



2604 Lincoln Highway East
Ronks, PA 17572
717-288-3094

Estimate

thebackyardshowcase.com	Date	Estimate #
info@thebackyardshowcase.com	12/12/2025	22569

Name / Address	Ship To
Jim Rupert Town of Bolton CT 06043	Jim Rupert Town of Bolton, CT 06043 860-649-7213 ext- 6115

P.O. No.	Terms	Rep	Shop
22569	50 % Down Payment required	JM	

Quantity	Description	Price Each	Total
	30' x 50' Pressure Treated Pine Pavilion - 1500 Sq. Ft Roof Style = Open Gable Appearance Grade Pressure Treated Wood Base Price Will Include: - Manufactured Glulam Rafter Beams - 3/12 Roof Pitch - 2" x 6" Yellow Pine T&G - Drip Edge, Roofing Felt - 2" x 8" Fascia Board - 5" x 5 1/2" Laminated PT Post 30-Year Asphalt Shingles - Color =TBD	60,100.00	60,100.00T
14	Heavy Mounting Brackets (Powder Coated) for 5" x 5 1/2" Post	125.00	1,750.00T
14	Upgrade from 5x5 to Pressure Treated Laminated Post 5" x 5 1/2" x 10'	115.00	1,610.00T
	Shop Drawings (Not to scale or stamped)	0.00	0.00T
	Stamped Engineered Drawings/ Price is subjected to change per final drawing requirements	2,000.00	2,000.00T
	Delivery Options: Delivery	450.00	450.00
1	On site built by BYC on customer prepared pad or footers.	15,000.00	15,000.00

	Sales Tax (6.35%)	\$4,156.71
	Total	\$85,066.71

Please confirm your order by paying 50% down to begin the order process. Full payment is to be made the day of delivery. If payment is not made, Backyard has the rights to remove buildings, and down payment may be used for any restocking fees that may apply. Guarantor agrees to be responsible for all costs, fees and charges on unpaid balances including, but not limited to, 1.5% interest per month (18% annually), collection fees (up to 50%), court costs and reasonable attorney fees. Guarantor, including Attorney or Power of Attorney, agrees to personally guarantee, jointly and severally, prompt payment of all sums due. Our goal is to make this a smooth process, and any info or pictures that you can provide will help our team achieve that goal. PLEASE verify that all sizes are correct! Backyard is not responsible for property damage or building permits unless stated otherwise, and customer must have yard ready access. Thank you for your business, and we look forward to working with you!

Customer Signature (seal)

Estimate 22569
For Permit





2604 Lincoln Highway East
Ronks, PA 17572
717-288-3094

Estimate

thebackyardshowcase.com	Date	Estimate #
info@thebackyardshowcase.com	12/22/2025	22638

Name / Address	Ship To
Jim Rupert Town of Bolton CT 06043	Jim Rupert Town of Bolton, CT 06043 860-649-7213 ext- 6115

P.O. No.	Terms	Rep	Shop
22638	50 % Down Payment required	JM	

Quantity	Description	Price Each	Total
1	30' x 50' Pressure Treated Pine Scissor Truss Pavilion Base Price Will Include Roof Style – A-Frame Appearance Grade Pressure Treated Yellow Pine Wood 14- 7" x 7" Glulam Posts (Notched to receive Header) (3) 2x12 Headers Straight Braces Scissor Trusses - 2' on Center 6/12 Pitch Roof 1x6 T&G Roof Decking Roofing Underlayment and Drip Edge 16" High Post Base Metal Powder Coated L Post Brackets Cement Anchor Bolts Hardware w/ Assembly Instructions No Cupola No Stain No Floor Asphalt Shingles Color = TBD	39,000.00	39,000.00T
14	Heavy Mounting Brackets (Powder Coated) for 7" x 7" post	125.00	1,750.00T
1	Stamped & Sealed Engineered Drawings (Price is subjected to change per final drawing requirements)	2,000.00	2,000.00T
1	Shop Drawings (Not stamped)	0.00	0.00T
1	Delivery Options: DIY Kit – Delivery Only	450.00	450.00
1	On site built by BYC on customer prepared pad or footers.	15,000.00	15,000.00

	Sales Tax (6.35%)	\$2,714.63
	Total	\$60,914.63

Please confirm your order by paying 50% down to begin the order process. Full payment is to be made the day of delivery. If payment is not made, Backyard has the rights to remove buildings, and down payment may be used for any restocking fees that may apply. Guarantor agrees to be responsible for all costs, fees and charges on unpaid balances including, but not limited to, 1.5% interest per month (18% annually), collection fees (up to 50%), court costs and reasonable attorney fees. Guarantor, including Attorney or Power of Attorney, agrees to personally guarantee, jointly and severally, prompt payment of all sums due. Our goal is to make this a smooth process, and any info or pictures that you can provide will help our team achieve that goal. PLEASE verify that all sizes are correct! Backyard is not responsible for property damage or building permits unless stated otherwise, and customer must have yard ready access. Thank you for your business, and we look forward to working with you!

Customer Signature (seal)

Estimate 22638
Fox Farm



2026 PRELIMINARY DESIGN OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT: Bolton Town Green Improvements

TOWN: Bolton, CT

JOB NO.: 0963-0058

BY: JMD

DATE: 11/26/2025

ITEM NO.	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST
02023XX	Strip & Stockpile Topsoil	8,400	S.Y.	\$ 0.51	\$ 4,284.00
0207000	Borrow	1,400	C.Y.	\$ 14.93	\$ 20,902.00
0219001	Sedimentation Control System	900	L.F.	\$ 5.77	\$ 5,193.00
0219011	Sediment Control System at Catch Basin	5	EA.	\$ 188.66	\$ 943.30
0406128	Bituminous Concrete Patching - Full Depth	5	S.Y.	\$ 199.83	\$ 999.15
0586001.10	Type 'C' Catch Basin - 0'-10' Deep	3	EA.	\$ 5,157.48	\$ 15,472.44
0686230.15	15" High Density Polyethylene Pipe - 0'-10' Deep	230	L.F.	\$ 143.59	\$ 33,025.70
0751710	4" Underdrain	650	L.F.	\$ 31.00	\$ 20,150.00
0921022	Stonedust Pathway	2,000	S.F.	\$ 1.45	\$ 2,900.00
09441XX	Spread Stockpiled Topsoil to 6"	8,400	S.Y.	\$ 1.33	\$ 11,172.00
0946001	Liming	1.50	TON	\$ 1,300.00	\$ 1,950.00
0949002	Transplant Deciduous Trees (60" Root Ball)	4	EA.	\$ 2,250.00	\$ 9,000.00
0950019	Turf Establishment - Lawn	8,400	S.Y.	\$ 2.35	\$ 19,740.00
Subtotal:					\$ 145,731.59

0201001	Clearing and Grubbing (as % of total contract items)	1.0%	\$1,457.32
0971001	Maintenance and Protection of Traffic (as % of total contract items)	5.0%	\$7,286.58
0975002	Mobilization and Project Closeout (as % of total contract items)	7.0%	\$10,201.21
0980001	Construction Surveying (as % of total contract items)	1.0%	\$1,457.32
	MINOR ITEM ALLOWANCE (as % of total contract items)	10.0%	\$14,573.16

Base Estimate \$ 180,707.17

INFLATION (See note 3 below)	4.0%	\$7,228.29
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CONTRACT COST WITH INFLATION \$187,935.46

CONTINGENCY (Applied to Base Estimate)	20.0%	\$36,141.00
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2026 CONTRACT COST, INCLUDING CONTINGENCY \$224,076.46
SAY \$224,000.00

NOTES:

- Unit prices are generally from the CTDOT "English Bid Item List" dated February 2025. Remaining unit prices are from other project files, Bid Item Lists, or engineering judgement.
- An inflation factor of 4.0% per year for one year (2025 to 2026) was utilized per "Connecticut DOT 2024 Cost Estimating Guidelines".
- This opinion of probable construction costs has been prepared at the preliminary design phase of the project. These costs are therefore based on quantity take off and engineering judgement based on information from our files on similar projects, adjusted as believed necessary at this time to reflect the construction conditions expected to be encountered. These costs should be interpreted as indicating the order of magnitude of anticipated costs. Within the qualifications given above, we believe the preliminary design opinion of probable construction costs provides a reasonable basis for evaluating the project budget.

Bolton Heritage Farm Bathroom Building



QUALIFICATIONS & ASSUMPTIONS

DATE: 12/15/2025

QUANTITIES, PRICING AND METHODOLOGY

- All quantifiable materials have been taken off where possible using industry standard methods.
- Any scope which is not quantifiable, is based on our extensive historical data, while taking into account project specific variables.
- The unit pricing included in the following estimate is based on today's fair market value which is then escalated on the Summary page. We utilize historical data, subcontractor and supplier input as well as third party consultants.

BUDGET SUMMARY

SD Estimate - Total Construction Cost	\$	807,538
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ASSUMPTIONS AND CLARIFICATIONS

- The attached estimate is based on design documents by: Nelson + Edwards Company Architects, LLC and dated: 8/31/2022
- The assumed delivery method is: CM at Risk
- We assumed the project to be: Unoccupied
- The attached estimate assumes a start date of: 4/15/2026
- The attached estimate accounts for escalation through the construction start date, if construction does not start on time, include an additional 6% annual escalation per year.
- We assumed the project to be: Tax Exempt
- The estimate assumes the project to be: Prevailing Wage
- All FF&E is assumed to be by the Owner and therefore excluded.
- Premiums for non-standard work times have been excluded.
- Unforeseen conditions are excluded.
- Builders Risk insurance is assumed to be by Owner.
- Unsuitable soils are not included.
- Contaminated soils are not included.
- Heating is assumed to be with electrica cabinet unit heaters.



Bolton Heritage Farm Bathroom Building

SCHEMATIC DESIGN

Drawings Dated: 08/31/2022

Estimate Date: 12/15/2025

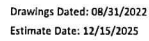
SPEC SECTION	DESCRIPTION	AREA 1	COST / SF
		1,240 sf	
TRADE COSTS			
01 00 00	Project Requirements	\$ 21,835	17.61
01 74 00	Project Cleanliness	\$ 3,327	2.68
03 30 00	Cast-in-Place Concrete	\$ 37,200	30.00
06 00 00	Rough Carpentry	\$ 31,620	25.50
07 00 00	Thermal & Moisture Protection	\$ 26,085	21.04
07 50 00	Roofing	\$ 15,368	12.39
07 84 00	Fireproofing & Joint Sealants	\$ 316	0.26
08 00 00	Doors, Frames & Hardware	\$ 16,348	13.18
08 41 00	Storefront & Curtain Wall	\$ 1,980	1.60
09 00 00	Drywall & Framing	\$ 24,864	20.05
09 65 00	Flooring	\$ 523	0.42
09 91 00	Painting	\$ 12,462	10.05
10 14 00	Signage	\$ 515	0.42
10 21 13	Toilet Compartments	\$ 9,268	7.47
10 28 00	Toilet Accessories	\$ 2,430	1.96
21 00 00	Fire Suppression	Exluded	-
22 00 00	Plumbing	\$ 58,800	47.42
23 00 00	HVAC	\$ 26,350	21.25
26 00 00	Electrical, T/D, FA Security	\$ 79,050	63.75
31 00 00	Sitework	\$ 210,000	169.35
ALLOWANCES			
A1			-
A2			-
A3			-
TOTAL TRADE COST		\$ 578,342	466.40
INDIRECT CONSTRUCTION COSTS			
10.0%	Design & Estimating Contingency	\$ 57,834	46.64
6.0%	Escalation	\$ 38,171	30.78
	General Conditions & Staffing	\$ 63,213	50.98
	PreConstruction	\$ -	-
1.00%	General Liability Insurance	\$ 7,376	5.95
	Builder's Risk Insurance	By Owner	-
1.0%	Local Building Permit	\$ 5,783	4.66
0.026%	State Education Fund	\$ 150	0.12
1.10%	CM Payment & Performance Bond	\$ 8,260	6.66
3.0%	Construction Contingency	\$ 17,350	13.99
4.00%	CM Fee	\$ 31,059	25.05
TOTAL CONSTRUCTION COST		\$ 807,538	651.24



Drawings Dated: 08/31/2022
Estimate Date: 12/15/2025

SCHEMATIC DESIGN
ESTIMATE DETAIL

ESTIMATE DETAIL DESCRIPTIONS	AREA 1				1,240 sf
	Qty	Unit	Unit Price	Subtotal	Total
01 50 00 - PROJECT REQUIREMENTS					
				TOTAL PROJECT REQ'S	\$ 21,835
01 74 00 - PROJECT CLEANLINESS					
PROGRESS CLEANING					
Daily Clean-up (1 Full Time)	65	mos	\$ 35	\$ 2,273	
FINAL CLEANING					
Final Cleaning	1,240	sf	\$ 0.85	\$ 1,054	
				TOTAL CLEANING	\$ 3,327
02 11 00 - CONTAMINATED SOIL				Excluded	
				TOTAL CONTAMINATED SOIL	\$ -
03 30 00 - CAST-IN-PLACE CONCRETE FOOTINGS, PIERS, & WALLS	1240	sf	\$ 30.00	\$ 37,200	
				TOTAL CIP CONCRETE	\$ 37,200
05 10 00 - ROUGH CARPENTRY FRAMING	1,240	sf	\$ 25.50	\$ 31,620	
				TOTAL ROUGH CARPENTRY	\$ 31,620
07 21 00 - THERMAL INSULATION SPRAY FOAM					
Spray Foam Insulation	sf			Excluded	
BATT				w/ Gyp Drywall	
Batt Insulation - In-wall Drywall Partitions					
				TOTAL THERMAL INSULATION	\$ -
07 25 00 - AIR & VAPOR BARRIERS				Excluded	
				TOTAL AIR & VAPOR BARRIERS	\$ -
07 30 00 - SIDING					
SIDING					
Materials					
Wood Siding at Exterior	2,000	sf	\$ 11.90	\$ 23,800	
Wood Soffit at Porch	192	sf	\$ 11.90	\$ 2,285	
				TOTAL EIFS	\$ 26,085
07 50 00 - ROOFING					
SHINGLE ROOFING					
Asphalt Shingle Pitched Roof	1,302	sf	\$ 9.35	\$ 12,174	
MISCELLANEOUS					
Metal Gutters 6"	128	lf	\$ 19.55	\$ 2,502	
Downspouts	74	lf	\$ 9.35	\$ 692	
				TOTAL ROOFING	\$ 15,368
07 62 00 - SHEET MTL FLASHING & TRIM					
EXTERIOR					
Cap flashing				w/ Roofing	
Aluminum transition CMU to EIFS	lf				
				TOTAL FLASHING & TRIM	\$ -
07 92 00 - JOINT SEALANTS					
JOINT SEALANTS					
Foundations				w/ Trades	
Misc Joint Sealants	1,240	sf	\$ 0.26	\$ 316	
				TOTAL JOINT SEALANTS	\$ 316
08 10 00 - DOORS & FRAMES					
EXTERIOR DOORS & FRAMES					
Frames - Material					
HM Frame - Double	ea				
HM Frame - Single	3	ea	\$ 382.50	\$ 1,148	
HM Frame - Double	1	ea	\$ 552.50	\$ 553	
FRP Frame - Single	ea				
Doors - Material					
HM Doors	3	lvs	\$ 340.00	\$ 1,020	
Wood Barn Doors	2	lvs	\$ 616.25	\$ 1,233	
Labor					
Unload, Catalogue, Distribute	9	ea	\$ 45.48	\$ 409	
Frame Installation	10	hrs	\$ 46.75	\$ 468	
Door Installation	10	hrs	\$ 46.75	\$ 468	
INTERIOR DOORS & FRAMES					
Frames					
Frame Type A - HM 3070	1	ea	\$ 429.25	\$ 429	
Doors					
Door Type - HM 3070	1	lvs	\$ 522.75	\$ 523	
Labor					
Unload, Catalogue, Distribute	2	ea	\$ 45.48	\$ 91	
Frame Installation	3	hrs	\$ 46.75	\$ 117	
Door Installation	2	hrs	\$ 46.75	\$ 94	
				TOTAL DOORS & FRAMES	\$ 6,550
08 30 00 - SPECIALTY DOORS					
EXTERIOR					
Overhead Doors (4' x 7')	1	ea	\$ 2,975.00	\$ 2,975	
				TOTAL SPECIALTY DOORS	\$ 2,975
08 50 00 - WINDOWS					
EXTERIOR					
Wood Windows	24	sf	\$ 76.50	\$ 1,836	
				TOTAL WINDOWS	\$ 1,836
08 71 00 - DOOR HARDWARE					
EXTERIOR					
Door Hardware - Materials					
Door Hardware	3	lvs	\$ 1,020.00	\$ 3,060	
Door Hardware - Barn Doors	2	lvs	\$ 1,275.00	\$ 2,550	



ESTIMATE DETAIL		AREA I			
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	1,240 sf Total
Door Hardware - Labor					
Door Hardware Installation	13	hrs	\$ 46.75	\$ 584	
INTERIOR					
Door Hardware - Materials					
Door Hardware	1	lvs	\$ 558.03	\$ 558	
Door Hardware - Labor					
Door Hardware Installation	2	ea	\$ 46.75	\$ 70	
				TOTAL DOOR HARDWARE	\$ 6,823
08 90 00 - LOUVERS & VENTS					
LOUVERS					
Louvers - misc not shown	2	sf	\$ 73.95	\$ 144	
				TOTAL LOUVERS	\$ 144
09 21 00 - GYPSUM BOARD ASSEMBLIES					
EXTERIOR WALLS					
Drywall 1 side, thermal batts	1,904	sf	\$ 6.80	\$ 12,947	
INTERIOR PARTITIONS					
Drywall 2 sides, thermal batts	900	sf	\$ 6.80	\$ 6,120	
CEILING					
Gypsum Ceilings, thermal batts	1,240	sf	\$ 4.68	\$ 5,797	
				TOTAL GYP. BOARD ASSEM.	\$ 24,864
09 30 00 - TILE					
				Excluded	
				TOTAL TILE	\$ -
09 51 00 - ACOUSTICAL CEILINGS					
				Excluded	
				TOTAL ACOUSTICAL CEILING	\$ -
09 64 00 - WOOD FLOORING					
				Excluded	
				TOTAL WOOD FLOORING	\$ -
09 61 10 - VAPOR MITIGATION					
				Excluded	
				TOTAL VAPOR MITIGATION	\$ -
09 65 00 - RESILIENT FLOORING					
WALL BASE & ACCESSORIES					
Resilient Wall Base	205	lf	\$ 2.55	\$ 523	
				TOTAL RESILIENT FLOORING	\$ 523
09 67 00 - RESINOUS FLOORING					
				Excluded	
				TOTAL RESINOUS FLOORING	\$ -
09 68 00 - CARPET					
				Excluded	
				TOTAL CARPET	\$ -
09 91 00 - PAINTING					
EXTERIOR					
Doors & Frames					
HM Doors/Frames	3	ea	\$ 107.31	\$ 322	
Paint Ext. Siding and Trim	2,192	sf	\$ 1.70	\$ 3,726	
INTERIOR					
Doors & Frames					
HM Doors/Frames	1	ea	\$ 72.97	\$ 73	
Wall Finish					
Paint Walls - Gyp	2,804	sf	\$ 1.23	\$ 3,456	
Floor Finish					
Sealed Concrete	1,240	sf	\$ 2.34	\$ 2,906	
Ceilings					
Gypsum Ceilings	1,240	sf	\$ 1.12	\$ 1,384	
MISC.					
Misc.Touch Ups	20	mh	\$ 29.75	\$ 595	
				TOTAL PAINTING	\$ 12,462
10 14 00 - SIGNAGE					
INTERIOR					
Interior Rm Signage	4	ea	\$ 128.78	\$ 515	
				TOTAL SIGNAGE	\$ 515
10 21 13 - TOILET COMPARTMENTS					
TOILET COMPARTMENTS					
ADA Stalls - Ceiling Mounted	2	ea	\$ 2,125.00	\$ 4,250	
Standard Stalls - Ceiling Mounted	3	ea	\$ 1,572.50	\$ 4,718	
Urinal Screen	1	ea	\$ 300.48	\$ 300	
				TOTAL TOILET COMPARTMENTS	\$ 9,268
10 28 00 - TOILET ACCESSORIES					
TOILET ACCESSORIES - MATERIALS					
36" grab bar	2	ea	\$ 47.22	\$ 94	
42" grab bar	2	ea	\$ 51.51	\$ 103	
18" grab bar	2	ea	\$ 42.93	\$ 86	
ADA Mirror	2	ea	\$ 64.39	\$ 129	
Toilet tissue dispenser (multi)	5	ea	\$ 64.39	\$ 322	
Paper towel dispenser & Trash Receptacle	2	ea	\$ 236.09	\$ 472	
Soap dispenser	2	ea	\$ 21.46	\$ 43	
Sanitary napkin disposal	3	ea	\$ 25.76	\$ 77	
Mop & Broom Bracket	1	ea	\$ 42.93	\$ 43	
Diaper Changing Station - Koala KB101 Fiber	2	ea	\$ 300.48	\$ 601	
Robe Hooks	5	ea	\$ 17.17	\$ 86	
TOILET ACCESSORIES - LABOR					
Accessories Installation	8	hrs	\$ 46.75	\$ 374	
				TOTAL TOILET ACCESSORIES	\$ 2,430
22 00 00 - PLUMBING					
PLUMBING GENERAL CONDITIONS					
	12	Fixtures	\$ 4,900.00	\$ 58,800	
				TOTAL PLUMBING	\$ 58,800
23 00 00 - HVAC					



Drawings Dated: 08/31/2022
Estimate Date: 12/15/2025

SCHEMATIC DESIGN
ESTIMATE DETAIL

ESTIMATE DETAIL DESCRIPTIONS	AREA 1				1,240 sf
	Qty	Unit	Unit Price	Subtotal	Total
HVAC GENERAL REQUIREMENTS	1,240		\$ 21.25	\$ 26,350	
				TOTAL HVAC	\$ 26,350
25 00 00 - ELECTRICAL	1,240	fs	\$ 63.75	\$ 79,050	
				TOTAL ELECTRICAL	\$ 79,050
31 00 00 - SITEWORK MOBILIZATION / SITE LAYOUT	1	ls	\$ 210,000.00	\$ 210,000	
				TOTAL SITEWORK	\$ 210,000

Herrick Park Building Addition



QUALIFICATIONS & ASSUMPTIONS

DATE: 12/15/2025

QUANTITIES, PRICING AND METHODOLOGY

- All quantifiable materials have been taken off where possible using industry standard methods.
- Any scope which is not quantifiable, is based on our extensive historical data, while taking into account project specific variables.
- The unit pricing included in the following estimate is based on today's fair market value which is then escalated on the Summary page. We utilize historical data, subcontractor and supplier input as well as third party consultants.

BUDGET SUMMARY

Conceptual Estimate - Total Construction Cost	\$	648,772
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ASSUMPTIONS AND CLARIFICATIONS

- The attached estimate is based on design documents by: **N/A: Received 12/1/2025**
- The assumed delivery method is: **CM at Risk**
- We assumed the project to be: **Unoccupied**
- The attached estimate assumes a start date of: **4/15/2026**
- The attached estimate accounts for escalation through the construction start date, if construction does not start on time, include an additional 6% annual escalation per year.
- We assumed the project to be: **Tax Exempt**
- The estimate assumes the project to be: **Prevailing Wage**
- All FF&E is assumed to be by the Owner and therefore excluded.
- Premiums for non-standard work times have been excluded.
- Unforeseen conditions are excluded.
- All computer equipment, Servers & Network Switches are assumed to be by the Owner.
- All AV equipment is assumed to be by Owner.
- All phone systems are assumed to be by Owner.
- Builders Risk insurance is assumed to be by Owner.
- Budget assumes a slab on grade and not a full depth basement.
- Unsuitable soils are not included.
- Contaminated soils are not included.
- It is assumed that contractor will need to reframe and reroof the pitch tying into the addition.
- It is assumed that the entire roof will need to be replaced at this time.
- Flooring finishes assumed to be VCT to match existing.



Herrick Park Building Addition

Bolton, CT

Enter Drawing Date on Setup Worksheet

Estimate Date: 12/15/2025

CONCEPTUAL ESTIMATE

		CONCEPTUAL BUDGET		TOTALS
			AREA 1 TOTAL	
NEW CONSTRUCTION				
ADDITION				
TOTAL GROSS AREA		828 sf		
ROOF AREA		828 sf		
MISC. BUILDING AREA		4,352 sf		
SITE AREA		1,242 sf		
DURATION		2 mos		
PHASING				
PROJECT REQUIREMENTS	\$ 17.61	\$ 14,581	\$ 14,581	
FINAL CLEANING	\$ 2.68	\$ 2,219		
CONTAMINATED SOIL		Excluded		
HAZARDOUS ABATEMENT		Excluded		
BUILDING DEMOLITION		Excluded		
SELECTIVE DEMOLITION	\$ 10.25	\$ 8,487	\$ 8,487	
CAST-IN-PLACE CONCRETE	\$ 30.00	\$ 24,840	\$ 24,840	
MASONRY		\$ -	\$ -	
STRUCTURAL STEEL		\$ -	\$ -	
METAL FABRICATIONS	\$ 3.00	\$ 2,484	\$ 2,484	
ROUGH CARPENTRY	\$ 35.00	\$ 28,980	\$ 28,980	
FINISH CARPENTRY	\$ 5.50	\$ 4,554	\$ 4,554	
THERMAL & MOISTURE PROTECTION		\$ -	\$ -	
SIDING & EXTERIOR PANELS	\$ 15.00	\$ 12,420	\$ 12,420	
MEMBRANE ROOFING	\$ 12.39	\$ 53,916	\$ 53,916	
FIREPROOFING & STOPPING		\$ -	\$ -	
DOORS, FRAMES & HARDWARE	\$ 13.50	\$ 11,178	\$ 11,178	
STOREFRONTS, CURTAIN WALL & WIND	\$ 5.50	\$ 4,554	\$ 4,554	
GYPSUM BOARD ASSEMBLIES	\$ 20.05	\$ 16,601	\$ 16,601	
ACOUSTICAL CEILINGS & TREATMENT		\$ -	\$ -	
FLOORING & TILE	\$ 6.50	\$ 5,382	\$ 5,382	
PAINTING	\$ 11.50	\$ 9,522	\$ 9,522	
SPECIALTIES	\$ 10.00	\$ 8,280	\$ 8,280	
EQUIPMENT		\$ -	\$ -	
FURNISHINGS		\$ -	\$ -	
SPECIAL CONSTRUCTION		\$ -	\$ -	
ELEVATORS		\$ -	\$ -	
FIRE PROTECTION		\$ -	\$ -	
PLUMBING	\$ 47.42	\$ 39,264	\$ 39,264	
HVAC	\$ 32.00	\$ 26,496	\$ 26,496	
ELECTRICAL	\$ 63.75	\$ 52,785	\$ 52,785	
COMMUNICATIONS SYSTEMS		\$ -	\$ -	
FIRE ALARM		\$ -	\$ -	
SECURITY SYSTEMS		\$ -	\$ -	
SITE ELECTRICAL		\$ -	\$ -	
SITework	\$ 170.00	\$ 140,760	\$ 140,760	
TOTAL TRADE COST		\$ 564.38	\$ 467,304	\$ 467,304
10.00%	Design & Estimating Contingency		\$ 46,730	\$ 46,730
6.00%	Escalation (Bid Contingency)		\$ 30,842	\$ 30,842



Herrick Park Building Addition

Bolton, CT

Enter Drawing Date on Setup Worksheet

Estimate Date: 12/15/2025

CONCEPTUAL ESTIMATE

		CONCEPTUAL BUDGET		TOTALS
			AREA 1 TOTAL	
NEW CONSTRUCTION				
ADDITION			828 sf	
TOTAL GROSS AREA			828 sf	
ROOF AREA			4,352 sf	
MISC. BUILDING AREA				
SITE AREA			1,242 sf	
DURATION			2 mos	
PHASING				
	General Conditions & Staffing	\$ 51.00	\$ 42,228	\$ 42,228
	PreConstruction		\$ -	\$ -
1.00%	General Liability Insurance		\$ 5,871	\$ 5,871
	Builder's Risk Insurance		By Owner	By Owner
1.00%	Local Building Permit		\$ 5,930	N / R
0.026%	State Education Fund		\$ 156	\$ 156
1.10%	CM Payment & Performance Bond		\$ 6,590	\$ 6,590
4.00%	CM Fee		\$ 24,226	\$ 24,226
3.00%	Construction Contingency		\$ 18,896	\$ 18,896
TOTAL CONSTRUCTION COST			\$ 648,772	\$ 648,772

Rupert, Jim

From: Crane, Stephanie
Sent: Thursday, December 4, 2025 2:15 PM
To: Rupert, Jim
Subject: Outdoor Exercise Equipment

Hi Jim,

There are several companies that make outdoor exercise equipment. We spoke today but wanted to put it in writing. Individual equipment would cost anywhere from \$2,000 and up, with smaller multipurpose set ups costing around \$10-15,000, and a larger group of equipment can go up to around \$50,000 and beyond depending on how fancy you can get.

Some companies that are commonly used and recommended in the recreation field are below:

Kompan- <https://www.kompan.com/en/us/products/outdoor-fitness>

Greenfields- <https://gfoutdoorfitness.com/>

Gametime- <https://www.gametime.com/>

Landscape Structures- <https://www.playlsi.com/>

Stephanie Crane, CPRP

Recreation Director

Town of Bolton, CT

222 Bolton Center Rd

Bolton CT 06043

Phone-(860) 649-8066 X 6109

Fax-(860) 643-0021

Out of Office Number- (860) 327-5483

My email has changed- scrane@boltonct.gov

12/23/25

To: Bolton Board of Selectmen

From: James Rupert, Town Administrator

Subject: Request approval of bid waiver

Dear Members of the Bolton Board of Selectmen. I am writing today to request a bid waiver in order to engage the firm of CliftonLarsonAllen LLP (CLA) to assist us in assessing our use of Tyler Technologies School ERP Pro.

The purpose of the project is to fully utilize the financial software and increase efficiency within the Finance Department. We intend to do this utilizing good accounting practices that meet the requirements of an audit and tie them back to our Financial Policy Manual.

I would like to work with CLA for the following reasons. CLA is highly recommended by Linda Stavitsky. Linda has provided financial consulting to the Town of Bolton for more than a decade and has served as Interim Finance Director for Bolton in the past. I hold Linda's recommendation in high regard. CLA has specific skills that relate directly to Tyler Technologies software and Schooler ERP Pro. After spending time in two separate meetings with CLA I am confident they can assist us in this endeavor to improve our processes and create efficiencies within the Finance Department.

Thank you for your consideration.

James Rupert

Bolton Town Administrator



December 19, 2025

Jim Rupert
Town Administrator
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043

Dear Jim:

CLA is pleased to submit our proposal to conduct a Systems Utilization Assessment of the various Tyler Technologies – School ERP Pro (formerly, Infinite Visions/iVisions) software modules within the Town of Bolton. CLA has extensive experience working with many municipalities and public schools to provide independent operational and technology-related assessment services while enhancing operational processes through technology. As part of these efforts, we will take advantage of best business practices that we have developed over many years of working with municipalities. Based on our discussions with the Town Administrator and Executive Assistant to the Town Administrator, the services that CLA will provide include the following:

- Assess the current state of system(s) utilization for School ERP Pro, with the goal of identifying opportunities for greater utilization and/or process efficiency and improvement.
 - Identify current manual processes that could be automated and streamlined using the system.
- Assess the adequacy and utilization of the system at effectively meeting the current and future functional and informational needs of the Town.
- Review the current vendor contract to confirm software modules subscribed to, level of current use, and their respective annual cost.
- Identify any key functions and/or features that are not being currently used and/or not available within the application(s).
 - Identify any additional modules, applications, and/or tools recommended to improve and automate processes, including estimated costs.
- Confirm the adequacy of employee training and support associated with School ERP Pro.
- Confirm the current users and access levels/permissions and abilities within the software.
- Identify any system integrations, or opportunities for system integrations that may exist.
- Document findings and gaps observed as part of the review.
- Provide constructive and practical recommendations for the most effective use of the software for the Town.

We appreciate the opportunity to perform this work and look forward to a successful business partnership. Should you require any additional information or clarification, please call me at (860) 570-6349.

Kind regards,

Lindsey Intrieri

CliftonLarsonAllen LLP

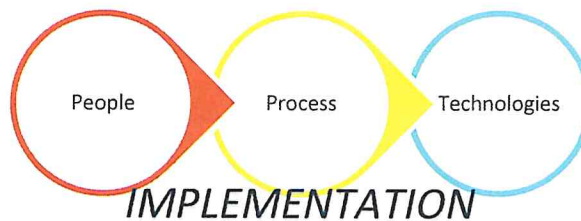
Lindsey Intrieri, CISA, PMP
Manager

Lindsey.Intrieri@claconnect.com

A. Engagement Summary – Project Approach

PROJECT APPROACH

The Town of Bolton is looking to conduct an independent assessment of its financial processes in conjunction with its Tyler Technologies software usage to identify opportunities for modernization, improved efficiency, and better alignment with current technologies. The goal is to optimize existing systems, streamline operations, and enhance overall utilization to support more effective municipal services. As such, our project centers around three key elements:



People -- It is important to confirm people have the appropriate skill sets and training for their respective positions. Our assessment helps to confirm employee's roles, responsibilities, system use, and overall level of training in the system within the Town.

Process -- The way the departmental operations function is key to meeting financial, operational and managerial controls. As part of this project, we will take a cross-functional and cross-organizational view of the key processes and operations in order to identify and understand the "current state" of software(s) utilization and confirm any challenges users have with these systems as well as opportunities to revamp and automate processes.

Technology -- Utilizing technology can be a major component of improving controls, performance, and achieving efficiencies. Our goal is to review the software modules currently in place within the Town related to Tyler Technologies School ERP Pro software. This will also help us assess the software capabilities, software modules and overall implementation of the system.

PROJECT OBJECTIVES

Our objectives for this project are to:

1. Assess the current state of system(s) utilization for School ERP Pro, with the goal of identifying opportunities for greater utilization and/or process efficiency and improvement.
2. Confirm the School ERP Pro software modules that are in use and their respective annual cost.
3. Assess the adequacy and utilization of the system in effectively meeting the current and future informational needs of the Town. Identify any key functions and/or features that are not currently being used and/or not available within the application.
4. Identify any system integrations, or opportunities for system integrations that may exist.
5. Confirm the current users and access levels/permissions and abilities within the software.
6. Assess the adequacy of employee training and support associated with these systems.
7. Document findings and gaps observed as part of the system utilization assessment.
8. Provide constructive and practical recommendations for utilizing the software, re-engineering processes and achieving potential change within the software modules.



PLANNING MEETING

Prior to the start of this project, CLA proposes to have a planning meeting with the Town's Management Team. The goal of this meeting will be to:

- » Establish a schedule for the overall project
- » Confirm and schedule fieldwork dates and identify which personnel we will need to interview
- » Develop a memorandum to personnel apprising them of the project goals, objectives and documentation needed during the project

PROJECT METHODOLOGY

CLA has developed and refined a structured approach to help successfully complete the project on time and to meet the needs of the Town. Our proposed approach is based on our experience and current methodology, which has been customized to meet your specific goals and objectives. Outlined below are the specific tasks to be completed for this project.

A. REVIEW CURRENT PROCESSES, OPERATIONS AND CONTROLS

During this task, we will obtain an in-depth understanding of operations and management systems in place related to the Tyler Technologies School ERP Pro software from an operations and practices perspective. The project team will review the procedures and physical processes managing the flow of information within and between the various operating areas.

We plan to accomplish this task by using the approach outlined below:

- » **Individual Interviews** - Interviews will be conducted with key personnel to gain specific information and perspectives on relevant software modules, system usage, and related processes. These sessions have proven to be an effective method for identifying operational/process issues, software feature/functionality concerns, and segregation of duties/responsibilities. The interviews are useful in obtaining operational and controls information and for involving department personnel in the review process.
- » **Documentation Reviews** – Throughout the information collection process, we will review the policies, procedures, and any other related documents developed to manage the current financial processes and information systems.

B. CONFIRM CURRENT SOFTWARE MODULES

A review of the current software modules implemented will help identify the strengths and weaknesses of the system and its effect on the Town's operations. The project team will review the use of all Tyler Technologies related software modules that have been implemented in order to assess the effectiveness of the system in the current business environment. As part of this task, we will review the software contract/agreement to confirm the software modules purchased, software modules utilized and the overall costs of each.

C. EVALUATE CORE SYSTEMS AND FUNCTIONS

Working from the information collected in the steps above, we will compile and categorize the operational and management systems in place and the core software functions and features that impact operations within the respective Town of Bolton operations. The project team will document the key processes and workflows in order to identify major bottlenecks and other factors that impact productivity and/or effective data processing within the software applications. Specific tasks will include:

- » Confirming and evaluating core software functions/features that are either not utilized or missing from the various software solutions that impact efficiencies



- » Identifying workflow bottlenecks and/or issues related to the software solutions currently implemented
- » Summarizing streamlining opportunities

D. CONFIRM ROLES AND RESPONSIBILITIES OF STAFF

As part of this task, we will identify the roles and responsibilities of key personnel within the respective Town Departments. We will review the current training program in place for these employees. This includes reviewing the training approach, materials and other documentation provided to staff. Typically, in projects of this type, it becomes apparent where inefficiencies, training problems/needs, and lack of software knowledge exist.

E. IDENTIFY SOFTWARE UTILIZATION OPPORTUNITIES

Having completed the function/feature review and organizational analysis, we will proceed to develop proposed changes for improvements (if applicable). Part of our goal is to help confirm that our proposed recommendations through the School ERP Pro software modules enhance the overall operations. As part of this effort, we will document proposed processes and internal/operational controls to consider as part of “best practices” related to the use of School ERP Pro.

F. DEVELOP FINDINGS AND RECOMMENDATIONS

Having completed the system utilization analysis, we will proceed to develop recommendations to mitigate internal control and operating risks identified during the assessment. We will also provide recommendations for strengthening controls, improving transparency and effectiveness of operations. Part of our goal is to provide recommendations that are practical and cost effective. As part of this process, we will document proposed processes and overall benefits to the respective departmental operations.

G. MANAGEMENT REVIEW AND APPROVAL

At the conclusion of the project, we will meet with the Town Administrator and review our findings and recommendations. CLA can also present to others (e.g., the Board of Selectmen, as required). Following managements report review and approval, the project team will make any necessary changes to the document and submit the final document to the Town Administrator.

PROJECT WORK PLAN TIMELINE

Based on the scope of services identified in this proposal, we anticipate that all tasks of this project will be completed in approximately 4 to 6 weeks from the start of the project. This time estimate includes all of the steps described in this proposal. The initiation or completion of certain steps may be affected by several time-consuming activities, primarily:

- » Scheduling fieldwork
- » Availability of Town personnel
- » Scheduling the review of the draft report with the Town Administrator
- » Holidays and/or vacations

Every effort will be made to minimize the impact of these activities on the schedule to meet the project completion date. CLA has built its reputation by delivering quality services on time and within budget. We will use our project management experience and structured methodology to focus our resources on the tasks outlined in the project work plan.



B. Professional Fees

CLA is pleased to submit this price proposal to conduct Systems Utilization Assessment of Tyler Technologies- School ERP Pro software functions for the Town of Bolton.

Assumptions

In order to estimate the effort required to perform these projects, the following assumptions were made:

- » Group/Individual interviews (virtual and/or onsite) will be used throughout the projects to obtain information from the various stakeholders.
- » There is an individual within the Town who can facilitate the scheduling of interview sessions, making space available to meet and generally acting as the main conduit for communications, logistics and other such interactions.
- » Our fees include all travel and miscellaneous out-of-pocket expenses.
- » Additional advisory services and consulting outside the scope of this project will be on a time and expense basis.

Professional fees. Our professional fees for these services will be based on the time involved and the degree of responsibility and skills required, number of systems, system complexity, and asset size. The fees contained in this proposal are valid for ninety (90) days from the proposal date. Fees for each individual component are presented below:

Services	Professional fees
School ERP Pro Utilization Assessment	\$16,000
Technology and Client Support Fee (5% of Professional Fees billed)	\$800
Total	\$16,800

- » ***Like most firms, we are investing heavily in technology to enhance the client experience, protect our data environment, and deliver quality services. We believe our clients deserve clarity around fees, and we will continue to be transparent with our fee structure.*

The total amount billed will not exceed these figures unless previously discussed and approved. Billing will take place monthly for the actual hours incurred during the previous month. Invoices are due within 30 days of receipt.



C. CLA Overview

Firm Ownership and Structure

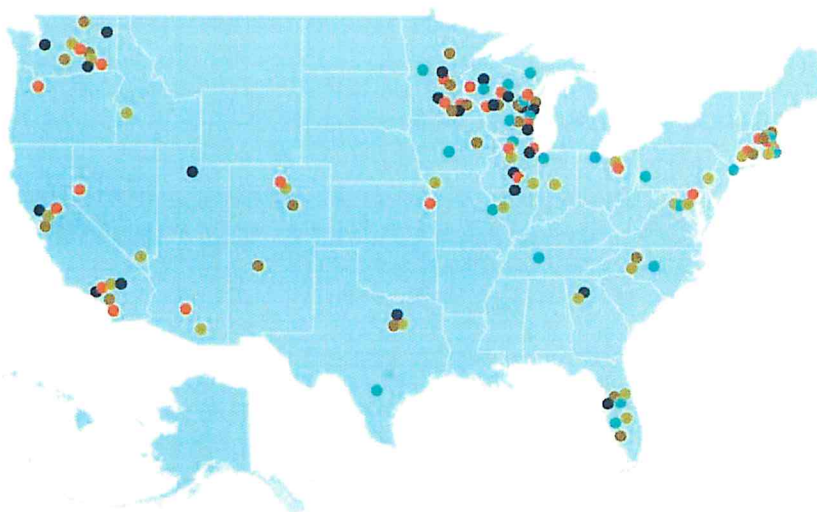
CLA specifically exists to create opportunities for our clients, our people, and our communities through industry-focused services including advisory, audit, tax, and outsourcing services. Our broad professional services allow us to serve clients more completely — from startup to succession and beyond.

Our professionals are immersed in the industries they serve and have specialized knowledge of their operating and regulatory environments. With more than 7,400 people, more than 120 U.S. locations, and a global affiliation, we bring a wide array of approaches to help clients in all markets, foreign and domestic.

MORE THAN
7,400
PEOPLE

MORE THAN
120
U.S. LOCATIONS

WE ARE PART OF A
GLOBAL
AFFILIATION



We promise to know you and help you.

With CLA by your side, you can find everything you need in one firm. Professionally or personally, big or small, we can help you discover opportunities and achieve more than you believed possible.

State and Local Government Experience

CLA offers the credibility, reputation, and resources of a leading professional services firm — without sacrificing the small-firm touch. We bring unsurpassed levels of technical excellence, commitment, and dedication to our clients, which have made us one of the most successful professional service firms serving governmental entities. Our strong reputation for serving state and local government units provides the Town the confidence in their decision to select CLA as their professional service provider.

CLA has one of the largest governmental audit and consulting practices in the country, serving more than 3,700 governmental clients nationwide. Public sector clients represent approximately one-quarter of all firm-wide revenue, and each of the government services team members are thoroughly versed in the issues critical to complex governmental entities.



Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Date	Account	Amount
A-Tech Commercial Parts and Service, LLC					
Check Group:					
KITCHEN EQUIPMENT REPAIR AT FIRE HOUSE	1	260874	60485 12/11/2025	1005.043.4399.000000.54300.00000 Repair & Maint. Services - Town Build. Oper.	\$362.50
KITCHEN EQUIPMENT REPAIR AT FIRE HOUSE	1	260874	60486 12/11/2025	1005.043.4399.000000.54300.00000 Repair & Maint. Services - Town Build. Oper.	\$145.00
				Check #: 0	
				PO/Invoice Total:	\$507.50
				Vendor Total:	\$507.50
ABBIE GALLAGHER					
Check Group:					
HP SECURITY DEPOSIT REFUND - EVENT DATE 12/6/25	1	0	HP REFUND 12/6/25 12/11/2025	2990.000.0000.000000.25003.00000 Other Liability - Herrick Park Security Deposit	\$200.00
				Check #: 0	
				PO/Invoice Total:	\$200.00
				Vendor Total:	\$200.00
ALEXANDER J GOLDEN					
Check Group:					
FY26 REIMBURSEMENT FOR BOOT PURCHASE	1	0	FY26 BOOT MONEY 12/4/2025	1005.043.4303.000000.56930.00000 Uniforms & Supplies - H.W.	\$250.00
				Check #: 0	
				PO/Invoice Total:	\$250.00
				Vendor Total:	\$250.00
ANDREW GORDON					
Check Group:					
VIN #JF2SKAAC5KH469348, BILL #2024-03-0051998	1	0	VEHICLE TAX REFUND 11/21/2025	1005.000.0000.000000.20780.00000 Tax Refund Exchange Account	\$356.92
				Check #: 0	

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Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
APEX REFRIGERATION COOLING					
Check Group:					
EMERGENCY PIPE REPAIR AT FIRE HOUSE	1	260932	2158 12/9/2025	1005.043.4399.000000.54300.000000 Repair & Maint. Services - Town Build. Oper.	\$1,060.00
Check #: 0					
PO/Invoice Total:					\$356.92
Vendor Total:					\$356.92
APTUITIV, INC					
Check Group:					
BRANCHCMS PLUS SUBSCRIPTION 12/13/25-3/13/26	1	0	b-46535 12/13/2025	1005.041.4107.000000.53520.000000 Other Tech. Services - Admin.	\$336.00
Check #: 0					
PO/Invoice Total:					\$336.00
Vendor Total:					\$336.00
ASHLEY E. PERREIRA, PSY. D.					
Check Group:					
11/30/25 LPC GRANT ADMINISTRATIVE SUPPORT FEE: SEPT-NOV 2025	1	0	11/30/25 SUPPORT FEE 12/8/2025	2822.044.4401.000000.20779.05164 LPC Grant/Amplify	\$143.00
Check #: 0					
PO/Invoice Total:					\$143.00
Vendor Total:					\$143.00
BDS					
Check Group:					
COPIER MAINTENANCE FOR TOWN CLERK & FINANCE	1	260929	386658 11/25/2025	1005.043.4399.000000.54300.000000 Repair & Maint. Services - Town Build. Oper.	\$950.62
Check #: 0					

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
Check Group:					
CONTRACT OVERAGE CHARGE 9/30-12/17/25	1	260930	392018 12/17/2025	1005.045.4501.000000.53520.00000 Technical Services- Libr.	\$699.82
				PO/Invoice Total:	\$950.62
Check #: 0					
BETHANY SULLIVAN					
Check Group:					
VIN #JM3KE4DY0G0667315, BILL #2024-03-0054818	1	0	VEHICLE TAX REFUND 12/7/2025	1005.000.0000.000000.20780.00000 Tax Refund Exchange Account	\$5.10
				PO/Invoice Total:	\$699.82
				Vendor Total:	\$1,650.44
Check #: 0					
BRODART CO.					
Check Group:					
20 BOOKS	1	260313	B7111807 11/26/2025	1005.045.4501.000000.56400.00000 Library Materials - Libr.	\$309.77
17 BOOKS	1	260313	B71114887 12/3/2025	1005.045.4501.000000.56400.00000 Library Materials - Libr.	\$282.95
12 BOOKS	1	260313	B7123798 12/16/2025	1005.045.4501.000000.56400.00000 Library Materials - Libr.	\$191.43
				PO/Invoice Total:	\$784.15
				Vendor Total:	\$784.15
Check #: 0					
COMCAST.					
Check Group:					
HWY DEPT INTERNET #0402	1	0	#0402 12/16-1/15/26 12/9/2025	1005.043.4399.000000.55300.00000 Communications - Town Building Oper.	\$158.61

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
FIRE DEPT INTERNET #3962	1	0	#3962 12/12-11/11/26 12/5/2025	1005.043.4399.000000.55300.000000 Communications - Town Building Oper.	\$128.40
Check #: 0					
CONNECTICUT NATURAL GAS CORP.					
Check Group:					
Heating Fuel - #7591 LIBRARY	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$545.14
Heating Fuel - #1461 TOWN GARAGE	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$695.94
Heating Fuel - #1664 NPMC SMALL TANK	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$891.46
Heating Fuel - #8180 PARKS BLDG	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$491.62
Heating Fuel - #1072 TOWN HALL	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$709.24
Heating Fuel - #9069 FIRE DEPT	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$929.92
Heating Fuel - #1148 RST	1	0	HEAT 11/11-12/8/25 12/10/2025	1005.043.4399.000000.56210.000000 Heating Fuel - Town Building Oper.	\$379.61
Check #: 0					
CORPCARE OCCUPATIONAL HEALTH.					
Check Group:					
PO/Invoice Total:					\$4,642.93
Vendor Total:					\$4,642.93

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
PUBLIC SERVICE LICENSE EXAM 11/10/25	1	0	271486 12/2/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$110.00
Check #: 0					
PO/Invoice Total:					\$110.00
MEMBER PHYSICALS AT CORPCARE, SOUTH WINDSOR					
	1	260347	271512 12/2/2025	1005.042.4203.000000.53400.00000 Other Professional Services - Fire Comm.	\$732.00
Check #: 0					
PO/Invoice Total:					\$732.00
Vendor Total:					\$842.00
DANTE SACCOCCIO JR					
Check Group:					
VIN #2C4GP54L65R408138, BILL #2024-03-0054423	1	0	VEHICLE TAX REFUND 12/8/2025	1005.000.0000.000000.20780.00000 Tax Refund Exchange Account	\$30.59
Check #: 0					
PO/Invoice Total:					\$30.59
Vendor Total:					\$30.59
DOW JONES					
Check Group:					
WALL STREET JOURNAL 1-YR RENEWAL 2025-2026	1	260872	80210388488 FY 25/26 12/9/2025	1005.045.4501.000000.56400.00000 Library Materials - Libr.	\$719.88
Check #: 0					
PO/Invoice Total:					\$719.88
Vendor Total:					\$719.88
DZEN SHEET METAL CONTRACTORS, INC					
		T3827			
Check Group:					
FIX ROOF LEAKS AT THE FIRE DEPT	1	260917	S016236-IN 12/11/2025	1005.043.4399.000000.54300.00000 Repair & Maint. Services - Town Build. Oper.	\$362.50

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
England True Value Hardware					
Check Group:					
S134 REPAIR PARTS FOR AUTO EJECTOR	1	0	ACCT #11247 12/5/25	1005.042.4203.000000.56100.00000	\$38.44
				Repairs & Maint. Supplies - Fire Comm.	
2 KEYS FOR LIBRARY MAILBOX	1	0	ACCT #12724 11/15/25	1005.045.4501.000000.56120.00000	\$3.58
				Office Oper. Supplies - Libr.	
				Check #: 0	
				PO/Invoice Total:	\$362.50
				Vendor Total:	\$362.50
Eversource.					
Check Group:					
Electricity - HIGH RIDGE FARM #5034	1	0	#5034 11/13-12/15/25	1005.043.4399.000000.56220.00000	\$14.82
				Electricity - Town Building Oper.	
				Check #: 0	
				PO/Invoice Total:	\$42.02
				Vendor Total:	\$42.02
FRONTIER.					
Check Group:					
B&G TELEPHONE #8152	1	0	#0022 12/1-12/31/25	1005.043.4399.000000.55300.00000	\$115.57
				Communications - Town Building Oper.	
FD TELEPHONE #3910	1	0	#0022 12/1-12/31/25	1005.043.4399.000000.55300.00000	\$244.67
				Communications - Town Building Oper.	
HWY TELEPHONE #4302	1	0	#0022 12/1-12/31/25	1005.043.4399.000000.55300.00000	\$155.03
				Communications - Town Building Oper.	

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
BHF TELEPHONE #1499	1	0	#0022 12/1-12/31/25 12/1/2025	1005.043.4399.000000.55300.00000 Communications - Town Building Oper.	\$69.46
BML TELEPHONE #7349	1	0	#0022 12/1-12/31/25 12/1/2025	1005.043.4399.000000.55300.00000 Communications - Town Building Oper.	\$225.52
INP TELEPHONE #6643	1	0	#0022 12/1-12/31/25 12/1/2025	1005.043.4399.000000.55300.00000 Communications - Town Building Oper.	\$166.26
TH TELEPHONE #8066	1	0	#0022 12/1-12/31/25 12/1/2025	1005.043.4399.000000.55300.00000 Communications - Town Building Oper.	\$539.87
HP TELEPHONE #6926	1	0	#6926 12/7/25-1/6/26 12/7/2025	1005.043.4399.000000.55300.00000 Communications - Town Building Oper.	\$340.75

Check #: 0

PO/InvoiceTotal: \$1,857.13
Vendor Total: \$1,857.13

Georgina'S Restaurant And Banquets

B8419

Check Group:

12/11/25 HOLIDAY PARTY BANQUET

1

12/11/25 HOL
PARTY
12/11/2025

1005.041.4107.000000.53300.00000

Professional/Tech Services - Admin.

\$2,073.60

Check #: 0

PO/InvoiceTotal: \$2,073.60
Vendor Total: \$2,073.60

Grainger

B3131

Check Group:

CIRCULATING PUMP COUPLERS FOR NRMC

1

9747267061
12/17/2025

1005.043.4399.000000.56100.00000
Supplies - Town Building Oper.

\$182.46

IGNITER & FLAME SENSOR FOR TOWN HALL BOILER

1

9750968365
12/22/2025

1005.043.4399.000000.56100.00000
Supplies - Town Building Oper.

\$154.38

Check #: 0

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
Check Group:					
CORD REELS FOR FIRE DEPT	1	260870	9736093593 12/9/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$336.84
Check #: 0					PO/Invoice Total: \$200.12
					Vendor Total: \$536.96
Granite Communications, Inc.					
Check Group:					
REPAIR EXTENSION DIALING AT TOWN HALL	1	0	121755 12/16/2025	1005.043.4399.000000.54300.00000 Repair & Maint. Services - Town Build. Oper.	\$165.00
Check #: 0					PO/Invoice Total: \$165.00
					Vendor Total: \$165.00
HANS & SUSAN DEPOLD					
Check Group:					
VIN #4S4BRBCC9B3338350, BILL #2024-03-0051388	1	0	VEHICLE TAX REFUND 11/29/2025	1005.000.0000.000000.20780.00000 Tax Refund Exchange Account	\$72.68
Check #: 0					PO/Invoice Total: \$72.68
					Vendor Total: \$72.68
Hartford Courant					
Check Group:					
OCT 2023 LEGAL AD FOR SPECIAL TOWN MTG	1	0	82064547000 11/30/2025	1005.041.4107.000000.55400.00000 Advertising - Admin.	\$61.72
Check #: 0					PO/Invoice Total: \$61.72
					Vendor Total: \$61.72
Hillyard - New England					

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

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Description

Voucher Batch Number: 1198

12/31/2025

Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
Check Group:					
SCA290088 TOWEL ROLL MATIC KRAFT	4	260884	606037792 12/22/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$261.76
HIL0055107 EP-22	2	260884	606037792 12/22/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$366.40
HIL0096407 GREEN SELECT STRIPPER	2	260884	606037792 12/22/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$353.60
HIL0100904 AFRC	6	260884	606037792 12/22/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$310.98
LRV4048200K 40-45 GAL LINERS	4	260884	606037792 12/22/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$212.80
PG32987 COMET CLEANSER	1	260884	606037792 12/22/2025	1005.043.4399.000000.56100.00000 Supplies - Town Building Oper.	\$59.66
Check #: 0					
PO/InvoiceTotal:					\$1,565.20
Vendor Total:					\$1,565.20
J & S RADIO SALES INC.					
Check Group: T1794					
S134 REPLACEMENT PART - SUPER AUTO EJECTOR	1	260933	35905 12/2/2025	1005.042.4203.000000.56100.00000 Repairs & Maint. Supplies - Fire Comm.	\$395.96
Check #: 0					
PO/InvoiceTotal:					\$395.96
Vendor Total:					\$395.96
JASON VINCENT					
Check Group:					
REIMBURSEMENT: GAS METER POSTAGE PD 11/4/25	1	0	USPS 11/4/25 12/11/2025	1005.042.4203.000000.56120.00000 Office Oper. Supplies - Fire Comm.	\$11.50
REIMBURSEMENT: GAS METER POSTAGE PD 9/6/25	1	0	USPS 9/6/25 12/11/2025	1005.042.4203.000000.56120.00000 Office Oper. Supplies - Fire Comm.	\$10.50
Check #: 0					

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Description

Voucher Batch Number: 1198

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Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
JONATHAN M TREAT					
Check Group:					
VIN #JALB4B1K2V7005626, BILL #2024-03-0054986	1	0	VEHICLE TAX REFUND 12/4/2025	1005.0000.000000.20780.00000 Tax Refund Exchange Account	\$90.76
Check #: 0					
PO/InvoiceTotal:					\$22.00
Vendor Total:					\$22.00
KATHRYN CANNON					
Check Group:					
CLERK: PLANNING & ZONING MEETING 12/10/25	1	0	12/10/25 CLERK 12/19/2025	1005.041.4153.000000.53100.00000 Official/Admin Services - Planning & Zoning	\$100.00
CLERK: ZONING BOARD OF APPEALS MEETING 12/9/25	1	0	12/9/25 CLERK 12/11/2025	1005.041.4155.000000.53100.00000 Official/Admin Services - Zoning BOA	\$75.00
Check #: 0					
PO/InvoiceTotal:					\$90.76
Vendor Total:					\$90.76
MARY JOHNSTON					
Check Group:					
CLERK: INLAND WETLANDS MEETING 12/16/25	1	0	12/16/25 CLERK 12/19/2025	1005.041.4163.000000.53100.00000 Official/Admin Services-Inland/Wetland	\$100.00
Check #: 0					
PO/InvoiceTotal:					\$175.00
Vendor Total:					\$175.00
MIDWEST TAPE					
Check Group:					
1 BLU-RAY	1	260317	508148595 12/9/2025	1005.045.4501.000000.56400.00000 Library Materials - Libr.	\$32.24
Check #: 0					
PO/InvoiceTotal:					\$100.00
Vendor Total:					\$100.00

Town of Bolton

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Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
Minuteman Security Technologies, Inc					
Check Group:					
RESET CAMERA MONITOR IN ADMIN OFFICE AT TOWN HALL	1	0	174763 12/11/2025	1005.043.4399.000000.54300.00000 Repair & Maint. Services - Town Build. Oper.	\$155.00
				Check #: 0	
				PO/InvoiceTotal:	\$32.24
				Vendor Total:	\$32.24
NATHAN L. JACOBSON & ASSOC, INC.					
12272					
Check Group:					
SELECTMAN'S OFFICE: GENERAL CONSULTATION	1	0	101962 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$497.25
SELECTMAN'S OFFICE: HERRICK PARK SOCCER FIELD	1	0	101963 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$3,044.40
SELECTMAN'S OFFICE: NPDES PHASE II	1	0	101964 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$804.83
SELECTMAN'S OFFICE: TOWN GARAGE STORMWATER PERMIT	1	0	101965 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$1,178.50
0963-0048 LORI RD DRAINAGE: STUDY	1	0	101966 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$958.60
0963-0053 TOWN CENTER SSDS: PRELIM DESIGN, FINAL DESIGN & PERMITTING	1	0	101967 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$13,553.37
0963-0054 BARGER PROPERTY DRAINAGE: CONSTRUCTION INSPECTION	1	0	101968 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$153.00
0963-0055 LAKE HOUSE DRY HYDRANT: PRELIMINARY DESIGN	1	0	101969 12/4/2025	1005.041.4107.000000.53300.00000 Professional/Tech Services - Admin.	\$455.10

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Vendor #	QTY	PO No.	Invoice Date	Account	Amount
0963-0056 QUARRY RD/VERNON RD INTERSECTION: PRELIMINARY DESIGN	1	0	101970	1005.041.4107.000000.53300.00000	\$497.25
1257-0001 LOTCIP SIDEWALK DESIGN: FINAL DESIGN, CONTRACT DOCS & ADDITIONAL SVCS	1	0	12/4/2025 102004	Professional/Tech Services - Admin. 1005.041.4107.000000.53300.00000	\$1,377.00
			12/4/2025	Professional/Tech Services - Admin. Check #: 0	
NISSAN MOTOR ACCEPTANCE CORP T3210					
Check Group:					
VEHICLE TAX REFUND, BILL #2023-03-0053673	1	0	1N6ED1EKXNN6 08013 12/3/2025	1005.000.0000.000000.20780.00000 Tax Refund Exchange Account Check #: 0	\$689.68
PO/Invoice Total:					\$22,519.30
Vendor Total:					\$22,519.30
OVERHEAD DOOR CO. OF HARTFORD, INC. T2049					
Check Group:					
REPAIR OVERHEAD DOOR AT PARKS DEPT	1	260927	518965 12/16/2025	1005.043.4399.000000.54300.00000 Repair & Maint. Services - Town Build. Oper. Check #: 0	\$423.20
PO/Invoice Total:					\$689.68
Vendor Total:					\$689.68
PATRICE L CARSON					
Check Group:					
FY 25/26 BI-ANNUAL TOWN PLANNER CONTRACTED PERFORMANCE PAYOUT #1	1	260137	FY 2026 PAYOUT #1 12/21/2025	1005.041.4151.000000.53300.00000 Professional/ Tech Serv - Build. & Land Use	\$2,500.00
TOWN PLANNER CONTRACTED SERVICES 12/8-12/21/25	1	260137	PERIOD 12/8-12/21/25 12/21/2025	1005.041.4151.000000.53300.00000 Professional/ Tech Serv - Build. & Land Use Check #: 0	\$4,706.25
PO/Invoice Total:					\$423.20
Vendor Total:					\$423.20

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Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
RACHAEL & JOSEPH KISS					
Check Group:					
VIN #VV1RH592452466893, BILL #2024-03-0052662	1	0	VEHICLE TAX REFUND 12/9/2025	1005.000.0000.000000.20780.000000	\$59.14
Tax Refund Exchange Account					
Check #: 0				PO/Invoice Total:	\$7,206.25
				Vendor Total:	\$7,206.25
Sante Restoration, LLC					
Check Group:					
EMERGENCY WATER CLEAN-UP FROM PIPE BURST AT FIRE HOUSE	1	260931	20310077581 12/19/2025	1005.043.4399.000000.54300.000000	\$2,962.45
Repair & Maint. Services - Town Build. Oper.					
Check #: 0				PO/Invoice Total:	\$59.14
				Vendor Total:	\$59.14
SCHEDULES PLUS LLC					
Check Group:					
FY26 SENIOR CTR ANNUAL SOFTWARE LICENSE	1	260918	2816 12/16/2025	1005.044.4427.000000.56120.000000	\$1,000.00
Office Oper. Supplies - Sen. Serv.					
Check #: 0				PO/Invoice Total:	\$2,962.45
				Vendor Total:	\$2,962.45
STANDARD INSURANCE COMPANY.					
Check Group:					
TOWN LIFE INSURANCE - JAN 2026	1	0	10881810 12/10/2025	1005.041.4141.000000.52100.000000	\$188.80
Life Insurance - Empl. Bene					
Check #: 0				PO/Invoice Total:	\$1,000.00
				Vendor Total:	\$1,000.00

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

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Description

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Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
THE BOSTON GLOBE					
Check Group:					
NEWSPAPER SUBSCRIPTION RENEWAL THROUGH 1/17/26	1	0	RENEW THRU 1/17/26 12/8/2025	1005.045.4501.000000.56400.00000 Library Materials - Libr.	\$33.90
Check #: 0					
PO/Invoice Total:					\$188.80
Vendor Total:					\$188.80
TOWN OF COVENTRY					
Check Group:					
12/6/25 NYC BUS TRIP FEE: 4 PARTICIPANTS @ \$85.41 EACH	1	260915	NYC BUS TRIP 12/6/25 12/9/2025	2970.045.4503.300106.54300.00000 Bus Trips - Other Professional Serv.	\$341.64
Check #: 0					
PO/Invoice Total:					\$33.90
Vendor Total:					\$33.90
TOWN OF COVENTRY .					
Check Group:					
QUICKSCORES FEE: ONLINE BASKETBALL REGISTRATION & SCHEDULING	1	0	2026-001 12/18/2025	2970.045.4503.300103.53400.00000 Youth Basketball - Other Professional Serv.	\$49.00
Check #: 0					
PO/Invoice Total:					\$49.00
Vendor Total:					\$49.00
TOYOTA LEASE TRUST .					
Check Group:					
VEHICLE TAX REFUND, BILL #2024-04-0080861	1	0	JTJAM7BX4P538 1180. 11/26/2025	1005.000.0000.000000.20780.00000 Tax Refund Exchange Account	\$67.86

Town of Bolton

Voucher Detail Listing

Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

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Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
VEHICLE TAX REFUND, BILL #2024-04-0080859					
	1	0	JTJTB CDX0R503 5098	1005.000.0000.000000.20780.00000	\$181.11
			11/26/2025	Tax Refund Exchange Account	
				Check #: 0	
				PO/Invoice Total:	\$248.97
				Vendor Total:	\$248.97
TRUGREEN PROCESSING CENTER					
Check Group:					
	1	260826	219333017	1005.043.4399.000000.56100.00000	\$539.00
			12/18/2025	Supplies - Town Building Oper.	
				Check #: 0	
				PO/Invoice Total:	\$539.00
				Vendor Total:	\$539.00
Tyler Technologies Inc					
Check Group:					
	1	0	025-537391	1005.041.4107.000000.53200.00000	\$120.00
			12/10/2025	Prof. Educational Training - Admin.	
	1	0	025-537889	1005.041.4107.000000.53200.00000	\$60.00
			12/17/2025	Prof. Educational Training - Admin.	
				Check #: 0	
				PO/Invoice Total:	\$180.00
				Vendor Total:	\$180.00
UNITED AG & TURF					
Check Group:					
	1	0	11424810	1005.043.4399.000000.56100.00000	\$74.98
			12/16/2025	Supplies - Town Building Oper.	
				Check #: 0	
				PO/Invoice Total:	\$74.98
				Vendor Total:	\$74.98
VALSOFT.					

Town of Bolton

Voucher Detail Listing

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Voucher Batch Number: 1198

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Check Group:	Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
MONTHLY HOSTED SOLUTION: DEC 2025						
	1	260132		INV-522226 12/5/2025	1005.041.4147.000000.53520.00000 Other Contracts - Town Clerk	\$682.00
Verizon Wireless					Check #: 0	
Check Group:					PO/InvoiceTotal:	\$682.00
					Vendor Total:	\$682.00
FIRE DEPT CELL PHONE						
	1	0		6130305784 12/7/2025	1005.042.4203.000000.55300.00000 Communications - Fire Comm.	\$135.76
VESTIS					Check #: 0	
Check Group:					PO/InvoiceTotal:	\$135.76
					Vendor Total:	\$135.76
UNIFORMS						
	1	260814		27684015 12/10/2025	1005.043.4399.000000.56930.00000 Uniforms - Town Building Oper.	\$501.82
UNIFORMS						
	1	260814		27690995 12/12/2025	1005.043.4399.000000.56930.00000 Uniforms - Town Building Oper.	\$741.70
WILLIAMS SCOTSMAN INC					Check #: 0	
Check Group:					PO/InvoiceTotal:	\$1,243.52
					Vendor Total:	\$1,243.52
MODULAR BUILDING RENTAL 12/15/25-1/11/26						
	1	0		9025204472 12/15/2025	2960.049.4901.000000.25744.00000 Other Liabilities-Modular Offices	\$3,641.79
Wraith Industries, LLC					Check #: 0	
					PO/InvoiceTotal:	\$3,641.79
					Vendor Total:	\$3,641.79

Town of Bolton

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Fiscal Year: 2025-2026

Vendor Remit Name
Description

Voucher Batch Number: 1198

12/31/2025

Vendor Remit Name Description	Vendor #	QTY	PO No.	Invoice Invoice Date	Account	Amount
Check Group:						
CAST BRONZE PLAQUE	1	260672		20252	2967.041.4159.000000.59018.000000	\$275.00
				9/16/2025	Bolton Heritage Farm Purchases made with Donations	
				Check #: 0		
				PO/Invoice Total:	\$275.00	
				Vendor Total:	\$275.00	
				Grand Total:	\$62,032.49	

End of Report

**TOWN OF BOLTON
BOARD OF SELECTMEN MEETING – A/P
TUESDAY, DECEMBER 16, 2025 – 6:00 P.M.
BOLTON TOWN HALL
MINUTES**

The Board of Selectmen held an A/P meeting on December 16, 2025, with First Selectmen Rodney Fournier presiding. Also in attendance were selectmen/woman: Gwen Marrion, Bryce Aaronson, Tim Sadler, David Cowles, and Bob DePietro. Absent: Mather Clarke. Town Administrator Jim Rupert.
Members of the Public: James Loersch.

1. Call to Order.

Rodney Fournier called the meeting to order at 6:00 p.m.

2. Public Comment.

None.

3. Consider and Act on A/P.

Gwen Marrion made a motion to accept the A/P in the amount of \$508,580.79. Tim Sadler seconded the motion.

Vote:

Yes: G. Marrion, T. Sadler, B. Aaronson, D. Cowles, B. DePietro and R. Fournier.

No: None

Absent: M. Clarke

Motion Passes.

4. Consider and Act on Budget Transfers.

None.

5. Approval of Minutes:

a. December 2, 2025 – Regular Meeting & A/P Minutes.

Dave Cowles made a motion to accept the A/P in the amount and Gwen Marrion seconded the motion.

G. Marrion asked that Marilee Mannings name be corrected as it is incorrect in the minutes.

Vote:

Yes: D. Cowles, G. Marrion, B. Aaronson, , B. DePietro and R. Fournier.

No: None

Abstain: T. Sadler

Absent: M. Clarke

Motion Passes.

6. Adjourn.

Tim Sadler made a motion to adjourn at 6:09 p.m. Bryce Aaronson seconded. Vote passed unanimously.

Respectfully submitted,

Kathy McCavanagh

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.