

**Town of Vershire Special Selectboard Meeting Minutes**  
**Thursday, October 6, 2022 at 4:30pm at Vershire Town Center building.**  
**There will be a remote option for this meeting via Zoom or by phone.**

**Attendance:** Vernal Stone-chair, Nicole White-Fogarty, Ken Bushey, Gretchen Harvey-secretary, Alan Lyford-highway foreman, David Hooke, James Coe, Bob Lord, Bruce Markwell, and E. F. Wall

**Call to Order:** V. Stone called the meeting to order at 4:30pm.

**Purpose of this Special Meeting: Town Garage Bid Review**

**Introductions:** K. Bushey introduced the selectboard members to the contractors. J. Coe noted that Vershire has received only one bid for the town garage project from E. F. Wall. He noted that it is an excellent bid but it is over the limit authorized by the town. Tonight's special meeting is for the purpose of identifying cost savings or other options to meet the 1.525M project budget approved by the town.

Selectboard members asked E. F. Wall about various budget items (and requested specific line item estimates) Vershire might consider as potential cost savings. These items include but are not limited to the following:

- Reduction of going to a straight propane-only system
- insulation costs
- general conditions budget line: including office management, trailer, dumpster, toilet, cleanup etc. These costs are usually noted as 10% of the project. V. Stone asked them to consider using the house and garage that are already on site for these needs, as well as one bay of the garage for storage.
- Could the site work be done by local contractors? These would need to be subcontractors bonded by the contractor.
- Could the town haul and store gravel? Yes, it could save money and the timing could work out according to the highway foreman.
- Heat pump costs, eliminating all or one of them. The town would not want to give up on the radiant floor but breaking out the costs for the heat pumps might allow the town to take advantage of Efficiency VT's funding help in customizing such a project.
- J. Coe noted that there is sophisticated mechanical work to consider: air to air, ductwork, exhaust extraction fans, etc that could be adjusted. Trucks are no longer worked on very much inside buildings because they have all been converted to computer-run systems. A. Lyford thinks that limiting exhaust extraction to the welding area would be adequate.
- Another area to consider is bonding insurance; however, the bond bank might require it.

E. F. Wall will do all he can to come up with a comprehensive list for itemizing the specific areas identified tonight for potential cost savings. He will get this information to the SB within a few days. J. Coe noted that although the numbers presented in the bid are competitive, and even with some significant cost savings, there still will remain a gap between the final costs of the project and the amount allocated by the town. .

**Adjourn:** N. White-Fogarty moved to adjourn the meeting at 5:21pm. V. Stone seconded. The motion passed unanimously. in favor.