to the Premises.

(i) At the expiration of the Term or earlier termination of this Lease, Tenant shall surrender all keys to the Premises, remove all of its equipment, trade fixtures and personal property in the Premises and all Tenant's signs wherever located, remove any Alterations that were required to be removed at the expiration or termination of the Lease, repair all damage caused by such removal and yield up the Premises broom-clean and in the same good order and repair in which Tenant is obliged to keep and maintain the Premises by the provisions of the Lease, reasonable wear and tear excepted. And shall be amended as needed. Any property not so removed shall be deemed abandoned and may be removed and disposed of by Landlord in such manner as Landlord shall determine and Tenant shall pay Landlord the entire cost and expense incurred by it for such removal and disposition and in making any incidental repairs and replacements to the Premises. Tenant shall also pay for the use and occupancy of the Premises during performance of its obligations under this Section. Tenant shall further indemnify Landlord against all loss, cost and damage resulting from Tenant's failure and delay in surrendering the Premises as above provided.

(j) Tenant shall not place load upon any floor of the Premises or Building exceeding the floor load per square foot area which such floor was designated to carry, and which is allowed by law.

(k) Tenant shall promptly pay for all work performed by Tenant with respect to the Property and shall keep the Property free and clear of all liens attributable to any such Tenant work.

21. LANDLORD'S COVENANTS

(a) Landlord shall not use the Premises or allow the Premises to be used or modified in any way that impedes Tenant's Permitted Use, as set forth herein.

(b) Landlord shall coordinate with Tenant by providing not less than 24 hours' notice of use of the Premises by Landlord or by an entity authorized by the Landlord.

(c) Landlord shall not place or maintain any merchandise, vending machines or other articles for the sale of goods or services inside the structure, or on any sidewalk or ways adjacent to the Premises or elsewhere exterior to the Premises.

22. EVENTS OF DEFAULT

The following shall be deemed to be events of default ("Events of Default") hereunder:

(a) If Tenant shall fail to make improvements as required in the Lease Value Schedule, Exhibit 3, pay the Rent when due hereunder and such failure continues for more than ten (10) days after the same shall be due, or if Tenant fails to pay any other charges provided for hereunder and such failure continues for more than ten (10) days after the same shall be due. ~~Notwithstanding the foregoing, for the initial term of this Lease the Base Rent shall be equal to the monthly credit due Tenant as reimbursement of the value of Tenant's Improvements as set forth herein;~~ or

(b) If Tenant shall fail to comply with any other term, condition, obligation,

amendment, or covenant hereunder and such failure continues for more than thirty (30) days after written notice from Landlord to Tenant specifying such failure. Notwithstanding the foregoing, if such failure by its nature cannot be cured within thirty (30) days, Tenant shall be given such additional time as is reasonably necessary (but in any event not in excess of ninety (90) days), provided Tenant has promptly commenced to correct said failure and thereafter diligently and continuously pursues such correction to completion; or

- (c) If any assignment shall be made by Tenant for the benefit of creditors; or
- (d) If Tenant's leasehold interest shall be taken on execution; or
- (e) If Tenant has abandoned the Premises; or
- (f) If a lien or other involuntary encumbrance is filed against Tenant's leasehold interest or Tenant's other property, which is not discharged or bonded against within ninety (90) days thereafter; or
- (g) If a petition is filed by Tenant or any other person or entity for adjudication of Tenant as a bankrupt or as insolvent, or for reorganization, or an arrangement pursuant to any statute or law either of the United States, any State, or the provisions of the Federal Bankruptcy Code as then in force and effect; or
- (h) If a receiver has been appointed for any part of Tenant's property and not dismissed within sixty (60) days; or

23. NO WAIVER; NO ACCORD AND SATISFACTION

Any consent or permission by Landlord or Tenant to any act or omission which otherwise would be a default hereunder or any waiver by Landlord or Tenant of the terms, covenants or conditions hereof, shall not in any way be held or construed to operate so as to impair the continuing obligation of any term, covenant or condition herein, or to permit any similar acts or omissions. The failure of Landlord or Tenant to seek redress for a violation of, or to insist upon the strict performance of, any covenant, condition or obligation of this Lease shall not be deemed a waiver of such violation nor prevent a subsequent act, which would have originally constituted a violation, from having all the force and effect of an original violation. The receipt by Landlord of any rent with knowledge of any default hereunder shall not be deemed to have been a waiver of such default, unless such waiver is in writing signed by the Landlord.

24. FORCE MAJEURE

Except for the performance of any monetary payment obligations hereunder, the duties of Landlord or Tenant to observe or perform any of the provisions of this Lease on its part to be performed or observed shall be excused for a period equal to the period of prevention, delay or stoppage due to causes beyond the control of the affected party, by reason of strikes, civil riots, shortages of materials (except in the event materials of like kind or quality are available), war, terrorism, bioterrorism, invasion, fire or other casualty, labor unrest (unless such labor unrest solely affects the Property and is not a result of Tenant's acts, omission or negligence but is caused by the acts, omissions or negligence of Landlord), actions or public utilities, Acts of God, adverse seasonal or weather conditions beyond those normally experienced in the Candia area, or other events beyond the reasonable control of the affected party ("Force Majeure"), provided that (a) the affected party has taken steps that are reasonable under the circumstances to mitigate the effects of such Force Majeure situation, and (b) the affected party notifies the other party in writing of the event of Force Majeure anytime during the occurrence thereof. This

clause shall not be applicable to any payment of rent or other charges due from Tenant to Landlord.

25. RECORDING

The Landlord and Tenant agree not to record this Lease, but may record a Notice thereof as required by law.

26. MECHANICS LIENS

The Tenant shall not permit any mechanics' or materialmen's or other liens to stand against the Property for any labor or materials furnished Tenant in connection with work of any character performed on the Property by, for, or at the direction of Tenant. Any such lien shall be discharged by Tenant within thirty (30) days after receipt of notice thereof or by filing a bond pursuant to law. If Tenant fails to discharge any such lien, Landlord may do so at Tenant's expense and Tenant shall reimburse Landlord for any expense or cost incurred by Landlord in connection therewith, within fifteen (15) days of receipt of Landlord's bill therefor.

27. EARLY TERMINATION

By Landlord: Notwithstanding anything to the contrary contained herein, Landlord shall have the right to terminate this Lease, upon ninety (90) days' written notice to Tenant, at anytime, should Tenant be in default of this Lease upon providing Tenant with ninety (90) days' notice of its intent to terminate. Upon such early termination, Tenant shall be allowed to remove the equipment and property set forth in Exhibit 3, so long as the Premises are left fully operational for Landlord's use. The unamortized costs of Tenant's Improvements shall be paid to Tenant upon termination.

By Tenant: In the event the Lease is terminated by the Tenant, there shall be no further exchange of value; the Tenant's remaining value in the lease is forfeited.

28. SEPARABILITY CLAUSE; COUNTERPARTS

(a) If any provision in this Lease (or portion of such provision) or the application thereof to any, person or circumstance is held invalid, the remainder of the Lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

(b) This Lease may be executed in any number of counterparts and each fully executed counterpart shall be deemed an original.

29. NOTICES

Notices, statements, demands, or other communications required or permitted to be given, rendered or made by either party to the other pursuant to this Lease or pursuant to any applicable law or requirement of public authority, shall be in writing (whether or not so stated elsewhere in this Lease) and shall be deemed to have been properly given, rendered or made, when received by overnight delivery or overnight courier delivery (even if such delivery is refused) or facsimile transmission with a confirmation copy sent by overnight delivery or by overnight courier delivery addressed to the other parties as follows:

To Landlord:

Town of Candia
Smyth Memorial Building Trustees
74 High Street
Candia, NH 03034

With a copy to:

To Tenant:

The Congregational Church in Candia, NH
d/b/a/ Jesse Remington High School
182 High Street
Candia, NH 03034

With a copy to:

Jeffrey Philbrick, Headmaster
Jesse Remington High School
15 Stevens Lane, PO Box 473
Candia, NH 03034

Any party listed in this Section may, by notices as aforesaid, designate a different address for addresses for notice, statements, demands or other communications intended for it.

30. REPRESENTATION

There are no representations, statements or understandings made by the Landlord, its agents, employees or servants other than those expressly set forth in writing herein. Tenant expressly agrees that it is not relying on any representations, statements or understandings, written or oral, other than those expressly set forth herein, in leasing the Premises. Tenant was not induced by Landlord or its agents, servants, or employees to lease the Premises.

31. HOLDING OVER

If for any reason Tenant retains possession of the Premises or any part thereof after the expiration of the Term of this Lease, such holding over shall constitute a tenancy from month to month, terminable by either party upon thirty (30) days prior written notice to the other party, and Tenant shall pay Landlord 110% of the Base Rent payable in the month preceding Tenant's holdover.

32. HAZARDOUS MATERIAL

Tenant hereby represents and warrants to Landlord that, as of the date of this Lease, Tenant does not intend to use any Hazardous Materials in connection with Tenant's use and occupancy of the Premises. Tenant hereby covenants and agrees that neither Tenant nor any subtenant or other occupant permitted by Tenant to occupy any portion of the Premises shall use any Hazardous Materials in the Premises.

33. GOVERNINGLAW

This Lease shall be governed exclusively by the provisions hereof and by the laws of the state of New Hampshire, as the same may from time to time exist.

34. BROKERAGE

The parties hereto agree that the leasing of the Premises was not brought about by a brokerage company.

35. RIGHT OF FIRST REFUSAL TO PURCHASE

Subject to the limitations in this Section 35, and provided that Tenant is not in default of the terms of this Lease, Tenant shall have the right under this Section 35, to purchase the Property subject to and in accordance with the following terms and conditions:

Upon Landlord's receipt of a bona fide third party written offer (an "Offer") to purchase the Property, Landlord shall notify Tenant of such Offer ("Landlord's ROFR Notice"), which notice shall identify the terms of such Offer, and Tenant shall have a period of five (5) Business Days following receipt of Landlord's ROFR Notice to notify Landlord in writing whether Tenant desires to purchase the Property on the terms set forth in the Landlord's ROFR Notice, which election shall be irrevocable. Tenant's purchase of the Property under this Section 35 shall be on the same terms and conditions as the Offer, except to the extent otherwise set forth in the Landlord's ROFR Notice. Tenant must purchase the entirety of the subject Property being offered in Landlord's ROFR Notice. If Tenant does not timely elect to purchase the Property after receiving a Landlord's ROFR Notice, then Landlord shall be free to sell the Property to any other party on such terms and conditions as Landlord in its sole discretion may determine, and Tenant's rights under this Section as to that particular ROFR shall be deemed waived. Any purchase shall be in accordance with State, federal and local laws.

36. ENTIRE AGREEMENT

The parties acknowledge that in the course of negotiating this Lease their respective representatives have gradually reached preliminary agreement on the several terms set forth in this instrument. The parties acknowledge and agree that at all times they have intended that none of such preliminary agreements (either singly or in combination) shall be binding on either party, and that they shall be bound to each other only by a single, formal, comprehensive document containing all of the agreements of the parties, in final form, which has been executed by Landlord or a duly authorized representative of Landlord and by Tenant. The parties acknowledge that none of the prior oral and written agreements between them (and none of the representations on which either of them has relied) relating to the subject matter of this Lease shall have any force or effect whatever, except as and to the extent that such agreements and representations have been incorporated in this Lease.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties have hereunto set their hands and common seals as of this ____ day of April, 2021.

LANDLORD:

TOWN OF CANDIA

By: _____
Name:
Title:
Duly Authorized

TENANT:

THE CONGREGATIONAL CHURCH IN
CANDIA, NH D/B/A JESSE REMINGTON
HIGH SCHOOL

By: _____
Name:
Title:
Duly Authorized

Smyth Memorial Building Renovation - Scope of the Work - Exhibit 2

The proposed work at the Smyth Memorial Building is designed to modernize the services of the building such that it can be used by Jesse Remington High School for classroom purposes and other approved groups. Items include:

1. Well: a new drilled well is necessary to provide water to the building. According to the Septic Design by Jason Franklin, there is an adequate location for a drilled well on the South lawn below the parking lot. This location provided the necessary distance from the SMB septic system as well as neighboring. This part of the renovation also requires digging a 4-5' deep trench for the water line.
2. A pressurized water tank, the pump controller, and an electric hot water heater will be installed; at this time of writing, it is not determined where these components will be, and much depends upon the success of the line trench. There are two options: in the kitchenette cabinetry or in the utility room.
3. The water line coming underground to feed the building will enter at one of two places, to be determined:
 - (a) At the nearest southwest corner where the former waterline entered. This would necessitate an interior water line to get the water to the tank.
 - (b) At the opposite, north east corner of the building, necessitating a trench around the back side of the building.
4. Septic System: a new septic system as designed by Franklin will be installed to the south of the building, necessitating the removal of the Red Maple Tree on the back lawn. A trench will be dug to connect the main drains: (toilet, bathroom sink, kitchen sink). Being a downhill run below the plumbing fixtures, no pumping is necessary, and simple landscaping similar to what is there now will conclude the project.
5. Installation of one, downstairs handicap accessible bathroom. This bathroom will be in the same location as the previous bathroom, to include one toilet, one sink/mirror, and one utility sink.
6. Installation of a simple kitchenette in the downstairs smaller room, on the east wall of the room, in a location similar to before. To include a wall of lower and upper cabinets, one sink, one refrigerator, microwave oven. No plan for cook stove or dishwasher.
7. Flooring:
 - a. Installation of all floors in the downstairs portion of the building using industrial grade laminate materials. Colors and patterns per approval of SMB Trustees.
 - b. Removal of cork floor in front entrance "room", and replacement with industrial entrance flooring.
 - c. This renovation does not contemplate any changes to the main cork floor in the large upstairs room.

- d. Floor patching of some fashion to be determined in the back upstairs work room. There are gaps in the flooring which could prove to be tripping hazards where the bookshelves were removed.
8. Furnace and ductwork will all be replaced. The newer components will be noticeably smaller in size which will help with ceiling height in the downstairs room. The air ports to the upstairs remain the same (one return, and two feeds).
 - a. The new heating system will allow for at least two thermostats, providing heat for either floor separately or together;
 - b. Thermostats will use "smart" technology, allowing for settings to be made from off site.
 9. Electrical: picking up from the electrical service work of recent years, the plan calls for a complete rework of the current electrical terminations and wiring.
 - a. In the downstairs, new wall outlets and ceiling fixtures will be installed. Light fixtures will be LED technology.
 - b. In the upstairs, the existing light fixtures will be utilized.
 - c. Wall outlets will be incorporated into the lowest shelving area of the perimeter shelving units. Wire will be carefully concealed within the wall shelf, using a wire case. To make the outlets functional, accurate carpentry will be accessed to make attractive faceplates. Four outlets per half.
 - d. A wireless fire detection system will be installed, providing protection of the building without visible wires. A centrally located fire panel (downstairs entrance area) will connect the panel to a monitoring service.
 - e. Illuminated exit signs and emergency lighting is required at both exterior doors; the most attractive, smallest models available will be installed.
 - f. Installation of an internet wireless router that provides internet throughout the building. A line coming from the street to the building is required.
 10. Carpentry:
 - a. Removal of at least 2 of the interior upstairs bookshelves to make the room larger and more useable; appropriate finish where removed components meet the walls.
 - b. Removal of one downstairs window and installation of one emergency access window. This is not expected to include changing any of the concrete/brick structure.
 11. Furniture: Each meeting room will have non-permanent, foldable tables and stackable chairs. White/beige plastic tables and comfortable fabric chairs. A portable LCD Screen (ie, "large TV") will be available in each room for connecting laptops for projection.

As noted at various points in the Lease:

- JRHS will serve as the General Contractor, work per approvals of 5MB Trustees;
- The estimated, and agreed upon value of the work is \$150,000 as shown, which will equate to 10 years of use by JRHS;

**Exhibit 2
Smyth Memorial Building Renovation**

Improvement	Notes
1. Installation of Septic System per State-Approved plans by Jason Franklin Septic System Design, renewed March 11, 2019.	Estimate
1b Install septic drain (inc sink drain) from building to tank	Allowance for trench, sand, pipe, labor
2. Installation of water supply well	Estimate
2b Pump, water line, electrical, and tank installation	Estimate
2c Trench, sand, labor for well line	Allowance
3. Construction to install a half bathroom and kitchenette with plumbing	Estimate: Pricing for plumbing, vanity, toilet, light and mirror, work sink, kitchenette contents.
4. Electrical system upgrades to include Fire Alarm System Upgrade	Estimate
5. Install flooring in entirety of downstairs and front main entrance room with LVP flooring	Estimate
6. Carpentry – new egress window	Allowance – assume limited work on exterior and interior for trim and repairs
6b Carpentry – removal of interior shelf and construction of outlet boxes	Allowance
7. Heating system upgrades. Replace existing furnace and ductwork	Estimate
8. Furniture and Fixtures – tables, chairs, monitors	Allowance
9. Internet installation and network hardware (firewall, WAPs, router and switch)	Allowance
10. Contingencies	
11. Project Management/General Contracting	
12. Total Value	\$150,000

Assumes no latent hazardous materials (asbestos) or late nt conditions requiring repairs which would add to the cost

Exhibit 3
Lease Value Schedule

Lease Year	Annual Value	Remaining Value of Improvements
		\$150,000
Year 1	\$15,000	\$135,000
Year 2	\$15,000	\$120,000
Year 3	\$15,000	\$105,000
Year 4	\$15,000	\$ 90,000
Year 5	\$15,000	\$ 75,000
Year 6	\$15,000	\$ 60,000
Year 7	\$15,000	\$ 45,000
Year 8	\$15,000	\$ 30,000
Year 9	\$15,000	\$ 15,000
Year 10	\$15,000	\$ 0

Notes:

1. Starting value is agreed value of Tenant Improvements.
2. The estimated, and agreed upon value of the work is \$150,000 as shown, which will equate to 10 years of use by JRHS;
3. Annual value applied toward Rent shall be \$15,000 and includes costs for all utilities to be paid by Landlord up to \$5,000 per year on average; and
4. No increase in lease rate is contemplated during the lease period.

March 28, 2021

Board of Selectmen

Street light LED conversion

The Recycling & Energy Committee started research on LED lighting conversion in 2018. After gathering extensive information and soliciting quotes for the Recycling Center, the information was presented to the Board, and the project was approved. The conversion was completed in March of 2019.

A review of the electric bills for a full year starting with the date of the Recycling Center conversion has clearly shown that the savings are considerable, averaging over 20% savings for the year. (see monthly energy reduction report) In addition to the energy savings, another factor is that the maintenance of the lights has been greatly simplified due to not having to change bulbs regularly, resulting in additional savings.

The numbers at the Recycling Center were the motivation for the committee to look into expanding the use of LED through conversion of the town's 36 street lights. Following are the reasons this would be worthwhile to move forward on...

-Eversource incentive money is available.

-Power savings- as this report illustrates, there are major savings using LED lighting.

-Many of the old lights are turning yellow- as the old lights age, the color changes from white to a dimmer yellow/orange color. This change makes the lights less effective. (and makes them look old)

-The lighting is much better with LED- the light is much whiter and it more efficiently covers the area below it.

-Directional light- one reason LED is so efficient is that its light shines in a specific direction. In the case of streetlights, LED shines downward onto the street with very little light shining upwards.

-Many of the existing street light fixtures are very old, and with the conversion all lights would get updated fixtures. With updated fixtures, and much better lighting, the committee feels that this project is worth the investment for the savings it would realize, and it would also give the town a better look at night.

The committee has solicited quotes for the retrofitting of the lights. We have three quotes from companies that specialize in street light retrofitting:

- LRS Lighting Retrofit Services
- LED Conversions
- Affinity LED Lighting

After discussions on the proposals, the committee is recommending Affinity LED as the contractor for this project. They were not only the lowest quote, but they also include services such as the required flaggers for the project. Others would require us to use the Candia police to direct traffic while the work is being done. Also, Affinity did the Auburn street lights, and they have done many other projects in New England. (all are listed in their proposal) Their work is highly regarded.

Eversource is encouraging municipalities to do LED retrofitting, and to help the town to initiate the process, they are offering incentive funding. The incentive may not be available in the future.

If there is a way to fund this project, the Recycling & Energy Committee recommends moving forward on retrofitting the town's street lights. Initiating this now would ensure having the Eversource incentive of \$3,600 available to do the retrofit.

Deducting this from the Affinity bid, the net cost of the project would be \$8,889.

The Recycling & Energy Committee would be glad to meet with the Board of Selectmen to answer any questions.

Power reduction at the Recycling Center over a year
from the completion of conversion to LED lighting

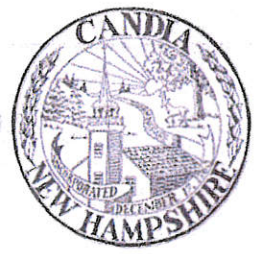
Led conversion completed March 20, 2019

March	+ 35%
April	+. 07%
May	- .07 %
June	- 27 %
August	- 16 %
September	- 19 %
October	- 16 %
November	- 21 %
December	- 19 %
January 2020	- 27 %
February	- 34 %
March	- 38 %
April	- 34 %

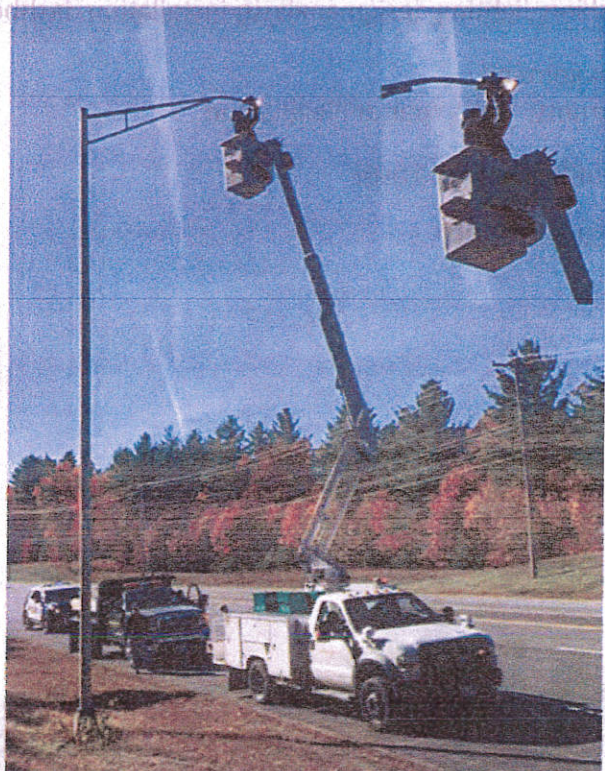
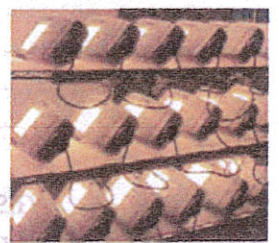
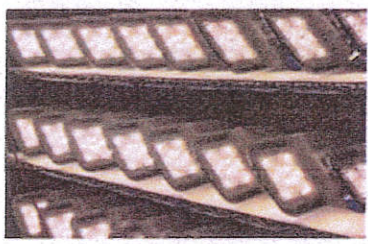
One year average savings of 21.5 %

affinity

led lighting



AMERICAN BUILT
★ ★ ★ ★ ★ ★ ★ ★
ASSEMBLED WITH PRIDE
★ **BY US VETERANS** ★
IN DOVER, NEW HAMPSHIRE



led lighting

LED Streetlight Project

Candia, NH

Introductory Cover Letter

- Company Profile

Detailed Energy Model

Statement of Financial Performance

Key Personnel

Client Reference and testimonials

Similar Turnkey Projects in ME and NH

Approach

- Design
- Digital Inventory
- Technology Procurement
- Installation & Maintenance
- Construction Administration
- Value Added

GIS

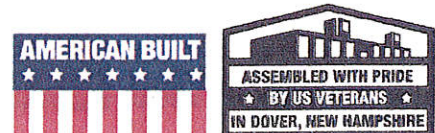
(project tracking, lighting design analysis, installation dashboard)

Project Management

10 year Warranty - w/ 1 Year of Field Labor

Elimination of Packaging Waste

Fixture Cut Sheet



February 10th, 2021

Dear Friends at the Town of Candia:

We are honored to submit this proposal for the Town of Candia's LED street light conversion. All information contained in this proposal accurately describes the services we provide.

We, Affinity LED Light LLC (Affinity LED) are a local company founded in 2012 and currently headquartered in the Washington Street Mills in downtown Dover, New Hampshire.

Our view of doing business is to support our clients to reduce operational spending through energy and lighting maintenance cost reductions, while providing improved quality of light and lowering greenhouse gas emissions to improve air quality and public health in our local communities. **We founded our company on this belief... that *Doing Well and Doing Good* are not mutually exclusive ideas.**

Our business model is unique, in that we take ownership of the entire customer value chain... from product development and manufacturing (**We are New England's *only* LED Lighting Manufacturer**), to engaging regional utility partners, to **end-to-end turnkey "boots on the ground" project management**. Doing business with Affinity LED assures you one responsible point of contact before, during and after your community's lighting efficiency measures have been installed. **We place the highest value on our relationships and our local "hands-on" partnerships with our clients...** one that sets us apart and is vital to your long-term satisfaction over the lifetime of the equipment. ***There isn't another company in the industry who does what we do, the way we do it!***

In New Hampshire, we have **successfully installed more LED street lights, been competitively selected more times (most bid awards) and completed more municipal LED street lighting conversions than all other industry providers combined**. Completed NH street light conversion projects include Antrim, Auburn, Bedford, Berlin, Bethlehem, Brookline, Claremont, Conway, Dover (**including NH's first project with networked street lighting and smart controls**), Exeter, Epping, Farmington, Franconia, Freedom, Gilford, Gorham, Greenland, Hampstead, Hampton, Henniker, Hollis, Hooksett, Jaffrey, Keene, Lisbon, Merrimack, Milford, New Castle, Newfields, Newington, Newmarket, New Ipswich, North Hampton, Peterborough, Pittsfield, Plaistow, Portsmouth, Rindge, Rochester, Somersworth, Sutton, Swanzey, Stratham, Tamworth, Whitefield, Wilton and all NHDOT Highways and Turnpikes roadway lighting statewide. Additionally, we are under contract and proceeding next with Bow, Kingston and Mont Vernon.

We have also successfully completed Maine street light conversions in Augusta, Belgrade, Benton, Berwick, Chelsea, Clinton, Eliot, Fairfield, Farmingdale, Gardiner, Hallowell, Kittery, Manchester, Monson, Newport, North Berwick, Randolph, Sanford, South Berwick, Waterville, Winslow, and Winthrop. Additionally, we are under contract and proceeding next with installations in Boothbay, Readfield, Southport and Tremont. Augusta, Boothbay, Gardiner, Fairfield, Hallowell, Newport, Sanford, Southport and Winthrop are installing complete networked street lighting with smart controls. We are also currently engaged with many more communities across Northern New England who are at various stages of planning for converting to Affinity LED's street lighting program and hope you will join us too!

Our S900D Series of Cobrahead street lights provide **leading edge LED technology**, with rated lifetimes exceeding 120,000 hours of operation. **Assembled locally at our UL approved manufacturing facility in Dover, NH with a workforce of U.S. Veterans**, we are fortunate to be producing **"best-in-class" street lighting** while providing **employment opportunities to those who have served and protected our nation**. Further, **all Affinity LED street and area lighting products come with a 10-year warranty**. Our Warranty Statement is attached.

For the purpose of this proposal, we have used your Eversource billing information to provide a **full energy model and cost details for converting the Town of Candia's 36 Eversource street lights**. We fully acknowledge that our desired deliverable is a **"custom designed retrofit"**, the result of performing an independent lighting design analysis. Consequently, the energy model and cost details may increase or decrease contingent on the agreed lighting plan. We have not included any information for the conversion of any Town-owned metered street lighting.

Here are the project highlights:

- **Total Project Cost of \$12,489.02** for converting your 36 current Eversource street light fixtures to "Smart Ready" LED street lighting, avg. \$177.00 per fixture*, inclusive of all equipment and installation services, **with American-Built street and area lighting assembled locally in Dover, NH by a workforce of U.S. Veterans.**

*Installation services include: **a)** a highly capable utility-approved contractor team including fully flashed bucket and trailing vehicle, lineman, certified flagger and support staff, **b)** elimination of Solid Waste (product packaging) through the use of reusable totes and packing materials throughout the installation process, **c)** equipment installation and reconnection, and **d)** complete recycling and disposal of all old legacy equipment, including certificate of disposal for hazardous waste materials.

- **Eversource is expected to offer an Incentive of \$3,600 for Candia's street lighting conversion.** This value will be confirmed in writing directly from your Eversource Account Executive via direct request from the Town.

- **Estimated Annual OPEX Savings equals \$3,358** for converting 36 current street lights, a reduction of 54.4% from the Town's current annual tariff cost of \$6,178. Cumulative Savings over 10 years = \$33,581 (which is the warranty period) & Cumulative Savings over the life of the fixtures (20 years) = \$67,162.

- **Annual Energy Savings = -11,875 kWh**, a reduction of 70.7% from the Town's current consumption of 16,793 kWh.

- **Annual CO2 Abatement = -7.1 tons**, 10 yrs = -71.2 tons, 20 yrs = -142.5 tons. Lowering greenhouse gas emissions improves air quality and public health in our communities.

- **We estimate a Simple Payback of 2.65 years on this LED Conversion (\$12,489.02 All-In / \$3,358 Annual Savings). This is VERY, VERY GOOD!**

- In this proposal, **all equipment will be our American-Built S900D series cobraheads, each proudly assembled by US Veterans in our UL certified manufacturing site in Dover, NH.**

We are your local New Hampshire Company, with products locally assembled and serviced by NH Veterans just miles from Candia's Town Office.

Upon being successfully selected for your community's LED conversion, we will proceed with a **comprehensive investment-grade field audit**, complete with **GIS-based collection tools** to fully confirm the actual streetlight assets and reconcile any inventory discrepancies with Eversource. We will coordinate a **"designed retrofit" lighting plan** according to functional roadway classifications (local, collector, arterial/majors) and intersections (local/local, local/collector, collector/collector, etc.) and location of sensitive receptors (schools, hospitals). We'll also identify and recommend critical areas where pole spacing improvements may provide a higher level of uniformity and safety. Once the lighting plan is confirmed and installation begins, we will use our real-time GIS-based tracking tools to **track real-time progress online during installation**, to update your street lighting inventory and to **ensure Eversource billing is converted from current rates to the new LED rate**.

As demonstrated in this proposal, we understand the complexities of street lighting conversions and specifically, your individual community's project. To ensure we **meet or exceed your expectations**, we have assembled a **"Partners of Choice" team of experts to fulfill our end-to-end turnkey commitment to you** as outlined in this response:

Installation and Maintenance - Our highly capable crews are **experienced Eversource approved contractors** having all requisite training, certifications, equipment and insurance to safely perform the required operations of disconnection, fixture installation and reconnection. The installation service is included in our proposal at no additional cost to the Town.

Tax-Exempt Lease Purchase Financing - **Affinity LED has partnered with Municipal Leasing Consultants (MLC)** to help your community get the equipment and technology you need to continue providing the best possible services, in the most cost-effective way. MLC has a track record of success and a strong commitment to helping American communities achieve their goals.

Recycling and Disposal - We are contracting with SMS Services Inc., quality services throughout the New England, to provide **safe, secure, certified disposal and recycling of waste materials**. This service is included in our proposal at no additional cost to the Town.

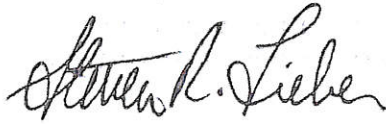
Supply Chain - **Our focus and expertise gives us ultimate control of our products and we make no compromises**. To ensure consistent performance over their expected lifetime, we are carefully choosing the best combination of **industry leading branded components and materials**, and **locally assembling** our Cobrahead street lights and Shoebox flood lights right here in Dover, NH. **The result is both a quality and price/value proposition that is difficult for others to match.**

Our S900D Cobrahead Series Components:

- Revolutionary Patented **Multi-Volt DOB** Technology Extends Fixture Lifetime
- New MJT High Powered Series LEDs provide **Industry Leading Efficiency and Lifetimes**
- **Night Sky Friendly** (zero uplight) with **integrated backshield**
- **Reduced-Glare Optical Lenses** in standard IESNA Type photometric distributions
- Tool-Less Entry with **Connect-Safe™ for Lineman Friendly Installation**
- **Smart Ready** with 7-pin Photocontrol Receptacle and 0-10V Dimming Capability
- **UL compliance** for traceable components
- Using all-metal molded A360 Die-Cast Aluminum Housing and Housing Door components, 16mm Stainless Steel hinge bolts and a tool-less entry mechanically secured door latch, we've ensured a safe and secure door when the fixture is open, and a fitted closure when latched. That is very important for a **fixture designed to last 20+ years here in the Northeast**.
- All Stainless Steel screws and fittings are **marine grade corrosion resistant**.

We are aligned and ready to add the "Most Important Partner" to our Team... the Town of Candia!
We look forward to engaging with all of you on this important project.

Yours truly,



Steven R. Lieber
President & Founder, Affinity LED Light LLC

Mailing:

Affinity LED Light LLC
133 Islington Street
Portsmouth, NH 03801
Fax: 603-590-8897

Office & Warehouse & Assembly:

Affinity LED Lighting
1 Washington Street, Unit # 5121
Dover, NH 03820
Phone: 978-378-LED8

Your Key Contacts Directory:

Steve Lieber –
Principal Contact
cell: 603-828-8919
steve@affinityledlight.com

Andrew Tiebout–
Senior Project Manager
cell: 603-767-8119
andrew@affinityled.com



Town of Candia, NH LED Street Lighting Proposal

Prepared: 2/9/2021

Location: Candia
 District: 11
 Town: 25
 Ledger #: 8000953

MUNICIPAL STREET LIGHTING SUMMARY

Current Lighting Description	Rated Watts	Size Code	Rate Class	Fixture Qty
50HPS COBRA	65	47	02	23
70HPS COBRA	90	48	02	1
100HPS COBRA	130	151	02	7
250HPS COBRA	285	153	02	4
				36

CURRENT LIGHTING (annual)

Existing Rated Watts	Annual Cost Per Fixture	Total Annual Cost*	Total kWh Consumed
65	\$135.22	\$3,110.06	\$5,495.76
90	\$152.25	\$152.25	\$391.05
130	\$199.28	\$1,394.96	\$3,053.35
285	\$316.09	\$1,272.36	\$5,127.10
		\$6,178	16,793

SMART READY LED (annual)

LED Rated Watts	Models	Fixture Qty	Annual Cost Per Fixture	Total Annual Cost*	Total kWh Consumed
18	S900D-18W-30K-T2-GR	23	\$62.09	\$1,427.97	1798.83
18	S900D-18W-30K-T2-GR	1	\$62.09	\$62.09	78.21
60	S901D-60W-30K-TX-GR	7	\$100.78	\$705.46	1528.75
75	S902D-75W-30K-T2-GR	4	\$131.01	\$524.04	1383.5
				\$2,820	4918.54

UPGRADE PROJECT COSTS

Purchase Cost per Fixture	TOTAL COST	Installation Cost per Fixture	Total Installation Cost	Total Purchase & Installed Cost
\$157.00	\$3,611.00	\$169.92	\$3,809.09	\$326.92
\$157.00	\$157.00	\$169.92	\$169.92	\$326.92
\$207.00	\$1,446.00	\$169.92	\$1,189.42	\$376.92
\$237.00	\$946.00	\$169.92	\$679.67	\$406.92
avg \$177.00	\$6,372.00	avg \$169.92	\$6,117.02	avg \$346.92
			\$12,489.02	\$3,600

INCENTIVE

Incentive Fixture	Product Code	Total Incentive
\$100	90L	(\$2,300)
\$100	90L	(\$100)
\$100	90L	(\$700)
\$100	90L	(\$400)

Annual Savings | Savings: **(\$3,358)** | **(11.87%)**
 Annual CO² Abatement (tons): **(7.1)**
 Savings: **-54.4%** | **-70.7%**

Incentive: **(\$3,600)**
 Net Simple Payback: **2.65** years

SIMPLE PAYBACK

Net Investment	\$8,889	Payback	
Annual Savings	(\$3,358)	2.65 years	
Monthly Savings	(\$280)	31.8 months	

SAVINGS, RETURN ON INVESTMENT and 10yr CAPEX IMPACT*

Year	Cumulative Savings	Cumulative ROI	Cumulative CAPEX	Cumulative Profit/Loss	Cumulative Operating Hours	Cumulative CO ² Abatement (tons)
Year 1	\$3,358	(\$5,531) -62%	(\$889)	\$2,469	4,345	1
Year 2	\$6,716	(\$2,173) -24%	(\$1,778)	\$4,938	8,690	2
Year 3	\$10,074	\$1,185 13%	(\$2,667)	\$7,408	13,035	3
Year 4	\$13,432	\$4,543 51%	(\$3,556)	\$9,877	17,380	4
Year 5	\$16,791	\$7,901 89%	(\$4,445)	\$12,346	21,725	5
Year 10	\$33,581	\$24,692 278%	(\$8,889)	\$24,692	43,450	10
Year 15	\$50,372	\$41,483 467%			65,175	15
Year 20	\$67,162	\$58,273 656%			86,890	20

Affinity LED Light Key Project Personnel

Steve Lieber

President and Principal

Mobile: 603-828-8919

steve@affinityled.com

Andrew Tiebout

Senior Project Manager

Mobile: 603-767-8119

andrew@affinityled.com

Additional Staff Assigned -

Caroline Kinville Director - Finance & Production Operations

Sandra Massie Accounting Manager

Johnny Muy Product & Materials Procurement Manager

Cassidy Brennan Project Developer

Michael Snay Lead Technician & Production Manager Lead

Gerald Easson Assembly Technician

Steve Lieber, the founder of Affinity LED Lighting, has a strong foundation in global supply chain, product creation and project implementation. He began the company in 2012.

Andrew Tiebout joined the team in 2017. He holds an MBA from SNHU and worked to develop Affinity's product line and managed building retrofit projects before stepping up to the senior position.

Caroline Kinville joined Affinity LED Lighting in 2016. She was formerly the Plant Controller and HR Manager at GM Nameplate Inc., a manufacturer formerly located in Dover, NH. She brings strong operations and financial management to the table and has played a key role in the implementation of our domestic assembly operations.

Sandra Massie joined in September 2017 coming from SIG SAUER located in Portsmouth, NH where she was part of the team managing international vendors and logistics. She also brings a broad set of skills well suited to our growing company.

Johnny Muy joined the company in 2019, and played an instrumental part of the planning and implementation of our local assembly operations. He is responsible for the majority of our assembly materials and product procurement.

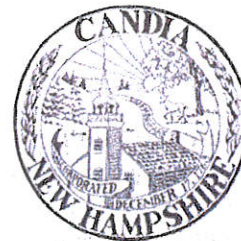
Michael Snay is a US Veteran who learned his electrical trade as a sonar technician in the US Navy. He has a strong background in ESD procedures, electronics production and repair, and is a critical thinker.

Gerald Easson is a former US Marine with an impressive resume of electronic wiring and assembly. He has also worked in manufacturing at Vutek in Meredith, NH.



Affinity LED

Testimonials similar turnkey projects



Augusta, ME

"The City of Augusta awarded a contract to Affinity LED Lighting in late 2018 for the conversion and replacement of approximately 2,300 roadway, ornamental, and parking lot lighting throughout the city. As part of the project the city chose to complete a citywide audit of all light fixtures. The audit will provide the city with an accurate count of all lighting fixtures and will greatly assist us in maintaining the completed lighting system.

The City of Augusta selection team was invited by Affinity, namely Steve Lieber and John "JB" Branagan, to travel to Dover, N.H to meet with them. They provided us with a tour of their factory, an inspection/review of their light fixtures, a review of the proposed control system, and to view their lights in operation. Their process for assembly, the light fixtures, the control system, and their approach to the project reassured the city that we had indeed chose the right company to complete our project.

Steve and JB have both been excellent in communication regarding the process for the audit, material delivery, invoicing, installation coordination, and providing all the necessary control system training. They both provide the customer with the confidence of knowing that they are fully invested into the success of the project. It is a pleasure to work with a company that takes all the time necessary to make you feel comfortable with the entire process from start to finish.

I would highly recommend Affinity LED Lighting to anyone that may be considering a project. They are an excellent company to work with. "

Bob LaBreck
Facilities Manager
City of Augusta
16 Cony Street
Augusta, Maine 04330
Office: 207-626-2365
Cell: 207-242-6773
Email: bob.labreck@augustamaine.gov

Claremont, NH

"Claremont has worked with Affinity for all of our street lighting needs since March of 2016. The service has been fantastic. They have corrected our light ledger and is now accurate for the first time in 10 years. They projected a 46% savings in electricity and have delivered exactly that. We have added all of our metered outside lights to be retro fit to LED and are seeing over 60% savings. Their product has reduced light pollution so we can see stars from inside the city again. We have changed over 1100 street lights now with very little disruption or customer complaints. We see a real great improvement in driving through fog and snow with the 4000k lights. Much easier for older drivers. Affinity made this project go smoothly and successfully."

Vic St. Pierre
City of Claremont
Director of Public Works
8 Grandview Street
Claremont, NH 03743
Office: 603 504-0353
Cell: 603 543-7927
Email: vstpierre@claremontnh.com

Rochester, NH and Dover, NH

"I am very happy to provide a reference as I've had the pleasure of working with Affinity in two cities. I was formerly the Director of City Services in Rochester, NH and we worked with Affinity to change out nearly 1,500 streetlights. Now that I am in Dover we are wrapping up the conversion of about 1,800 streetlights to LED's. I've also worked with Affinity to retrofit some of our municipal buildings to LED lights, both in Rochester and in Dover.

They have been an absolute pleasure to work with. They were exceedingly helpful every step of the way. Initially they took time to explain the LED technology, their manufacturing process, some of the American Medical Association recommendations for lighting temperatures, they walked us through available grant opportunities, even submitting the grant requests. Their guidance and leadership were excellent.

Inevitably there are always going to be a few issues that need to be addressed along the way – either improper wiring, or possibly lighting fixtures that don't show up on the billing ledger. If anything ever came up they were quick to jump on it and worked to find a solution. I remember one occasion being on the phone with them at 10:30 PM at night to address a lighting issue and they literally jumped right on it and worked til it was resolved. While I was in Rochester they actually worked with us to install some demonstration LED's in our Eversource cobrahead lights and also our downtown ornamental lights. They were extremely cooperative in working with us to get the lights installed and understood our need to put a few on display, such that the community could observe and provide comments.

They have also been very generous here in Dover. They provided free LED lights to get our City Hall clock tower illuminated, and in an amazing show of generosity, actually installed new LED's on the Scammell Bridge between Dover and Durham at no cost, and they are picking up the electricity costs."

John Storer
Director of Community Services
City of Dover, NH
271 Mast Rd.
Dover, NH 03820-4169
Office: 603-516-6450
Email: j.storer@doover.nh.gov

Portsmouth, NH

"Affinity LED was competitively selected to convert all of the cobra head streetlights for the City of Portsmouth because we felt their product produced a superior light quality. The environmental benefits of reduced electricity consumption from an LED streetlight conversion are well established, yet Affinity LED's product goes a step further on the path to sustainability. The fact that the lights are assembled locally in Dover NH and the significant waste reduction from their unique packaging techniques were icing on the cake for this sustainability oriented project."

Jacob A. Levenson
Solid Waste Sustainability Coordinator
Department of Public Works
City of Portsmouth
680 Pevery Hill Road
Portsmouth, NH 03801
Office: 603-766-1412
Email: jalevenson@cityofportsmouth.com



SIMILAR PROJECTS - CLIENT REFERENCES

CITY OF AUGUSTA, MAINE - Competitive Award

<u>Client Contact Information:</u> Raphael E. St Pierre - Assistant City Manager ralph.stpierre@augustamaine.gov 207-626-2300	<u>Contact Address:</u> 16 Cony St. Augusta, ME 04330
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TOWN OF BERWICK, MAINE

<u>Client Contact Information:</u> Stephen G. Eldridge, MPA Town Manager townmanager@berwickmaine.org 207-698-1101 x 111	<u>Contact Address:</u> 11 Sullivan Street Berwick, Maine 03901
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TOWN OF CHELSEA, MAINE

<u>Client Contact Information:</u> Scott Tilton - Town Manager chelseamanager@chelseamaine.org 207-582-4802	<u>Contact Address:</u> 560 Togus Road Chelsea, ME 04330
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TOWN OF ELIOT, MAINE - Competitive Award

<u>Client Contact Information:</u> Dana Lee - Town Manager townmanager@eliotme.org 207-439-1813	<u>Contact Address:</u> 1333 State Road Eliot, ME 03903
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TOWN OF FAIRFIELD, MAINE

<u>Client Contact Information:</u> Michelle M. Flewelling - Town Manager mflewelling@fairfieldme.com 207-453-7911 ext.101	<u>Contact Address:</u> PO Box 149 Fairfield, ME 04937
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TOWN OF FARMINGDALE, MAINE

<u>Client Contact Information:</u> Rose Webster - Town Clerk/Tax Collector/Treas. Admin. Assistant to the Selectboard farmingdaleclerk@roadrunner.com	<u>Contact Address:</u> 289 Maine Avenue Farmingdale, ME 04344
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CITY OF GARDINER, MAINE

<u>Client Contact Information:</u> Christine M. Landes, MBA/CMM - Town Manager clandes@gardinermaine.com 207-582-4200	<u>Contact Address:</u> City of Gardiner 6 Church Street Gardiner, Me. 04345
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SIMILAR PROJECTS - CLIENT REFERENCES

CITY OF HALLOWELL, MAINE

<u>Client Contact Information:</u> Nate Rudy - Town Manager nrudy@hallowellmaine.org 207-623-4021 Ext. 203	<u>Contact Address:</u> City of Hallowell 1 Winthrop Street Hallowell, Me. 04347
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TOWN OF KITTEERY, MAINE - Competitive Award

<u>Client Contact Information:</u> Kendra Amaral - Town Manager KAmaral@kitteryme.org Chief David O'Brien - DO'Brien@kitteryme.org 207-439-1813	<u>Contact Address:</u> 200 Rogers Road Kittery, ME 03903
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TOWN OF MONSON, MAINE - Competitive Award

<u>Client Contact Information:</u> Daniel Swain - City Manager monsontownmgr@myfairpoint.net 207-997-3641	<u>Contact Address:</u> 10 Tenney Hill Rd. Monson, ME 04464
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TOWN OF NORTH BERWICK, MAINE

<u>Client Contact Information:</u> Dwayne Morin - Town Manager dmorin@townofnorthberwick.org 207-676-3112 x 4	<u>Contact Address:</u> 21 Main Street North Berwick, Maine 03906
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TOWN OF RANDOLPH, MAINE

<u>Client Contact Information:</u> Peter Coughlin petertown99@gmail.com 207-592-1790	<u>Contact Address:</u> 121 Kinderhook St Randolph, ME 04346
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TOWN OF TREMONT, MAINE - Competitive Award

<u>Client Contact Information:</u> Christopher Saunders - Town Manager manager@tremont.maine.gov 207-244-7204	<u>Contact Address:</u> 20 Harbor Drive Bass Harbor, ME 04653
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CITY OF WATERVILLE, MAINE - Competitive Award

<u>Client Contact Information:</u> Michael Roy - City Manager mroy@waterville-me.gov 207-680-4204	<u>Contact Address:</u> 1 Common St. Waterville, ME 04901
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SIMILAR PROJECTS - CLIENT REFERENCES

TOWN OF WINSLOW, MAINE - Competitive Award

Client Contact Information: Michael W. Heavener- Town Manager mheavener@winslow-me.gov 207-872-2776 x5210	Contact Address: 114 Benton Avenue Winslow, ME 04901
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NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION - Competitive Award

Client Contact Information: David Rodrigue Director of Operations Email: Dave.Rodrigue@dot.nh.gov Phone: (603) 485-3806	Contact Address: 7 Hazen Drive Concord, NH 03302
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TOWN OF ANTRIM, NEW HAMPSHIRE

Client Contact Information: Donna Hanson Town Administrator Email: antrimbiz@tds.net Phone: 603-588-6785 ext 221	Contact Address: Town Hall 66 Main Street Antrim, NH 03440
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TOWN OF BEDFORD, NEW HAMPSHIRE - Competitive Award

Client Contact Information: Jeanne Walker Town Engineer/Asst. Director of Public Works 24 North Amherst Road Email: jwalker@bedfordnh.org Phone: (603) 472-3070	Contact Address: Town Offices 24 North Amherst Road Bedford, NH 03110
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CITY OF BERLIN, NEW HAMPSHIRE - Competitive Award

Client Contact Information: Jim Wheeler - City Manager jwheeler@berlinnh.gov 603-752-7532	Contact Address: City of Berlin - City Hall 168 Main Street Berlin, NH 03570
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TOWN OF BETHLEHEM, NEW HAMPSHIRE

Client Contact Information: April Hibberd admin@bethlehemnh.org	Contact Address: Town of Bethlehem PO Box 189 2155 Main St. Bethlehem, NH 03574
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TOWN OF BOW, NEW HAMPSHIRE - Competitive Award

Client Contact Information: David Stack - Town Manager dstack@bownh.gov (603) 223-3910	Contact Address: 10 Grandview Rd., Bow, NH 03304
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SIMILAR PROJECTS - CLIENT REFERENCES

TOWN OF BROOKLINE, NEW HAMPSHIRE - Competitive Award

Client Contact Information: Tad Putney - Town Manager tputney@brookline.nh.us (603) 673-8855	Contact Address: 1 Main St, Brookline, NH 03033
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CITY OF CLAREMONT, NEW HAMPSHIRE - Competitive Award

Client Contact Information: Victor St. Pierre Public Works Director vstpierre@claremontnh.com Phone: (603) 504-0353 Main (603) 542-7020	Contact Address: Department of Public Works 8 Grandview Street Claremont, NH 03743
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TOWN OF CONWAY, NEW HAMPSHIRE - Competitive Award

Client Contact Information: Paul DegliAngeli, PE Director of Public Works Email: pauld@conwaynh.org Phone: (603) 447 - 3811 x 24	Contact Address: Town of Conway NH 1634 East Main St. Center Conway, NH 03813
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CITY OF DOVER, NEW HAMPSHIRE - Competitive Award

Client Contact Information: J. Michael Joyal, City Manager Email: m.joyal@dover.nh.gov Direct: (603) 516-6023	Contact Address: 288 Central Avenue Dover, NH 03820
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TOWN OF EPPING, NEW HAMPSHIRE

Client Contact Information: Greg Dodge Email: administrator@townofepping.com Phone: (603) 679-5441	Contact Address: Town of Epping Attn: Town Administrator 157 Main St. Epping, NH 03042
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TOWN OF EXETER, NEW HAMPSHIRE

Client Contact Information: Je Jennifer Royce Perry, P.E., Director Exeter Public Works jperry@exeternh.gov (603) 773-6157	Contact Address: Exeter Public Works 13 Newfields Road Exeter, NH 03833
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TOWN OF FARMINGTON, NEW HAMPSHIRE

Client Contact Information: Arthur Capello Town Administrator Email: farmingtonta@metrocast.net Phone: (603) 755-2208	Contact Address: 356 Main Street Farmington, NH 03835
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SIMILAR PROJECTS - CLIENT REFERENCES

TOWN OF FRANCONIA, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Holly Burbank Town Administrator Email: townadmin@franconianh.org Phone: (603) 823-7752	<u>Contact Address:</u> Town of Franconia NH 421 Main Street Franconia, NH 03580
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TOWN OF GILFORD, NEW HAMPSHIRE

<u>Client Contact Information:</u> Scott J. Dunn, Town Administrator Email: sdunn@gilfordnh.org Phone: (603) 527-4706	<u>Contact Address:</u> Town of Gilford 47 Cherry Valley Road Gilford, NH 03249
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TOWN OF GORHAM, NEW HAMPSHIRE

<u>Client Contact Information:</u> Denise Vallee Director of Finance & Administration Email: dvallee@gorhamnh.org Phone: (603) 466-3322	<u>Contact Address:</u> Town of Gorham NH 20 Park Street Gorham, NH 03581
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TOWN OF GREENLAND, NEW HAMPSHIRE

<u>Client Contact Information:</u> Karen Anderson Town Administrator Email: KAnderson@greenland-nh.com Phone: (603) 431-7111	<u>Contact Address:</u> Town of Greenland NH 11 Town Square Greenland, NH 03840
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TOWN OF HAMPSTEAD, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Sally Theriault Town Administrator Email: sally.theriault@comcast.net Phone: (603) 329-4100 ext. 100	<u>Contact Address:</u> Town of Hampstead NH 11 Main Street Hampstead, NH 03841
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TOWN OF HAMPTON, NEW HAMPSHIRE

<u>Client Contact Information:</u> John Hubbard jhubbard@northhampton-nh.gov	<u>Contact Address:</u> Town of Hampton NH 11 Airport Hampton, NH
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TOWN OF HENNIKER, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Christine Trovato - Town Manager	<u>Contact Address:</u> Town of Henniker, NH 18 Depot Hill Rd. Henniker, NH 03242
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SIMILAR PROJECTS - CLIENT REFERENCES

TOWN OF HOLLIS, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Todd J. Croteau, Public Works Director tcroteau@hollisnh.org 603-465-2246	<u>Contact Address:</u> 10 Muzzey Rd. Hollis NH, 03049
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TOWN OF HOOKSETT, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Nicholas P. Germain, MPA ngermain@hooksett.org 603-485-8472	<u>Contact Address:</u> Town of Hooksett 35 Main Street Hooksett NH 03106
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TOWN OF JAFFREY, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Jon Frederick, Town Manager Randall W. Heglin, Director Dep. of Public Works rheglin@townofjaffrey.com 603-532-6521	<u>Contact Address:</u> Town of Jaffrey, NH 23 Knight Street Jaffrey, NH 03452
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CITY OF KEENE, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Duncan Watson Assistant Public Works Director Email: dwatson@ci.keene.nh.us Phone: (603) 352-6550	<u>Contact Address:</u> City of Keene NH 350 Marlboro Street Keene, NH 03431
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TOWN OF KINGSTON, NEW HAMPSHIRE

<u>Client Contact Information:</u> Susan Ayer - Admin Assistant to the Selectmen Email: admin@kingstonnh.org Phone: (603) 642-3342 ext. 103	<u>Contact Address:</u> 163 Main St, Kingston, NH 03848
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TOWN OF LISBON, NEW HAMPSHIRE

<u>Client Contact Information:</u> Sharon Penney Lisbon Town Administrator Email: townadmin@lisbonnh.org Phone: 603-838-6376	<u>Contact Address:</u> Town of Lisbon 46 School St. Lisbon, NH 03585
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TOWN OF MERRIMACK, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Kyle Fox Public Works Director Email: kfox@merrimacknh.gov Phone: (603) 427-5137	<u>Contact Address:</u> Town of Merrimack NH 6 Baboosic Lake Road Merrimack, NH 03054
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SIMILAR PROJECTS - CLIENT REFERENCES

TOWN OF MILFORD, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Mark Bender Town Administrator Email: mbender@milford.nh.gov Phone: (603) 240-0601	<u>Contact Address:</u> Town of Milford NH 1 Union Square Milford, NH 30355
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TOWN OF NEW CASTLE, NEW HAMPSHIRE

<u>Client Contact Information:</u> William Stewart Select Board Chair Email: bill.stewart@newcastlenh.org New Castle, NH 03854	<u>Contact Address:</u> Town of New Castle NH 49 Main Street New Castle, NH 03854
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TOWN OF NEWFIELDS, NEW HAMPSHIRE

<u>Client Contact Information:</u> Donna Newman Email: donnaneuman@newfieldsnh.gov Phone: (603) 755-2208	<u>Contact Address:</u> Town of Newfields NH 65 Main Street Newfields, NH 03856
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TOWN OF NEWINGTON, NEW HAMPSHIRE

<u>Client Contact Information:</u> Kevin Kelley Email: kkelley@townofnewingtonnh.com Phone: (603) 426-7640	<u>Contact Address:</u> Town of Newington NH 205 Nimble Hill Rd Newington, NH 03801
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TOWN OF NEWMARKET, NEW HAMPSHIRE

<u>Client Contact Information:</u> Steve Fournier Town Administrator Email: sfournier@newmarketnh.gov Phone: (603) 659-3617	<u>Contact Address:</u> Town of Newmarket NH 186 Main Street Newmarket, NH 03857
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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

<u>Client Contact Information:</u> John Hubbard DPW Director jhubbard@northhampton-nh.gov 603-365-6778	<u>Contact Address:</u> Town of North Hampton NH North Hampton, NH 03857
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TOWN OF PETERBOROUGH, NEW HAMPSHIRE

<u>Client Contact Information:</u> Seth MacLean Operations Manager, DPW P: 603.924.8000, ex. 102 C: 603.831.8814 www.townofpeterborough.com	<u>Contact Address:</u> Town of Peterborough, NH 1 Grove St. Peterborough NH 03458 www.peterboroughprojects.info
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SIMILAR PROJECTS - CLIENT REFERENCES

TOWN OF PITTSFIELD, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Cara Marston Town Administrator Email: cmarston@pittsfieldnh.gov Phone: (603) 435-6773	<u>Contact Address:</u> Town Hall 85 Main Street Pittsfield, NH 03263
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CITY OF PORTSMOUTH, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Peter Rice Public Works Director Email: phrice@cityofportsmouth.com Phone: (603) 427-1530	<u>Contact Address:</u> Department of Public Works 680 Peverly Hill Rd Portsmouth, NH 03801
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TOWN OF RINDGE, NEW HAMPSHIRE - Competitive Award

<u>Client Contact Information:</u> Mike Cloutier - Public Works Director Email: rindgepw@town.rindge.nh.us Phone: (603) 899-5181	<u>Contact Address:</u> 30 Payson Hill Road Rindge, NH 03461
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CITY OF ROCHESTER, NEW HAMPSHIRE

<u>Client Contact Information:</u> Michael Riley Municipal Services Supervisor-Facilities Email: michael.riley@rochesternh.net Phone: (603) 332-4096	<u>Contact Address:</u> Rochester NH DPW 45 Old Dover Road Rochester, NH 03867
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CITY OF SOMERSWORTH, NEW HAMPSHIRE

<u>Client Contact Information:</u> Michael Bobinsky Director of Public Works and Utilities Email: mbobinsky@somersworth.com Phone: (603) 692-4266	<u>Contact Address:</u> 1 Government Way Somersworth, NH 03878
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TOWN OF STRATHAM, NEW HAMPSHIRE

<u>Client Contact Information:</u> David Moore, Town Adminstartor Email: dmoore@StrathamNH.gov Phone: 603 772-7391 x 181	<u>Contact Address:</u> Town of Stratham, NH 10 Bunker Hill Road Stratham, NH 03885
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TOWN OF SUGAR HILL, NEW HAMPSHIRE

<u>Client Contact Information:</u> Margo Connors, Town Manager Email: connorsmargo@gmail.com Phone: 603 823-8575	<u>Contact Address:</u> Margo Connors P.O. Box 862 Franconia, NH 03580
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SIMILAR PROJECTS – CLIENT REFERENCES

TOWN OF SUTTON, NEW HAMPSHIRE

<u>Client Contact Information:</u> Elly Phillips – Town Manager Email: townadmin@sutton-nh.org Phone: 603 927-2403	<u>Contact Address:</u> Town of Sutton 93 Main Street Sutton Mills, NH 03221
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TOWN OF SWANZEY, NEW HAMPSHIRE – Competitive Award

<u>Client Contact Information:</u> Michael T. Branley, MPA Town Administrator Email: mbranley@town.swanzey.nh.us Phone: (603) 352-7411 ext. 107	<u>Contact Address:</u> Town of Swanzey NH 620 Old Homestead Highway Swanzey, NH 03446
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TOWN OF TAMWORTH, NEW HAMPSHIRE

<u>Client Contact Information:</u> John B. Wheeler Town Administrator Email: Admin@tamworthnh.org Phone: 603 323-7971	<u>Contact Address:</u> Town of Tamworth 84 Main Street Tamworth, NH 03886
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TOWN OF WHITEFIELD, NEW HAMPSHIRE

<u>Client Contact Information:</u> Shawn C. White Public Works Director Email: whitefielddpw@ne.rr.com Phone: (603) 837-2202	<u>Contact Address:</u> Town of Whitefield NH 56 Littleton Road Whitefield, NH 03598
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Our Project Approach

Design

Affinity LED believes that all municipal street-lighting conversion projects should start with a 'simple designed retrofit'. This practical approach looks at existing street-light placed during the comprehensive investment grade GIS audit and represented as Affinity "proposed wattages". We then work with the Town to make practical real world adjustments.

If a full certified designed is required Affinity partners with NCQLP Certified Independent Lighting Designers to provide an independent analysis of existing street lighting within the Town of Candia, who will use the following GIS-based mapping and street & roadway data to inform the Town's design plan and replacement streetlight standard for the new LED lighting conversions. Typical considerations are:

- Street classification, roadway and lane width, presence of medians and sidewalks
- Vehicular, bike and pedestrian activity levels, inclusive of accident or incident data for specific street zones
- Presence of sensitive receptors such as schools, hospitals and elderly housing
Public gathering sites such as auditoriums, stadiums and theaters
- Input from Town personnel such as Traffic Engineers, Bike/Ped Coordinators, Transportation Planners, Police and Fire, and Parks and Recreation
- Current streetlight type, light source, wattage, mounting height and bracket arm length.
- Aerial and street level photographs to identify residential vs commercial zones.
- Zoning maps may also be used to identify lighting classification zones such as unique neighborhoods where lower light levels or shielding may be desired.

Our deliverable will provide the best solution based on site conditions for safety of the residents of the Town of Candia. Our experience also confirms that much of the existing lighting layout may already meet design goals and objectives, allowing us to focus on the major areas where the data indicates attention is required.

While meeting IES standards of RP-8-14 are always the goal of a uniformed lighting design, not all areas will meet the design requirement due to the common occurrence of non-continuous lighting or irregular pole spacing in many areas of the Town.

Digital Inventory - See GIS Attachment

Project Management

Affinity LED has a proven track record in New England of being capable and competent in executing multiple full turn-key conversions. Examples of full

Turn-Key conversions over 1,000 lights include Augusta ME, Berlin, Claremont, Dover, Keene, Portsmouth, and Rochester, New Hampshire, as well as the State-wide NHDOT roadway conversion. We regularly work on multiple projects simultaneously in the New England region and our project history shows this.

Technology Procurement

Affinity LED offers only our own brand of DLC listed streetlights that are assembled locally at our UL approved manufacturing facility in Dover, NH with a workforce of U.S. Veterans. We are fortunate to be producing "best-in-class" street lighting that has been vetted and selected against the "industry's best" competitor street lighting products.

We partner with you, the Town, to ensure that you get the best products for the best price. All of our municipal partners large or small enjoy the same materials pricing to ensure transparency on all public bids.

All fixture selection is based on the "designed retrofit" plan based on the GIS audit, Certified lighting designer inputs, and all considerations of roadway lighting standards.

AMA Considerations

Affinity LED has been following the AMA and IDSA position on best practices of LED lighting since the article was published. We are devoted to ensure our 3,000k proposed lighting meets or exceeds the best practices set forth in the AMA position paper. We have you covered!

Installation and Maintenance

A general project schedule will be developed with the town upon selection. Any requested shielding or fixture adjustments would be addressed in the final stages of the installation "punch list" before the project is completed. Regarding maintenance, all products proposed come with a 10-year warranty and the first (1) year is inclusive of labor. Beyond the warranty provision, given the reliability of our products, with a rated life of over 20 years and the extremely low failure rates of LEDs, our experience shows that most lighting failures after a conversion are related to Utility power infrastructure. Under the current NH PUC tariff Eversource will continue all maintenance service for the Town.

Construction Administration

Our approach to managing the construction phase of a turn-key LED conversion is simple... "plan your work, and work your plan". All members of the Affinity LED "team" work together to ensure a safe, accurate and expeditious conversion, from project kick-off, to GIS audit of the Town's existing inventory, through the design phase, installation, and even through the recycling of legacy lighting equipment.

Our process includes, but is not limited to:

- Performing spot-checks on installed lights to ensure proper installation procedures are being followed.
- Manage installations daily and provide Real Time status updates of the project with an online dashboard view.
- Supporting our installation contractor and ensuring their work meets or exceeds all expectations.

Available grants and rebates relating to the LED conversion project -

Affinity has work with Eversource and NH Saves on every project to ensure that we get the maximum incentives as called out in our pricing proposal.

Value Added Services

Our products are locally built by ***US Veterans only 31 miles and about 45 minutes from the Town of Candia***. In fact, our entire team of partners, from GIS, lighting design, assembly, service, installation, maintenance and recycling are Northern New England Based. Affinity LED is putting a lot of good people from Maine, New Hampshire, and Vermont to work. That's more ***"Doing Well and Doing Good!"***.

Elimination Of Packaging Waste – See Appendix



GIS Services



The following is a response to items pertaining to **AUDIT**, through out this document you will see that a GIS is important for initial inventory verification and physical location, conducting basic lighting layout review, Utility (Eversource) reconciliation and advance conversion tracking. This service is also the best practice for creating a dashboard for the Town and Affinity to track the conversion in real time. Finally post conversion it is the best resource to report all final changes to Eversource for updated billing.

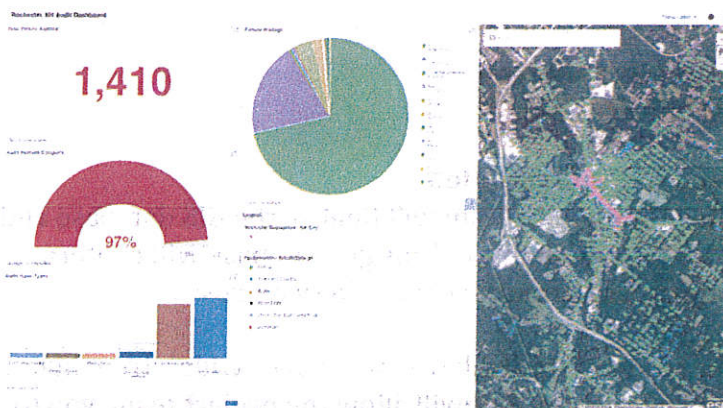
Affinity LED Lighting's GIS Project Team ("Project Team") includes our staff and our subcontractors from **VHB (Vanasse Hangen Brustlin, Inc.)** based in Bedford, NH. Together we will make extensive use of GIS-based technology to support the entire project life-cycle. This task will include confirming the Town-wide street light inventory via field collection audit using GIS-based mobile technologies, developing a comprehensive GIS database, and implementing web-based dashboard that will track the project from inventory to installation to finalization. Key tasks will include:

Geodatabase Design and Mobile Application Configuration

The Project Team will develop a street light Esri Geodatabase design and mobile data collection framework based on Esri's ArcGIS Online technology. Through this process a standardized database will be configured and implemented, data collection and condition assessment standards will be established, and a cloud-based, mobile data collection application (which runs on iOS and Android devices using ArcGIS Collector application) will be configured and implemented.

Field Data Collection and Street Light Audit

The Project Team will confirm your Town's actual installed streetlight assets and gather additional attributes to aid in the conversion and Designed Lighting Retrofit plan using the mobile data collection tools and GIS database developed as part of the previous task. To complete this effort, we will make use of iPad mobile data collection devices running a custom-configured version of ArcGIS On-line's "Collector" application. As the field crew completes an audit, they will save the data, in real-time, to our cloud-based database. A web-based dashboard application will allow the project team to track progress (in real time), notify the project team of problems, and to support the installation process.

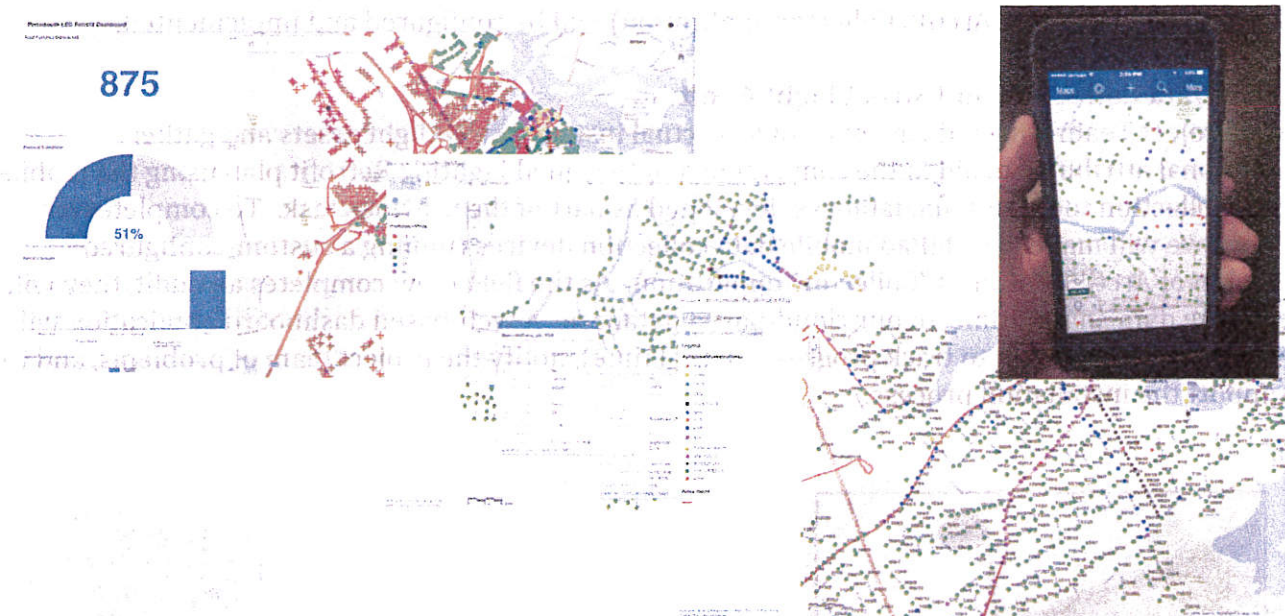


Inventory Reconciliation, Data Review , and Lighting Design Support

Upon completion of the inventory audit, the Project Team will conduct a quality review of the field audit data and complete a inventory reconciliation. During this process, we expect to reconfirm the Town's current inventory, but may find a small percentage of street lights that either a) should be on the ledger but are not, or b) are on the ledger but should not be. The Affinity Team will work with you and Eversource to reconcile as many anomalies as possible and we will provide an "exceptions" list that can be used by the Town to further refine the asset inventory. Once complete, the GIS database is also used to inform our certified lighting designer. By simply overlaying key data points to be considered in the creation of our designed retrofit the GIS process aids the designer and Town Stakeholders in visualizing the resulting plan before the conversion begins.

Retrofit Project Tracking System

The Project Team will implement technologies that will support the conversion process. This will include supplying installation teams with the mobile data collection devices used to support the inventory process and development of a project tracking dashboard. As a conversion is completed, install crews will update the GIS database in real-time. A "Project Tracking Dashboard" will be implemented to allow all project stakeholders to track the process in real-time. This will allow Affinity to track progress, generate reports, and even provide weblinks to the Town. The dashboard will be based on Esri's ArcGIS Online technology and will be viewable on any web-browser.



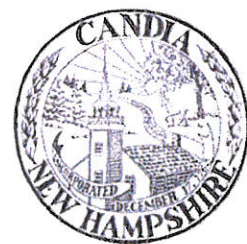
Final GIS Deliverable

The Affinity LED Team will finalize the GIS database and deliver it to you as a seamless, Town-wide Esri File Geodatabase. This geodatabase will conform to the Town's GIS standards and will easily integrate into your existing GIS system.

The result of this task will be a Town-wide, street light Esri geodatabase and a web-based project tracking system that will allow the project team, you to view project status in real-time. This allows our Project Team to effectively communicate with all Town stakeholders, track progress, and notify the Town and Eversource of potential problem areas.



Warranty Statement



Affinity LED Light LLC **Street Lighting – 10 Year Limited Warranty Policy**

This limited warranty is provided by Affinity LED Light LLC ("Seller") to Candia, New Hampshire ("Purchaser"), as the original purchaser of the LED street lighting products as identified on Seller's invoice reflecting its original purchase (the "Product"). Seller warrants that the Product, when delivered in new condition and in its original packaging, will be free of defects in material and workmanship for a period of **TEN (10) YEARS** from the date of original purchase. The determination of whether the Product is defective shall be made by the Seller, in its sole discretion, with consideration given to the overall performance of the Product. This limited warranty is void if the product is not used for the purpose for which it was designed.

A Product shall not be considered defective solely as a result of the failure of individual LED components to emit light if the number of inoperable components is 10% or less of the total number of LED components in the Product. If Seller determines the Product is defective, Seller will elect, in its sole discretion, to refund the purchase price of the Product, repair the Product, or replace the Product with a comparable product utilizing current technology at the time of replacement.

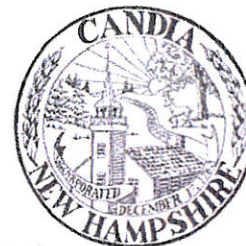
This limited warranty will not apply to loss or damage to the Product caused by: negligence; abuse; misuse; mishandling; improper installation, storage or maintenance; damage due to acts of God or nature; vandalism; civil disturbances; power surges; improper power supply; electrical current fluctuations; corrosive environment installations; unauthorized alteration/repair; accidents; failure to follow installation, operating, maintenance or environmental instructions prescribed by Seller or applicable electrical codes; or improper service of the Product performed by someone other than Seller or its authorized service provider.

This limited warranty includes field labor and service charges exclusively related to the repair or replacement of the Product determined defective, for a period of **ONE (1) YEAR** from the date of original purchase.

Seller will provide new products or parts in the warranty repair or replacement process, which will be warranted for the remainder of the original warranty period. In order to make a warranty claim, Purchaser must notify Seller in writing within sixty (60) days after discovery of the defect and comply with Seller's other warranty requirements. Upon receiving that notice, Seller may require Purchaser to promptly return the Product to Seller, or its authorized service provider, freight prepaid. Before returning any product, a Returned Material Authorization should be obtained from the Seller, and the RMA # clearly marked on the return packaging. Failure to exercise the above RMA policy and procedures will void all warranty responsibilities on behalf of Affinity LED Light LLC.

The foregoing warranty provisions are exclusive and are given and accepted in lieu of any and all other warranties, whether expressed or implied, including without limitation any warranty against infringement and any implied warranties of merchantability or fitness for a particular purpose. In no event shall Seller be liable for incidental, compensatory, consequential, indirect, special, or other damages. Seller's aggregate liability with respect to a defective product shall in any event be limited to the monies paid to Seller for that defective product. This warranty is effective for purchases of Products on or after the effective date set forth below. Seller reserves the right to modify this warranty from time to time. Any modification of this warranty shall be effective for all orders placed with Seller on or after the effective date of such revised warranty.

Effective Date: Upon Contract / Invoice Date



Elimination of Product Packaging Solid Waste

"Candia, NH avoids 54 lbs. of solid waste and 29.9 lbs of CO2 during their LED Streetlight installation"

Our view of doing business often inspires us to make decisions that cannot be measured in dollars and cents alone. We are taking steps to reduce packaging waste, which has become a common byproduct in industries like ours. Our decision directly lessens the burden on recycling centers and landfills, which further reduces greenhouse gas emissions and supports improved air quality and public health in our local communities. We founded our company on this belief, that...

Doing Well and Doing Good are not mutually exclusive business goals.

In the spirit of *Doing Good*, we have introduced the use of round-trip reusable totes for transporting our locally produced S900 Series Cobraheads from our UL Approved Manufacturing Site in Dover, NH to the cities and towns where our streetlights are being installed. Our decision results in the elimination of corrugated cartons and other packing materials, which would otherwise enter the waste stream... quite the opposite result of our intent for LED lighting conversions.

Each one-time use package that we don't use equals the avoidance of 1.5 lbs of solid waste and 0.831 lbs. of CO2*. We've also experienced that the reduction of one time use packaging has made our installation process more efficient, saving time and energy by avoiding trips to offload waste.

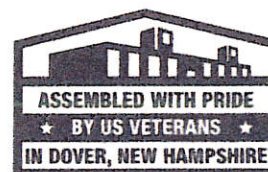
Our industry colleagues worry about where to place the dumpster. We don't need one!



(L to R) Steve Lieber, President, Affinity LED - Randy Dixon, Sr. Engineer, Eversource - Vic St. Pierre, Assistant Director DPW, Claremont, NH

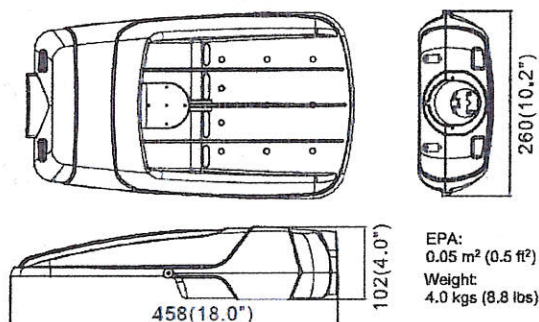
*carbon footprint calculation tool commissioned by the Corrugated Packaging Alliance (CPA)





S900D Series DOB Roadway Luminaire LED Street & Area Lighting

The S900D Series distills the benefits of combining industry-leading components and extended lifetime DIRECT AC LED technology (DOB) with pragmatic design and American-Built reliability. The outstanding photometric performance results in sites with excellent uniformity, allowing greater pole spacing and lower power density. The S900D Series is the industry's best alternative available for traditional street and area lighting with quick payback and improved performance.



Standard Features

- ★ Revolutionary Patented *Multi-Volt DOB* Technology Eliminates Drivers and Extends Lifetime
- ★ Seoul Semiconductor's new MJT High Powered Series provides Industry Leading Efficiency & Lifetimes
- ★ LED Lifetime Rating > 170,000 hours L70 @55°C (per IESNA TM-21-11)
- ★ Night Sky Friendly (zero uplight) with integrated backlight-shield
- ★ Reduced-glare optical lenses standard in Type II, Type III and Type V photometric distributions
- ★ Available in 3000K, 4000K and 5000K Correlated Color Temperatures
- ★ Tool-Less Entry with Connect-Safe™ for Lineman Friendly installation
- ★ Die-Cast Aluminum Housing and Housing Door with Ultra-durable powder-coat finish that resists corrosion, abrasion and UV-degradation
- ★ Integrated Tilt Adjustment ±5°
- ★ Built-in Bird-Guard
- ★ Input Voltage: 120-277V, 50/60Hz
- ★ Ambient Operating Temperatures -40°C to +50°C
- ★ Smart Ready with 7-pin Photocontrol Receptacle (per ANSI C136.41) and 0-10V Dimming Capability
- ★ 10-Year Limited Warranty

Product Specifications (S900D - S903D)

Example: S90XD-XXW-XXK-TX-XX ⇨ S901D-50W-30K-T2-GR

MODEL	POWER	COLOR TEMP (CCT)	DISTRIBUTION	FINISH
S900D	18W	30K: 3000K 40K: 4000K 50K: 5000K	T2: TYPE II T3: TYPE III T5: TYPE V	BR: BRONZE BL: BLACK WH: WHITE GR: GREY SL: SILVER
S900D	25W			
S901D	50W			
S902D	75W			
S903D	100W			

S900D - S903D Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end user environment and application. Actual wattage may differ by +/-10% when operating between 120-277V +/-10%. Contact us directly for performance data on any configurations not shown here.

MODEL	SYSTEM WATTS	INPUT CURRENT	DIST TYPE	3000K				
				LUMENS	B	U	G	LPW
S900D	18W	155mA	T2	2572	1	0	1	143
S900D	25W	210mA	T2	3503	1	0	1	140
S901D	50W	410mA	T2	6195	2	0	2	124
S902D	75W	645mA	T2	9818	2	0	2	131
S903D	100W	785mA	T2	11772	3	0	3	118

Certifications and Qualifications

- ★ DesignLights Consortium® Qualified Products Listed (DLC QPL)
- ★ UL® Certified Manufacturing Site in Dover, NH
- ★ Certified Electrical & Photometric Measurements (per IESNA LM-79-08)
- ★ Certified to ANSI C136.31-2001 3G Bridge & Overpass Vibration standards
- ★ 10Kv Surge Suppression Protection tested in accordance with IEEE/ANSI C62.41.2
- ★ Luminaire & finish endurance tested to ASTM B1117-11 Salty Fog test standards
- ★ Additional Powder-Coating Strength & Adhesion testing (meets ASTM D454/D522 standards)
- ★ Suitable for Wet Location, meets IP66 (per IEC 60529-2013 standards)
- ★ Meets FCC Part15, Subpart B, Class B per ANSI C63.4-2014
- ★ Meets International Dark Sky Association requirements for reduced glare, light trespass & light pollution
- ★ RoHS Compliant
- ★ American Built by U.S. Veterans



LISTED

multi-volt

DOB



AFFINITY LED LIGHT LLC
 1 Washington Street #5121, Dover, NH 03820
 ph +1-978-378-LED8 (5338)
 fax +1-603-590-8897
 www.affinityledlight.com





LED Conversions, Inc.
50B Northwestern Drive, Suite 10
Salem, NH 03079
(603) 898-1144
www.LEDconversionsINC.com

Bob Chapman
Cell: 603-231-3378
bob@ledconversionsinc.com

Al Couch
Candia Recycling & Energy Committee

Dear Al,

Thank you very much for the opportunity to provide a quote for Candia's streetlight replacement project. This quotation is all inclusive to this project:

Fixtures
Photo cells
Installation
Permits
Details
Proper Reclaiming of fixtures, bulbs, and ballasts

The project consists of (36) streetlights from a list provided by Eversource (Municipal Street Lighting- Candia) and the count is broken down into (24) 30 watt LED Cobrahead fixtures and (12) 50 watt LED Cobrahead fixtures. Proposed fixtures have been approved for incentives by Eversource and the total incentive amount is 100 dollars per fixture for a total incentive of \$ 3600.00.

The all-inclusive job cost is \$ 22066.20 and, as stated, Eversource will pay \$ 3600.00 in incentives upon completion.

Thanks again for the opportunity and please contact me with any question,

Bob



Your Local Team for Lighting Efficiency



Our dedicated staff at Affinity LED Lighting, New England's **only lighting manufacturer**, are committed to saving communities across New England up to 90% on their energy bills through LED upgrades.

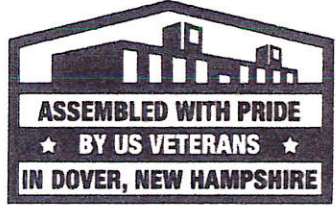
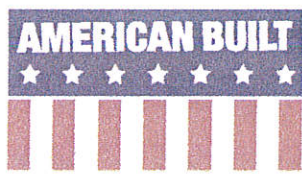
Why have **70** local communities trusted Affinity LED for their municipal lighting conversion projects?

Because we are committed to providing our clients with the **highest quality American Built products** at the lowest cost, **safely and professionally installed** in an environmentally-friendly way.

That's *Doing Well and Doing Good!*

Photo courtesy of Matthew Nazar, City of Augusta

To find out how Affinity LED can *Do Well and Do Good* for your community,
Call Us! (978) 378-LED8
affinityLEDlight.com





<http://www.lrs-lighting.com>
 234 Ballardvale Street
 Wilmington, MA 01887
 Tel: (978) 988-7800
 Fax (978) 988-7662
 Email: info@lightingretro.com

Lighting System Retrofit Proposal for:

Town of Candia
Street Lighting Project
 December 22, 2020

LRS Lighting
 234 Ballardvale Street
 Wilmington, MA 01887
 Tel: (978) 988-7800
 Fax: (978) 988-7662
 Email: info@lightingretro.com

Detailed Lighting Analysis
Town of Candia
Street Lighting Project
12/22/2020

Line #	Bldg.	Fl	Location	Existing					Proposed								
				Quantity	Type	Watts	Hours	kWh	Quantity	Type	Watts	Hours	kWh	Controlled kWh			
1	Town of Candia - Street Lighting	os	Flint Rd	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	No Retro	65	4,368	284	-			
2	Town of Candia - Street Lighting	os	Chester Turnpike	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
3	Town of Candia - Street Lighting	os	High Street - Green River Growers	1	150W-HPS-NH Fixture w/Photocell	190	4,368	830	1	No Retro	190	4,368	830	-			
4	Town of Candia - Street Lighting	os	High Street	5	50W-HPS-Cobra Head w/Photocell	65	4,368	1,420	5	17W-LED-Cobra Head w/Photocell	17	4,368	371	-			
5	Town of Candia - Street Lighting	os	South Rd by High Street	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
6	Town of Candia - Street Lighting	os	Deerfield Rd	6	50W-HPS-Cobra Head w/Photocell	65	4,368	1,704	6	17W-LED-Cobra Head w/Photocell	17	4,368	446	-			
7	Town of Candia - Street Lighting	os	Old Deerfield Rd	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
8	Town of Candia - Street Lighting	os	Critchett Rd	1	100W-LED-Cobra Head w/Photocell	100	4,368	437	1	No Retro	100	4,368	437	-			
9	Town of Candia - Street Lighting	os	Island Road	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
10	Town of Candia - Street Lighting	os	Raymond Rd	2	50W-HPS-Cobra Head w/Photocell	65	4,368	568	2	17W-LED-Cobra Head w/Photocell	17	4,368	148	-			
11	Town of Candia - Street Lighting	os	Raymond Rd	1	150W-HPS-Shoebbox	190	4,368	830	1	No Retro	190	4,368	830	-			
12	Town of Candia - Street Lighting	os	Old Candia Rd	7	100W-HPS-Cobra Head w/Photocell	130	4,368	3,975	7	39W-LED-Cobra Head w/Photocell	38	4,368	1,192	-			
13	Town of Candia - Street Lighting	os	Old Candia Rd	1	150W-HPS-Cobra Head w/Photocell	190	4,368	830	1	57W-LED-Cobra Head w/Photocell	57	4,368	249	-			
14	Town of Candia - Street Lighting	os	Old Candia Rd	1	70W-HPS-Cobra Head w/Photocell	90	4,368	393	1	25W-LED-Cobra Head w/Photocell	25	4,368	109	-			
15	Town of Candia - Street Lighting	os	Old Candia Rd	1	100W-LED-Cobra Head w/Photocell	100	4,368	437	1	No Retro	100	4,368	437	-			
16	Town of Candia - Street Lighting	os	South Rd	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
17	Town of Candia - Street Lighting	os	Old Manchester Rd	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
18	Town of Candia - Street Lighting	os	Route 101 Ramps	2	250W-HPS-Cobra Head w/Photocell	295	4,368	2,577	2	96W-LED-Cobra Head w/Photocell	96	4,368	839	-			
19	Town of Candia - Street Lighting	os	Main St	3	50W-HPS-Cobra Head w/Photocell	65	4,368	852	3	17W-LED-Cobra Head w/Photocell	17	4,368	223	-			
20	Town of Candia - Street Lighting	os	Cyaa Fields	4	50W-HPS-Cobra Head w/Photocell	65	4,368	1,136	4	No Retro	65	4,368	1,136	-			
21	Town of Candia - Street Lighting	os	Langford Rd	2	250W-HPS-Cobra Head w/Photocell	295	4,368	2,577	2	96W-LED-Cobra Head w/Photocell	96	4,368	839	-			
22	Town of Candia - Street Lighting	os	Depot Rd	1	50W-HPS-Cobra Head w/Photocell	65	4,368	284	1	17W-LED-Cobra Head w/Photocell	17	4,368	74	-			
				45	Total Existing kWh			20,835					45	Total Retro kWh			8,839

Lighting kWh Saved 11,946

% Hours Saved by Sensor 40%

Sensor kWh Saved -

Combined kWh Saved 11,946

kW Saved: 2.735

Note: Hours of operation used in analysis are provided by the customer



Phone : 978-988-7800

Fax : 978-988-7882

Project Quotation

Customer: Town of Candia **Date :** 12/22/2020
Project: Street Lighting Project

Quantity	Proposed System	Unit	Total
23	17W-LED-Cobra Head w/Photocell	\$ 430.67	\$ 9,905.41
1	25W-LED-Cobra Head w/Photocell	\$ 430.67	\$ 430.67
7	39W-LED-Cobra Head w/Photocell	\$ 441.33	\$ 3,089.31
1	57W-LED-Cobra Head w/Photocell	\$ 484.00	\$ 484.00
4	96W-LED-Cobra Head w/Photocell	\$ 564.00	\$ 2,256.00
1	Lift Fee	\$ 3,000.00	\$ 3,000.00
1	Recycle Fee	\$ 76.50	\$ 76.50
1	Trash Fee	\$ 500.00	\$ 500.00

Project Total \$ 19,741.89

Plus Applicable Taxes

Note:

- Hardware and Equipment are included.
- Labor is first shift, non-union, non-prevailing wage.
- Materials, Trash, and Lamp Recycling are included.
- Permit Fee is not included and will be billed additionally at face value plus 15% Administration Fee.
- Police Detail Not Included.
- Recycling of PCB ballasts, if discovered, is not included.
- All exterior lighting retrofits predicated upon good, active feeds and grounds at each location.
- Any necessary repair work quoted separately.
- Price is valid for 60 days from quote date.
- Applicable Taxes are not included.

Town of Candia
Street Lighting Project
LRS Financial Analysis
12/22/2020

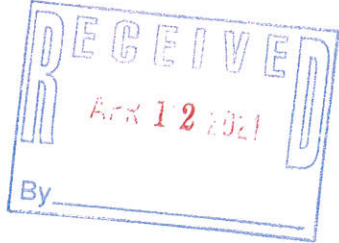
Lighting Cost		\$19,741.89
Sensor Cost (included above)		
Total Project Cost		\$19,741.89
Estimated Lighting Rebate		\$3,600.00
Estimated Sensor Rebate (included above)		
Estimated Total Rebate		\$3,600.00
Lighting Savings		\$2,678.40
Sensor Savings		\$0.00
Total Project Savings		\$2,678.40
Total Maintenance Savings		\$1,087.52

Project Cost	\$19,741.89
Est. Rebate	\$3,600.00

Estimated Net Cost	\$16,141.89
Total Combined Annual Savings	\$3,765.92

Simple Payback 4.29 Years

April 12, 2021



Attn: Board of Selectmen
Town of Candia, NH
74 High St.
Candia, NH 03034

LOOK
PLEASE READ

To Whom it May Concern,

Please accept this letter for my intent to serve another term on the Zoning Board of Adjustment.

I started on this Board in 2012 as an alternate and have been serving as Chairman for the past several years. I look forward to opportunity of continuing this vital work with the Board members currently in place.

Thank you for your kind consideration.

Sincerely,
Bob Petrin
194 Crowley Rd.
Candia, NH

A handwritten signature in blue ink that reads "Bob Petrin". The signature is written in a cursive style and is positioned over the typed name and address.

Weekly Payroll and Accounts Payable Manifest Totals				
Check Date	Payroll Manifest	Total Amount	Payroll Subtotal	
04/01/21	1150-02	17,555.90	17,555.90	
04/08/21	1151- <i>or</i>	16,912.83	34,468.73	
04/15/21	1152-02	18,526.21	52,994.94	
Check Date	Accts Pay Manifest	Total Amount	Accts Pay Subtotal	
04/01/21	202113	24,730.67	24,730.67	
04/08/21	202114	581,071.22	605,801.89	<i>school 500,000</i>
04/15/21	202115	22,053.41	627,855.30	
Grand Total Payroll and Accts Pay			680,850.24	