



Town of Montgomery - P.O. Box 356
Montgomery Center, VT 05471
802-326-4719
www.montgomeryvt.us

Minutes of the
REGULAR MEETING OF THE
SELECTBOARD & WATER COMMISSION
Monday August 17th 2026
following adjournment of Special Town Meeting
Town Hall/Grange
View Recording:

https://www.youtube.com/playlist?list=PLrBf_FpjKbwcSJm_gBqfFSmPGaVWJXBB7

In attendance: Charlie Hancock, Daniel Khan, Mark Brouillette, Dennis Himes, Chris Dixson-Boles;
Visitors: – Tosca Snith, Alissa hardy, Arnold Mercy, Roberta Baker, Josh Howard, Chris Johnson, Lauri Ellis, Amy Rifenbergh, Donald Bilodeau, Christina Biloudeau, Karie Quintin, Clifford Loos, Patrick Calecas, Susan Baker, Donny Ellis; via Zoom: Gabrielle Lumbra

Meeting called to order at 7:37pm

1. Review and make any changes to the agenda
 - a. Add: Confirmation of Receipt of Complaint and next steps
 - b. Add: Driveway Permit
2. Added: Open Meeting and Conflict of Interest Complaint(s) – Chris Dixson-Boles
 - a. Chris reviewed complaints received and outlined next steps per guidance from municipal attorney. Board is required to address the Open Meeting complaint w/in 10 days of receipt (no later than 8/24). Board will schedule special meeting to address allegations. Board will appoint board member to coordinate w/ attorney to evaluate conflict of interest complaint and provide report to board.
 - b. Motion to schedule a special meeting for Friday August 21st at 5pm by Daniel; seconded by Dennis; approved 4-0-1 (Charlie abstaining)
 - c. Motion to appoint Chris to serve as board liaison for Conflict of Interest Complaint by Mark; seconded by Dennis; approved 4-0-1 (Charlie abstaining)
3. Review/approve Minutes of the August 3rd Meeting (*board action*)
 - a. Motion to approve the minutes as written by Mark; seconded by Daniel; approved 5-0
4. Town Garage Snow Guards – Bid Approval (*board action*);
 - a. Mark reported out that he solicited two additional quotes for the snowguard work, but neither contractor was interested in the job. The town has two bids: R & A Enterprises for \$17,000, and Mark II Metal LLC for \$15,00.

- b. Mark moved to approved the bid from Mark II Metal LLC for \$15,000 with \$5,000 paid in advance; seconded by Chris; Charlie offered a friendly amendment to add that amount will be paid from Building Capital Improvement Fund, which was accepted. Amended motion approved 5-0.
- 5. Town Hall – Approval of Funding Allocation for Basement/Kitchen (*board action*)
 - a. Project overview:
 Tiling the Floor: Estimate received for \$10,800.00
 Plumbing to bring Kitchen up to code: Estimate received for \$2,270.00
 Total between quotes: \$13,070
 - b. Proposed Project budget:
 Schwanke Grant- 7500.00 (50% now and 50% upon completion)
 25% match- Heart Full Kitchen 3250.00
 25% match- Town Hall Fund 3250.00
 Total budget: \$14,000 (quotes plus contingency)
 - c. Motion made by Mark to authorize up to \$3,250 from the Town Hall Reserve Fund to support project costs; seconded by Dennis; approved 4-0-1 (Daniel abstaining)
 - d. Tosca requested that the board add “Town Hall Committee Charter” to the next regular meeting agenda – request is to change Charter for Town Hall committee from 7 to 5 due the issues around lack of quorum)
- 6. Municipal Wastewater System – update, Bid Tabulation Review next steps (*discussion*)
 - a. Bids were opened Wednesday 8/12. Charlie reviewed the Bid Tabulation summary (*attached here*). 60-day bid validation period - engineers are reviewing the bids. Town is working with funding partners to assess project budget against bids.
- 7. PSB Renovation Project (*update*)
 - a. Full cost estimate has been received from Millbrook - \$974,050.18 (*attached*); architect is now reviewing it for additional cost saving/clarifications; Liz is working with MERP/NRPC to assess cost estimate against grant funding/project budget. No board action required.
- 8. FY26 Budget Close-out Status Report (*continued discussion*)
 - a. Continued discussion from 8/3 meeting – FY26 Town budgeted for \$45k in reserve fund allocations (which have not been made yet), and after transferring \$13k from the Wastewater Reserve to General Fund (to cover additional cost for Single Audit, required for the most part due to grant revenue received to support Wastewater Project) there will only be \$23k remaining from FY26 budget Reserve Fund allocations, meaning we're short \$22k coming out of FY25. **Note that these figures have not been audited, and are potentially subject to minor changes*
 - b. Motion to transfer \$13k from Wastewater Reserve to General Fund to cover additional cost of single audit from Mark; seconded by Chris; approved 4-0-1 (Daniel abstaining)
- 9. Liquor/Tobacco Licenses (*board action*)
 - a. Stewart's Shops Corp - Tobacco License and Tobacco Endorsement
 - b. Motion to approve from Dennis; seconded by Mark; approved 5-0

10. Added: Driveway Permit for Phillip LeDonna (sp?) on Amidon Road reviewed by Mark.
 - a. Motion to approve the driveway permit by Mark; seconded by Chris; approved 5-0.
11. Visitors – roll call of visitors was made for public comment. See video recording for full comments offered.
12. Open Mail / Sign Orders / Administrative Matters
13. Review Action Items for Board Members
14. Adjourn
 - a. Motion to adjourn from Daniel; seconded by Mark; approved 5-0
 - b. Meeting adjourned at 8:36pm

Town of Montgomery
Center Community Decentralized Wastewater Treatment and Disposal System
Bid Tabulation
As of 08/12/2026

Description of Item	Total Quantity	Unit	Engineers Estimate		N.A. Manosh, Inc.		ECI		G.W. Tatro Construction		Kingsbury Companies		S.D. Ireland	
			Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
Base Bid														
A - Water Resource Recovery Facility														
A-1 Water Resource Recovery Facility		1 LS	\$ 1,837,199.00	\$ 1,837,199.00	\$ 1,388,807.00	\$ 1,388,807.00	\$ 1,598,600.00	\$ 1,598,600.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 3,315,000.00	\$ 3,315,000.00	\$ 2,500,000.00	\$ 2,500,000.00
A-2 Pump Station 1		1 LS	\$ 300,000.00	\$ 300,000.00	\$ 274,343.00	\$ 274,343.00	\$ 485,555.00	\$ 485,555.00	\$ 450,000.00	\$ 450,000.00	\$ 630,000.00	\$ 630,000.00	\$ 200,000.00	\$ 200,000.00
A-3 Pre-selected Drip Dispersal System		1 Allowance	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
A-4 Pre-selected Secondary + Wastewater Treatment Equipment		1 Allowance	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 585,000.00
B - Sewer Appurtenances														
B-1 Single Pipe in Trench	13,223	LF	\$ 100.00	\$ 1,322,300.00	\$ 90.00	\$ 1,190,070.00	\$ 115.00	\$ 1,520,645.00	\$ 100.00	\$ 1,322,300.00	\$ 69.00	\$ 912,387.00	\$ 125.00	\$ 1,652,875.00
B-2 Dual Pipe in Trench	3,900	LF	\$ 200.00	\$ 780,000.00	\$ 110.00	\$ 429,000.00	\$ 120.00	\$ 468,000.00	\$ 160.00	\$ 624,000.00	\$ 78.00	\$ 304,200.00	\$ 130.00	\$ 507,000.00
B-3 Pipe Insulation	1,854	LF	\$ 15.00	\$ 27,810.00	\$ 12.50	\$ 23,175.00	\$ 7.60	\$ 14,090.40	\$ 20.00	\$ 37,080.00	\$ 11.00	\$ 20,394.00	\$ 20.00	\$ 37,080.00
B-4 Trout River Effluent Sewer Crossing		1 LS	\$ 70,000.00	\$ 70,000.00	\$ 43,210.00	\$ 43,210.00	\$ 58,000.00	\$ 58,000.00	\$ 100,000.00	\$ 100,000.00	\$ 150,000.00	\$ 150,000.00	\$ 500,000.00	\$ 500,000.00
B-5 1,500 Gallon Septic Tank		75 EA	\$ 9,500.00	\$ 712,500.00	\$ 24,980.00	\$ 1,873,500.00	\$ 20,500.00	\$ 1,537,500.00	\$ 15,000.00	\$ 1,125,000.00	\$ 11,600.00	\$ 870,000.00	\$ 20,000.00	\$ 1,500,000.00
B-6 2,000 Gallon Septic Tank		8 EA	\$ 12,000.00	\$ 96,000.00	\$ 28,240.00	\$ 225,920.00	\$ 29,500.00	\$ 236,000.00	\$ 22,000.00	\$ 176,000.00	\$ 20,250.00	\$ 162,000.00	\$ 17,800.00	\$ 142,400.00
B-7 2,500 Gallon Septic Tank		2 EA	\$ 14,500.00	\$ 29,000.00	\$ 29,265.00	\$ 58,530.00	\$ 36,650.00	\$ 73,300.00	\$ 29,000.00	\$ 58,000.00	\$ 26,300.00	\$ 52,600.00	\$ 22,000.00	\$ 44,000.00
B-8 3,000 Gallon Septic Tank		1 EA	\$ 17,000.00	\$ 17,000.00	\$ 31,175.00	\$ 31,175.00	\$ 52,000.00	\$ 52,000.00	\$ 31,000.00	\$ 31,000.00	\$ 29,800.00	\$ 29,800.00	\$ 28,000.00	\$ 28,000.00
B-9 3,500 Gallon Septic Tank		1 EA	\$ 20,000.00	\$ 20,000.00	\$ 32,340.00	\$ 32,340.00	\$ 53,000.00	\$ 53,000.00	\$ 32,000.00	\$ 32,000.00	\$ 33,000.00	\$ 33,000.00	\$ 30,000.00	\$ 30,000.00
B-10 4,500 Gallon Septic Tank		1 EA	\$ 25,000.00	\$ 25,000.00	\$ 34,210.00	\$ 34,210.00	\$ 56,500.00	\$ 56,500.00	\$ 37,000.00	\$ 37,000.00	\$ 39,600.00	\$ 39,600.00	\$ 32,000.00	\$ 32,000.00
B-11 5,500 Gallon Septic Tank		1 EA	\$ 30,000.00	\$ 30,000.00	\$ 45,680.00	\$ 45,680.00	\$ 63,000.00	\$ 63,000.00	\$ 43,000.00	\$ 43,000.00	\$ 45,500.00	\$ 45,500.00	\$ 38,000.00	\$ 38,000.00
B-12 6,000 Gallon Septic Tank		3 EA	\$ 33,000.00	\$ 99,000.00	\$ 46,220.00	\$ 138,660.00	\$ 55,000.00	\$ 165,000.00	\$ 44,000.00	\$ 132,000.00	\$ 52,000.00	\$ 156,000.00	\$ 39,000.00	\$ 117,000.00
B-13 6,500 Gallon Septic Tank		1 EA	\$ 36,000.00	\$ 36,000.00	\$ 52,218.00	\$ 52,218.00	\$ 65,000.00	\$ 65,000.00	\$ 45,000.00	\$ 45,000.00	\$ 58,700.00	\$ 58,700.00	\$ 41,000.00	\$ 41,000.00
B-14 8,000 Gallon Septic Tank		1 EA	\$ 44,000.00	\$ 44,000.00	\$ 96,280.00	\$ 96,280.00	\$ 85,000.00	\$ 85,000.00	\$ 50,000.00	\$ 50,000.00	\$ 68,500.00	\$ 68,500.00	\$ 43,000.00	\$ 43,000.00
B-15 Future Stub Connection		10 EA	\$ 200.00	\$ 2,000.00	\$ 400.00	\$ 4,000.00	\$ 1,500.00	\$ 15,000.00	\$ 2,800.00	\$ 28,000.00	\$ 1,800.00	\$ 18,000.00	\$ 1,500.00	\$ 15,000.00
B-16 Flush Tank #1		1 EA	\$ 20,000.00	\$ 20,000.00	\$ 29,281.00	\$ 29,281.00	\$ 55,200.00	\$ 55,200.00	\$ 40,000.00	\$ 40,000.00	\$ 27,000.00	\$ 27,000.00	\$ 65,000.00	\$ 65,000.00
B-17 Flush Tank #2		1 EA	\$ 20,000.00	\$ 20,000.00	\$ 31,256.00	\$ 31,256.00	\$ 58,650.00	\$ 58,650.00	\$ 40,000.00	\$ 40,000.00	\$ 27,000.00	\$ 27,000.00	\$ 65,000.00	\$ 65,000.00
B-18 Effluent Sewer Lateral Cleanout		99 EA	\$ 500.00	\$ 49,500.00	\$ 1,790.00	\$ 177,210.00	\$ 1,100.00	\$ 108,900.00	\$ 1,500.00	\$ 148,500.00	\$ 1,100.00	\$ 108,900.00	\$ 2,500.00	\$ 247,500.00
B-19 Effluent Sewer Mainline Cleanout		35 EA	\$ 500.00	\$ 17,500.00	\$ 1,800.00	\$ 63,000.00	\$ 1,700.00	\$ 59,500.00	\$ 1,500.00	\$ 52,500.00	\$ 1,100.00	\$ 38,500.00	\$ 3,000.00	\$ 105,000.00
B-20 Effluent Sewer Lateral Check Valve		96 EA	\$ 1,500.00	\$ 144,000.00	\$ 755.00	\$ 72,480.00	\$ 2,110.00	\$ 202,560.00	\$ 1,500.00	\$ 144,000.00	\$ 1,100.00	\$ 105,600.00	\$ 1,500.00	\$ 144,000.00
B-21 Effluent Sewer Vent		2 EA	\$ 1,000.00	\$ 2,000.00	\$ 800.00	\$ 1,600.00	\$ 10,000.00	\$ 20,000.00	\$ 3,500.00	\$ 7,000.00	\$ 5,600.00	\$ 11,200.00	\$ 1,500.00	\$ 3,000.00
B-22 Air/Vacuum Release Valve Manhole		1 EA	\$ 20,000.00	\$ 20,000.00	\$ 9,100.00	\$ 9,100.00	\$ 12,600.00	\$ 12,600.00	\$ 30,000.00	\$ 30,000.00	\$ 15,800.00	\$ 15,800.00	\$ 20,000.00	\$ 20,000.00
B-23 Jack & Bore Crossing - South Main Street		1 LS	\$ 60,000.00	\$ 60,000.00	\$ 39,010.00	\$ 39,010.00	\$ 70,500.00	\$ 70,500.00	\$ 50,000.00	\$ 50,000.00	\$ 72,000.00	\$ 72,000.00	\$ 45,000.00	\$ 45,000.00
B-24 Jack & Bore Crossing - Pump Station 1 Location		1 LS	\$ 60,000.00	\$ 60,000.00	\$ 38,255.00	\$ 38,255.00	\$ 72,000.00	\$ 72,000.00	\$ 40,000.00	\$ 40,000.00	\$ 78,000.00	\$ 78,000.00	\$ 50,000.00	\$ 50,000.00
B-25 Jack & Bore Crossing - 237 Mountain Road		1 LS	\$ 60,000.00	\$ 60,000.00	\$ 37,880.00	\$ 37,880.00	\$ 64,000.00	\$ 64,000.00	\$ 35,000.00	\$ 35,000.00	\$ 72,000.00	\$ 72,000.00	\$ 45,000.00	\$ 45,000.00
B-26 Jack & Bore Crossing - 42 Mountain Road		1 LS	\$ 60,000.00	\$ 60,000.00	\$ 33,288.00	\$ 33,288.00	\$ 65,000.00	\$ 65,000.00	\$ 40,000.00	\$ 40,000.00	\$ 67,000.00	\$ 67,000.00	\$ 40,000.00	\$ 40,000.00
B-27 Water Main Relocation Due to W/S Conflicts		5 EA	\$ 10,000.00	\$ 50,000.00	\$ 16,000.00	\$ 80,000.00	\$ 6,600.00	\$ 33,000.00	\$ 6,500.00	\$ 32,500.00	\$ 18,000.00	\$ 90,000.00	\$ 50,000.00	\$ 250,000.00
C - Earthwork														
C-1 Bituminous Pavement	3,003	LF	\$ 80.00	\$ 240,240.00	\$ 88.00	\$ 264,264.00	\$ 42.00	\$ 126,126.00	\$ 86.00	\$ 258,258.00	\$ 61.00	\$ 183,183.00	\$ 100.00	\$ 300,300.00
C-2 Aggregate Pavement	1,097	LF	\$ 50.00	\$ 54,850.00	\$ 75.00	\$ 82,275.00	\$ 15.00	\$ 16,455.00	\$ 65.00	\$ 71,305.00	\$ 42.00	\$ 46,074.00	\$ 55.00	\$ 60,335.00
C-3 Unsuitable Material Excavation	3,150	CY	\$ 75.00	\$ 236,250.00	\$ 65.00	\$ 204,750.00	\$ 15.00	\$ 47,250.00	\$ 110.00	\$ 346,500.00	\$ 65.00	\$ 204,750.00	\$ 40.00	\$ 126,000.00
C-4 Rock Removal	157	CY	\$ 275.00	\$ 43,175.00	\$ 200.00	\$ 31,400.00	\$ 500.00	\$ 78,500.00	\$ 250.00	\$ 39,250.00	\$ 420.00	\$ 65,940.00	\$ 300.00	\$ 47,100.00
C-5 Borrow Fill	3,307	CY	\$ 36.00	\$ 119,052.00	\$ 45.00	\$ 148,815.00	\$ 15.00	\$ 49,605.00	\$ 60.00	\$ 198,420.00	\$ 50.00	\$ 165,350.00	\$ 55.00	\$ 181,885.00
C-6 Erosion Protection & Sediment Control Plan - Moderate Risk Permit		1 LS	\$ 20,000.00	\$ 20,000.00	\$ 9,500.00	\$ 9,500.00	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 26,000.00	\$ 26,000.00	\$ 7,500.00	\$ 7,500.00
C-7 Miscellaneous Erosion & Sediment Controls		1 LS	\$ 80,000.00	\$ 80,000.00	\$ 62,800.00	\$ 62,800.00	\$ 85,000.00	\$ 85,000.00	\$ 90,000.00	\$ 90,000.00	\$ 135,000.00	\$ 135,000.00	\$ 85,000.00	\$ 85,000.00
C-8 Dust Control with Water		1 LS	\$ 20,000.00	\$ 20,000.00	\$ 78,000.00	\$ 78,000.00	\$ 25,000.00	\$ 25,000.00	\$ 80,000.00	\$ 80,000.00	\$ 98,000.00	\$ 98,000.00	\$ 10,000.00	\$ 10,000.00
C-9 Concrete Sidewalk Repair		50 LF	\$ 200.00	\$ 10,000.00	\$ 255.00	\$ 12,750.00	\$ 120.00	\$ 6,000.00	\$ 100.00	\$ 5,000.00	\$ 67.00	\$ 3,350.00	\$ 100.00	\$ 5,000.00
D - Lump Sum														
D-1 Contractor Mobilization/Demobilization		1 LS	\$ 400,000.00	\$ 400,000.00	\$ 437,701.00	\$ 437,701.00	\$ 675,000.00	\$ 675,000.00	\$ 425,000.00	\$ 425,000.00	\$ 490,000.00	\$ 490,000.00	\$ 2,300,000.00	\$ 2,300,000.00
D-2 As-Builts and O&M Manuals		1 LS	\$ 20,000.00	\$ 20,000.00	\$ 41,000.00	\$ 41,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 50,000.00	\$ 50,000.00
TOTAL OF ALL UNIT PRICE AND LUMP SUM BID ITEMS - BASE BID				\$ 8,039,376.00		\$ 8,711,733.00		\$ 9,282,036.40		\$ 9,383,613.00		\$ 9,796,328.00		\$ 12,464,975.00

Bid Alternative No. 1

Additional Alternative No. 1

1.1	Pump Station 2		1	LS	\$	200,000.00	\$	200,000.00	\$	81,300.00	\$	81,300.00	\$	254,929.00	\$	254,929.00	\$	290,000.00	\$	290,000.00	\$	280,000.00	\$	280,000.00	\$	200,000.00	\$	200,000.00
1.2	Single Pipe in Trench		1,652	LF	\$	100.00	\$	165,200.00	\$	90.00	\$	148,680.00	\$	100.00	\$	165,200.00	\$	100.00	\$	165,200.00	\$	69.00	\$	113,988.00	\$	125.00	\$	206,500.00
1.3	Dual Pipe in Trench		440	LF	\$	200.00	\$	88,000.00	\$	110.00	\$	48,400.00	\$	120.00	\$	52,800.00	\$	160.00	\$	70,400.00	\$	78.00	\$	34,320.00	\$	135.00	\$	59,400.00
1.4	Pipe Insulation		230	LF	\$	15.00	\$	3,450.00	\$	12.50	\$	2,875.00	\$	7.60	\$	1,748.00	\$	20.00	\$	4,600.00	\$	11.00	\$	2,530.00	\$	20.00	\$	4,600.00
1.5	1,500 Gallon Septic Tank		4	EA	\$	9,500.00	\$	38,000.00	\$	24,980.00	\$	99,920.00	\$	23,650.00	\$	94,600.00	\$	15,000.00	\$	60,000.00	\$	18,000.00	\$	72,000.00	\$	20,000.00	\$	80,000.00
1.6	Future Stub Connection		1	EA	\$	200.00	\$	200.00	\$	400.00	\$	400.00	\$	1,900.00	\$	1,900.00	\$	2,800.00	\$	2,800.00	\$	1,800.00	\$	1,800.00	\$	1,500.00	\$	1,500.00
1.7	Effluent Sewer Lateral Cleanout		4	EA	\$	500.00	\$	2,000.00	\$	1,790.00	\$	7,160.00	\$	1,000.00	\$	4,000.00	\$	1,500.00	\$	6,000.00	\$	1,100.00	\$	4,400.00	\$	2,500.00	\$	10,000.00
1.8	Effluent Mainline Cleanout		3	EA	\$	500.00	\$	1,500.00	\$	1,800.00	\$	5,400.00	\$	2,000.00	\$	6,000.00	\$	1,500.00	\$	4,500.00	\$	1,100.00	\$	3,300.00	\$	3,000.00	\$	9,000.00
1.9	Effluent Sewer Lateral Check Valve		4	EA	\$	1,500.00	\$	6,000.00	\$	755.00	\$	3,020.00	\$	2,400.00	\$	9,600.00	\$	1,500.00	\$	6,000.00	\$	1,100.00	\$	4,400.00	\$	1,500.00	\$	6,000.00
1.10	Air/Vacuum Release Valve Manhole		1	EA	\$	20,000.00	\$	20,000.00	\$	9,100.00	\$	9,100.00	\$	12,600.00	\$	12,600.00	\$	50,000.00	\$	50,000.00	\$	15,800.00	\$	15,800.00	\$	20,000.00	\$	20,000.00
1.11	Jack & Bore Crossing - Pump Station 2 Location		1	LS	\$	60,000.00	\$	60,000.00	\$	91,000.00	\$	91,000.00	\$	59,000.00	\$	59,000.00	\$	40,000.00	\$	40,000.00	\$	60,000.00	\$	60,000.00	\$	75,000.00	\$	75,000.00
1.12	Bituminous Pavement		65	LF	\$	80.00	\$	5,200.00	\$	88.00	\$	5,720.00	\$	66.00	\$	4,290.00	\$	86.00	\$	5,590.00	\$	70.00	\$	4,550.00	\$	100.00	\$	6,500.00
1.13	Aggregate Pavement (Gravel Top Surface)		206	LF	\$	50.00	\$	10,300.00	\$	75.00	\$	15,450.00	\$	13.00	\$	2,678.00	\$	65.00	\$	13,390.00	\$	45.00	\$	9,270.00	\$	55.00	\$	11,330.00
1.14	Unsuitable Material Excavation		409	CY	\$	75.00	\$	30,675.00	\$	65.00	\$	26,585.00	\$	15.00	\$	6,135.00	\$	110.00	\$	44,990.00	\$	70.00	\$	28,630.00	\$	40.00	\$	16,360.00
1.15	Borrow Fill		409	CY	\$	36.00	\$	14,724.00	\$	45.00	\$	18,405.00	\$	15.00	\$	6,135.00	\$	60.00	\$	24,540.00	\$	55.00	\$	22,495.00	\$	55.00	\$	22,495.00
1.16	Erosion Protection & Sediment Control Plan		1	LS	\$	20,000.00	\$	20,000.00	\$	2,500.00	\$	2,500.00	\$	1,000.00	\$	1,000.00	\$	7,000.00	\$	7,000.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00
1.17	Miscellaneous Erosion & Sediment Controls		1	LS	\$	80,000.00	\$	80,000.00	\$	5,000.00	\$	5,000.00	\$	17,000.00	\$	17,000.00	\$	15,000.00	\$	15,000.00	\$	6,000.00	\$	6,000.00	\$	10,000.00	\$	10,000.00
1.18	Dust Control with Water		1	LS	\$	20,000.00	\$	20,000.00	\$	5,000.00	\$	5,000.00	\$	1,250.00	\$	1,250.00	\$	5,000.00	\$	5,000.00	\$	6,000.00	\$	6,000.00	\$	5,000.00	\$	5,000.00
1.19	Rock Removal		25	CY	\$	275.00	\$	6,875.00	\$	200.00	\$	5,000.00	\$	125.00	\$	12,500.00	\$	250.00	\$	6,250.00	\$	440.00	\$	11,000.00	\$	350.00	\$	8,750.00
TOTAL OF ALL UNIT PRICE AND LUMP SUM BID ITEMS - BID ALTERNATIVE NO. 1							\$	772,124.00			\$	580,915.00			\$	713,365.00			\$	821,260.00			\$	683,308.00			\$	754,935.00

Mill brook Building & Remodeling, Inc.
 PO Box 526
 Essex Jct., VT 05453

Estimate

Date	Estimate #
8/3/2026	8452

Name / Address

			Project
			Montgomery Town ...
Description	Qty	Rate	Total
Project: Montgomery Town Offices + Vault BUDGET - GVV Revised Drawings Dated 4.6.2026 with Firelock Vault Copy of #8358 Scope of Work: For Review			
Overall Demolition	1	50,000.00	50,000.00
Sitework	1	15,000.00	15,000.00
SOG Ramp Adjustments	1	4,000.00	4,000.00
Addition Foundation allowance	1	6,500.00	6,500.00
Vault - Fire Lock (110 days to manufacture, 1 day shipment & 7 days on the construction site)	1	140,991.00	140,991.00
Metal: Railings	1	2,500.00	2,500.00
Insulation Subcontractor (Builders Installed)	1	3,900.00	3,900.00
Roof Metal Panels - Standing Seam	1	7,500.00	7,500.00
Siding/trim - Labor and Materials	1	5,500.00	5,500.00
Allowance: Doors/hardware - 11 each (No Price)	1	15,000.00	15,000.00
Hourly labor doors - 11 each	90	96.00	8,640.00
Windows Awning- 1 ea (Pella)	1	592.60	592.60
Hourly labor	8	96.00	768.00
Storefront Windows (St. Albans \$34,450)	1	34,450.00	34,450.00
Acoustical Ceiling (Optimum \$6,590.00)	1	6,590.00	6,590.00
Flooring (TriState \$6,450.00)	1	6,450.00	6,450.00
Flooring: Misc Skimcoating prep prior to installation of flooring	1	575.00	575.00
Allowance: Painting	1	22,500.00	22,500.00
framing materials	1	6,000.00	6,000.00
Hourly Labor	240	100.00	24,000.00
Allowance: Countertops Laminate	1	8,000.00	8,000.00
Drywall - Vault walls(94 LF) and ceilings(400 SF)	2,000	7.00	14,000.00
Drywall - New Partitions(2000 SF)	2,000	7.00	14,000.00
Drywall - 2 Hour assembly - 2 layers each side (7000 SF)	7,000	10.00	70,000.00
		Total	

Signature

Mill brook Building & Remodeling, Inc.
 PO Box 526
 Essex Jct., VT 05453

Estimate

Date	Estimate #
8/3/2026	8452

Name / Address

			Project
			Montgomery Town ...
Description	Qty	Rate	Total
Draftstopping	1	35,000.00	35,000.00
Bathroom & Toilet Accessories: Lajeunesse \$850.00 Materials	1	850.00	850.00
Hourly labor to install	1	2,500.00	2,500.00
Extinguishers and Cabinets	1	1,000.00	1,000.00
Mechanical Subcontractor - Bernie - \$68,664 this includes all additional items on proposal	1	68,664.00	68,664.00
Fire Suppression System - Encore \$26,517	1	26,517.00	26,517.00
Electrical Subcontractor Cummings \$64,624.00	1	64,624.00	64,624.00
General Conditions: \$75,560.00 Add to Overall Price for Final Number	1	75,560.00	75,560.00
Cleaning: Daily	1	5,500.00	5,500.00
Hourly labor - off loading/sorting	120	96.00	11,520.00
Trash Disposal Fees	1	7,000.00	7,000.00
Building Permits: \$8.50 per \$1,000 - By Owner			0.00
Welding Permits:	1	150.00	150.00
Contractor Contingency - \$60,000 on original	1	60,000.00	60,000.00
OH&P	826,341.75	0.15	123,951.26
\$25.00/\$1,000 of first \$100,000	950,292.86	0.025	23,757.32
PRECONSTRUCTION FEE: \$5,000.00 Billed Separately			
General Conditions: \$75,560.00 Included Above			
		Total	\$974,050.18

Signature _____