



# GENERAL WAIT HOUSE COMMISSION AGENDA

October 6, 2025 at 5:00 p.m.

## General Wait House Commission

Richard Backus  
Gib Geiger, Vice-Chair  
AnnMarie Harmon, Chair  
Vee Lynch  
Mary Kathleen Mehuron

Waitsfield Historical  
Society Representative:  
*Fred Messer, Temporary*

## Tenant Representatives:

Misha Goldman  
Beth Kendrick  
Sam Robinson  
Joshua Schwartz  
Ira Shadis  
Luke Foley

**Town Administrator**  
York Haverkamp

**Town Clerk**  
Jennifer Peterson

**Town Treasurer**  
Steve Lewis

**Waitsfield Town  
Office**  
4144 Main Street  
Waitsfield, VT 05673  
(802) 496-2218  
www.waitsfieldvt.us

**THE GENERAL WAIT HOUSE COMMISSION WILL BE HOLDING A  
HYBRID MEETING. THE PUBLIC MAY ATTEND IN PERSON AT  
WAITSFIELD TOWN HALL OR REMOTE VIA ZOOM WITH TELEPHONE  
AND/OR VIDEO ACCESS. THOSE PARTICIPATING MAY SPEAK DURING  
THE DESIGNATED PERIODS.**

To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/9190265312>

**Meeting ID: 919 026 5312**

**Or call: 1 929 205 6099**

1. **CALL TO ORDER / ROLL CALL**
2. **REVISIONS TO AGENDA, IF ANY (5 +/- min)**
3. **PUBLIC FORUM (5 +/- min)**
4. **APPROVAL OF MINUTES – September 15, 2025 (5 +/- min)**
5. **CURRENT STATUS OF THE GWH FROM TENANTS (10 +/- min)**
6. **BYLAWS UPDATE (15 +/- min)**
7. **SHORT-TERM COMMITTEE REPORT (15 +/- min)**
  - a. GWH Budget Status Report (from Steve)
  - b. Maintenance Projects: Foundation for Dairy Barn, Replacing Furnace, LED bulbs
  - c. Maintenance Work Completed: Re-Keying, Fire Door, Cellular Communicator
8. **LONG-TERM COMMITTEE REPORT (10 +/- min)**
  - a. Recruitment
  - b. Grants: Meeting with Jenna Lapachinski
9. **OTHER BUSINESS (5+/-min)**
10. **ADJOURNMENT**

09/30/25

09:32 am

Town of Waitsfield General Ledger  
Current Yr Pd: 3 - Budget Status Report  
WAIT HOUSE

Page 1 of 1

Steve.Lewis

Account	Budget	Actual	% of Budget
45-1050.01 WAIT HOUSE RENT	0.00	4,479.00	100.00%
45-1220.01 WAIT HOUSE: INTEREST	0.00	0.00	0.00%
45-7050.01 WAIT HOUSE CAPITAL DONATI	0.00	0.00	0.00%
45-8050.01 WAIT HOUSE: MISC REV	0.00	0.00	0.00%
45-9020.01 XFER FROM GENRL FD OPER	0.00	0.00	0.00%
45-9050.01 WAIT HOUSE CAPTL APPROP	0.00	0.00	0.00%
<b>Total Revenues</b>	<b>0.00</b>	<b>4,479.00</b>	<b>100.00%</b>
45-100-1000.10 WAIT HOUSE: PROPANE	0.00	0.00	0.00%
45-100-1000.15 WAIT HOUSE: ALARM	0.00	0.00	0.00%
45-100-1000.20 WAIT HOUSE: CLEANING	0.00	1,610.00	100.00%
45-100-1000.25 WAIT HOUSE: SUPPLIES	0.00	11.32	100.00%
45-100-1000.30 WAIT HOUSE: TRASH	0.00	0.00	0.00%
45-100-1000.35 WAIT HOUSE: REPAIRS	0.00	0.00	0.00%
45-100-1000.40 WAIT HOUSE: WATER	0.00	223.88	100.00%
45-100-1000.45 WAIT HOUSE: MISC. EXP	0.00	2,717.00	100.00%
45-100-1000.50 WAIT HOUSE: ELECTRIC	0.00	125.05	100.00%
45-100-1000.55 WAIT HOUSE: INTERNET	0.00	549.96	100.00%
45-100-1000.60 WAIT HOUSE: LOAN	0.00	0.00	0.00%
45-100-1000.70 WAIT HOUSE: INSURANCE	0.00	0.00	0.00%
45-200-1000.45 WAIT HOUSE CAPITL RES EXP	0.00	20,265.00	100.00%
45-800-8000.10 WAIT HOUSE XFER OUT CAPIT	0.00	0.00	0.00%
<b>Total Expenditures</b>	<b>0.00</b>	<b>25,502.21</b>	<b>100.00%</b>
<b>Total WAIT HOUSE</b>	<b>0.00</b>	<b>-21,023.21</b>	
46-1220.01 WAIT H CAPITAL INTEREST	0.00	6.87	100.00%
46-7050.01 WAIT H CAPITAL DONATIONS	0.00	0.00	0.00%
46-9020.01 XFER FROM WH FUND 45	0.00	0.00	0.00%
46-9050.01 WAIT H CAPITAL APPROPRIAT	0.00	100,000.00	100.00%
<b>Total Revenues</b>	<b>0.00</b>	<b>100,006.87</b>	<b>100.00%</b>
46-100-1000.10 WAIT H CAPITAL EXPENSES	0.00	56,002.54	100.00%
<b>Total Expenditures</b>	<b>0.00</b>	<b>56,002.54</b>	<b>100.00%</b>
<b>Total WAIT HOUSE CAPITAL RESERV</b>	<b>0.00</b>	<b>44,004.33</b>	
<b>Total All Funds</b>	<b>0.00</b>	<b>22,981.12</b>	

09/30/25

## Town of Waitsfield General Ledger

Page 1 of 3

09:33 am

## Detail Transactions Report

Steve Lewis

Period 3 Sep to Period 3 Sep

			Last Year				Unexpended	
Account: 45-100-1000.20			Unused Budget	Budget	Encumbrance	YTD Posting	Balance	
Description: WAIT HOUSE: CLEANING			0.00	0.00	0.00	1,610.00	(1,610.00)	
Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----								
Previous Period Balance							1010.00	
09/09/25	AP01 Ck:39589:J&J CLEANING SER Batch 729						600.00	
Transaction Totals			0.00	0.00	0.00	0.00	1610.00	0.00
Account Totals			0.00		0.00		1610.00	
			=====		=====		=====	
=====								
			Last Year				Unexpended	
Account: 45-100-1000.45			Unused Budget	Budget	Encumbrance	YTD Posting	Balance	
Description: WAIT HOUSE: MISC. EXP			0.00	0.00	0.00	2,717.00	(2,717.00)	
Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----								
Previous Period Balance							178.00	
09/09/25	AP01 Ck:39604:WAITSFIELD HISTO Batch 729						2450.00	
09/09/25	AP01 Ck:39590:JP PEST SERVICES Batch 729						89.00	
Transaction Totals			0.00	0.00	0.00	0.00	2717.00	0.00
Account Totals			0.00		0.00		2717.00	
			=====		=====		=====	
=====								
			Last Year				Unexpended	
Account: 45-100-1000.50			Unused Budget	Budget	Encumbrance	YTD Posting	Balance	
Description: WAIT HOUSE: ELECTRIC			0.00	0.00	0.00	125.05	(125.05)	
Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----								
Previous Period Balance							84.19	
09/24/25	AP01 Ck:39619:GREEN MOUNTAIN P Batch 729						40.86	
Transaction Totals			0.00	0.00	0.00	0.00	125.05	0.00
Account Totals			0.00		0.00		125.05	
			=====		=====		=====	
=====								
			Last Year				Unexpended	
Account: 45-100-1000.55			Unused Budget	Budget	Encumbrance	YTD Posting	Balance	
Description: WAIT HOUSE: INTERNET			0.00	0.00	0.00	549.96	(549.96)	

09/30/25

## Town of Waitsfield General Ledger

Page 2 of 3

09:33 am

## Detail Transactions Report

Steve Lewis

Period 3 Sep to Period 3 Sep

Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----							-----	
	Previous Period Balance						366.64	
09/09/25	AP01 Ck:39605:WAITSFIELD TELEC Batch 729						183.32	
-----							-----	
	Transaction Totals		0.00	0.00	0.00	0.00	549.96	0.00
-----							-----	
	Account Totals		0.00		0.00		549.96	
=====							=====	

Account:	45-1050.01	Last Year Unused Budget	Budget	Encumbrance	YTD Posting	Uncollected Balance
-----						-----
Description:	WAIT HOUSE RENT	0.00	0.00	0.00	4,479.00	(4,479.00)

Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----							-----	
	Previous Period Balance							2886.00
09/24/25	GL01 Check File Deposit							1593.00
-----							-----	
	Transaction Totals		0.00	0.00	0.00	0.00	0.00	4479.00
-----							-----	
	Account Totals		0.00		0.00			4479.00
=====							=====	

Account:	45-150	Last Year Unused Budget	Budget	Encumbrance	YTD Posting
-----					-----
Description:	DUE TO/FROM OTHER FUNDS	0.00	0.00	0.00	-46,806.02

Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----							-----	
	Previous Period Balance							45035.84
09/09/25	AP01 Inter-Fund Transfer	Batch 729						3322.32
09/24/25	GL01 Check File Deposit						1593.00	
09/24/25	AP01 Inter-Fund Transfer	Batch 729						40.86
-----							-----	
	Transaction Totals		0.00	0.00	0.00	0.00	1593.00	48399.02
-----							-----	
	Account Totals		0.00		0.00			46806.02
=====							=====	

		Last Year				Unexpended
Account:	46-100-1000.10	Unused Budget	Budget	Encumbrance	YTD Posting	Balance
		-----		-----	-----	-----
Description:	WAIT H CAPITAL EXPENSES	0.00	0.00	0.00	56,002.54	(56,002.54)

09/30/25

## Town of Waitsfield General Ledger

Page 3 of 3

09:33 am

## Detail Transactions Report

Steve.Lewis

Period 3 Sep to Period 3 Sep

Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----							-----	
			Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----							-----	
	Previous Period Balance						55742.51	
09/24/25	AP01 Ck:39633:PRING PLUMBING & Batch 729						260.03	
-----							-----	
	Transaction Totals		0.00	0.00	0.00	0.00	56002.54	0.00
-----							-----	
	Account Totals		0.00		0.00		56002.54	
=====							=====	

		Last Year				
Account:	46-150	Unused Budget	Budget	Encumbrance	YTD Posting	
-----		-----				
Description:	DUE TO/FROM OTHER FUNDS	0.00	0.00	0.00	-260.03	

Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
-----							-----	
09/24/25	AP01 Inter-Fund Transfer	Batch 729						260.03
-----							-----	
	Transaction Totals		0.00	0.00	0.00	0.00	0.00	260.03
-----							-----	
	Account Totals		0.00		0.00			260.03
=====							=====	

Task #	Item	Assigned to	Priority	Projected Cost	Completion date	Completion Cost
1	Upgrade lighting, incandescent to LED	Short Term Commit	Medium			
2	Picnic table for tenants & guests	Short Term Commit	Low	\$ 150		
3	Install new ADA toilet	Short Term Commit	High		4/1/2024	\$ 450
4	Educational didactic signage inside	Short Term Commit	Medium	\$ 100		
5	Repair/paint exterior of bldg.	Short Term Commit	High	\$ 25,000	8/15/2025	\$ 12,875
6	Landscaping, tree removal	Short Term Commit	High		6/1/2024	\$ 2,450
7	Relocate a furnace air intake/seal off old one.	Short Term Commit	High			
8	Seal off chimney flue	Short Term Commit	High		8/15/2025	
9	Repair chimney flashing	Short Term Commit	Medium		8/15/2025	
10	Repair storm door, north wall section B	Short Term Commit	Medium			
11	Fix exposed DWV soil stack vent on east gable	Short Term Commit	Medium			
12	Exterminate Powder Post Beetle	Short Term Commit	Medium		Completed	
13	Upgrade phone/Wi-Fi to east end of second floor	Short Term Commit	Medium			
14	Replace exhaust temperature sensor	Short Term Commit	Medium			
15	Repair/replace the door or deadbolt to FMR lab	Short Term Commit	Low			
16	Replace motion sensor switch and faceplate	Short Term Commit	Low			
17	Clean out basement	Short Term Commit	Medium		Completed	
18	Replace windows w/historically accurate size /shape	Long Term Commit	High		Completed	
20	Replace cedar roofing	Long Term Commit	High	\$ 75,000	8/15/2025	\$ 81,777
21	Restore/renovate the dairy barn Section D	Long Term Commit	High			
22	Evaluate, upgrade as required, electric outlet/lighting	Long Term Commit	Medium			
23	Conduct survey of ADA compliance, upgrade as required	Long Term Commit	Medium			
24	Evaluate longevity of heating system, heat pumps?	Long Term Commit	Medium			
25	Conduct structural engineering survey=	Long Term Commit	Low			
26	Replace exhaust fans in public restrooms	Long Term Commit	Low			
27	Paint interior	Long Term Commit	Low			
28	Install level II EV station	Long Term Commit	Low	\$ 1,500		
29	Consider installation of solar panels	Long Term Commit	Low			
30	Improve storm water run off in parking lot	Long Term Commit	High			
31	Remodel/upgrade the attic to increase usable space	Long Term Commit	Low			
32	Magnetic Fire Door Release	Short Term Commit	Medium		In Progress	

33	Exhaust fan for upstairs bathroom	Short Term Commit	High			
34	Projector & Screen in conference room	Short Term Commit	Low			
35	Rekey complete Building	Short Term Commit	High	\$ 900	In Progress	
36	ADA Ramp and parking	Short Term Commit	High		8/1/2025	\$ 1,200
37	Elevator Inspection/Repair	Short Term Commit	High		8/15/2025	\$ 1,924
Note:	Criteria for "Priority" is availabilty of funds and	Short Term Commit	Low			
	urgency of need.					
	As of: 9/04/2025					
				\$ 101,750	<b>Total</b>	\$ 100,676

## **Town of Waitsfield The General Wait House Commission**

### **I. NAME**

This body shall be known as the Town of Waitsfield “**General Wait House Commission.**”

### **II. PURPOSE**

To support the Town in maintaining and preserving the General Wait House for posterity, to benefit the residents and visitors to Waitsfield.

### **III. DURATION**

The **General Wait House Commission** shall exist upon formation by a positive vote of the Waitsfield Selectboard at a duly warned Selectboard meeting and until dissolved by a positive vote of the Waitsfield Selectboard at a duly warned Selectboard meeting.

### **IV. DUTIES AND FUNCTIONS**

**General Wait House Commission** shall;

1. Recommend policies for the uses of, and day-to day management and maintenance of, the General Wait House property to the Selectboard. This includes proposed lease terms, proposed uses of the house offices and common areas, barns, and grounds and plans for maintenance and repair of the buildings.
2. Coordinate tenant relations, temporary uses of common areas and barns, and ~~minor~~ repairs and maintenance of the buildings, in accordance with approved plans and policies.
3. Recommend a plan and schedule for the long-term maintenance and financial sustainability of the buildings and grounds to the Selectboard and monitor ongoing progress toward the implementation of that plan and schedule.
4. Research private, state and federal funding opportunities for maintenance and ongoing restoration efforts and coordinate the solicitation of those resources with Town staff and the Selectboard.
5. Keep Town staff updated regarding the ongoing occupancy, maintenance and status of any repairs or changes to the buildings on a regular basis and provide an annual report to the citizens of Waitsfield in a timely manner for the inclusion in Waitsfield’s Annual Town Report.



## V. MEMBERSHIP

No less than five (5) and not more than seven (7) voting members shall be appointed by the Waitsfield Selectboard. Members shall be registered voters of Waitsfield and shall include at a minimum one (1) officer of the Waitsfield Historical Society and one (1) tenant of the General Wait House. Additional members from either group are permitted, however, neither should hold a majority of seats. **Tenants can be either one person elected by the tenants annually or each tenant representing the tenants-at-large on a rotating basis on a pre-determined schedule. One member-at-large may be a resident of the Mad River Valley (Fayston, Warren or Moretown) if not a Waitsfield resident. Preference given to a person who may not live in Waitsfield but has a business in Waitsfield.**

## VI. OFFICERS AND DUTIES

The members shall elect a Chair, ~~and~~ Vice Chair, ~~and Secretary at the January commission meeting. There are no term limits.~~ The members shall form two (2) sub-committees, a short-term and a long-term, consistent with paragraph IV above. The Chair shall be a member of each sub-committee and will be the sole liaison to the Selectboard. The ~~Secretary~~ Vice Chair shall work with the Chair to ensure that there are an agenda and minutes for each meeting as per Vermont Open Meeting Law requirements.

## VII. MEETINGS

The **General Wait House Commission** is a Town ~~committee~~ **commission** and shall comply with Open Meeting Law (OML). The Clerk of the ~~Committee~~ **Commission** shall be responsible for educating or coordinating the education of the new ~~Committee~~ **Commission** members on OML and ensuring that all requirements of this law are observed as it relates to the **General Wait House Commission**.

**General Wait House Commission** shall decide its own meeting schedule, with an anticipated need for monthly meetings.

*As adopted by the Waitsfield Selectboard on October 23, 2023*

## GENERAL WAIT HOUSE COMMISSION MTG

September 15, 2025 at 5:00 p.m.

Waitsfield Town Office & Zoom ([https:// us02web.zoom.us/ j/ 9190265312](https://us02web.zoom.us/j/9190265312))

### MINUTES

#### 1. CALL TO ORDER / ROLL CALL

- a. Call to Order, 5:03 PM. Quorum Present
- b. Richard Backius
- c. AnnMaris Harmon
- d. Fred Messer
- e. Joshua Schwartz
- f. York Haverkamp (Town Admin)
- g. Larrissa Ursprung (Selectboard)

#### 2. REVISIONS TO AGENDA, IF ANY

- a. None

#### 3. PUBLIC FORUM

- a. None

#### 4. APPROVAL OF MINUTES – July 7, 2025

- a. FM moved to approve, RB second. FM, RB, & AH approved.

#### 5. CURRENT STATUS OF THE GWH FROM TENANTS

- a. JS express appreciation for recent building improvements.
- b. YH shared that first floor toilet men's room was repaired today, after hearing of issue from Misha.
- c. JS shared two fall weather items:
  - i. testing/maintenance of heating system
  - ii. Picnic table
    - 1. Request from commission to Misha to make room in the back barn (currently has canoes) to fit picnic table. AH will follow up.

#### 6. SHORT-TERM COMMITTEE REPORT

- a. GWH Budget Status Report (from Steve)
  - i. Reserve: \$44,257.49
  - ii. Roof cost: \$81,777
    - 1. Through project realized that insulation wasn't needed above Beth's office and there was little rot. As a result, the project went under budget.
  - iii. Painting: \$12,875 (one of three payments)
    - 1. FM: thinks total was approximately \$28k.

2. Public information on the repairs: AH shared plan to have public information opportunity to highlight the commission and the project.
3. Planning on having a photographer at the October Commission meeting to include with article.

b. Maintenance Projects

i. Re-Keying

1. Have a plan, are numbered, and budget, but no date identified yet (by Spencer). YH & AH have been in communication with Spencer, but not sure of his timeline. AM will follow up with Spencer.
  - a. FM: Museum/stairwell-entrance - Need to ensure the keyed section faces the museum side.

ii. Foundation for Dairy Barn

1. Will discuss with the LT Committee, as this is probably the next big project.
2. AM: Next step is to engage and hire a structural engineer. There are grants available for such projects.
3. FM: Miles Jenness at Heavy Timber has the knowledge on how to do this w/out an engineering report.
4. LK: Recommends reviewing the Elliot Report before deciding the next priority.
  - a. Based on report, it's a uniquely challenging item to restore, and hope that the report's insight is considered in making a decision in order to ensure the most "bang for the buck."
  - b. Elliott suggested removal of the barn.
5. Discussed the merits of deconstructing the dairy barn or cleaning out the inside and adding a foundation/floor.
6. AM: Suggests having a crawl space, with a focus on the envelope of the structure. For interior, the most unique is the small corner stairwell.
7. FM motion: Recommend to the Selectboard that the next large project be the installation of a foundation (pad or crawl space) which would include the removal of the interior contents of the building with the exception of the corner stair, which would need to be stabilized in some way during the jacking up of the building. Richard seconded.
8. Vote: Yes: FM, RB. Abstention: JS.

9. JS expressed uncomfortability in voting as this was his first GWH Commission meeting, stating that it's difficult to serve as a representative of a larger group that rotates attendance.
10. AH: Would be useful to have costs of orders of magnitude for different options.
11. YH will reach out to Miles Jenness to clarify the cost to undertake the work.
12. FM: need to come up with costs for the project and ask permission to remove the interior contents of the barn. And start the process of identifying the work to undertake the basement work.
13. JS: there are three options, do nothing, remove building, and add a foundation w/ interior changes.
14. YH: Will reach out to Miles Jenness to quote the building work.
15. Need quotes on:
  - a. Stripping/deconstructing the inside
  - b. Two basement options
  - c. Removal of the building - tear down.

iii. Fire Door

1. Royal Group, the fire inspection company, provided a quote to fix the fire door. It's scheduled for 9/30/25, b/t 8-9 PM. AH & RB will plan on meeting them.
2. YH will send a follow-up email to Royal Group regarding their visit, will also recommend including emergency light batteries (as highlighted by FM).

iv. Cellular Communicator

1. YH has a quote to move from from a land line to a cellular line.

v. Replacing Furnace

1. RB: Furnace needs maintenance, this is the time of year. Should look at the upstairs heat exchanger - it shouldn't be buried in a closet.
2. YH: Will reach out to Bournes (the fuel supplier) to schedule maintenance.
3. AH: Gib has a contact for future recommendations.

vi. LED bulbs

c. Maintenance Work Completed

7. LONG-TERM COMMITTEE REPORT

- a. Photograph for PR next meeting

- i. Item postponed.
  - b. Recruitment
    - i. Item postponed.
  - c. Grants
    - i. Item postponed.
- 8. OTHER BUSINESS
  - a. Bylaws Update
    - i. AH provided an overview of the edits she provided on 9/14/25. Discussion of possibility of minute taking responsibility moving from tenants to a hired individual.
    - ii. LU highlighted thoughts on the bylaws that were emailed in advance of the meeting.
    - iii. Action postponed. Will be included in the next meeting packet.
- 9. ADJOURNMENT
  - a. FM moved to approve, seconded by RB, 6:21 PM.

Respectfully submitted,  
Joshua Schwartz

Pring Mechanical, Inc.  
440 Mad River Park  
Waitsfield, VT 05673 USA  
8024967957  
pringmechanical@gmail.com  
www.pringplumbing.com

## Estimate



### ADDRESS

Town of Waitsfield  
4144 Main Street  
Waitsfield, VT 05673

### SHIP TO

Town of Waitsfield  
4144 Main Street  
Waitsfield VT 05673

### ESTIMATE #

2590

### DATE

09/30/2025

### SALES REP

MGJ

### PHONE NUMBER

802-496-2780 YORK HAVERKAMP

	DESCRIPTION	AMOUNT
HEAT ESTIMATE	<p>Pring Plumbing &amp; Heating Proposes to install a new Weil-McLain Ultra series 4 High Efficiency Condensing Boiler.</p> <p>This new unit will provide heat and hot water for your home.</p> <p>The installation will be comprehensive and complete. The new boiler will replace the existing in the exact same spot. All boiler components such as circulators, controls, water feed and other required components will be accessible and service friendly.</p> <p>The installation includes all new components included for (#) zones</p> <ul style="list-style-type: none"><li>-Low water cutoff</li><li>-Hi-Limit aqua stat</li><li>-Black iron pipe &amp; fittings</li><li>-Permit (commercial building)</li></ul> <p>The new system will be tested and commissioned</p> <p>All old equipment will be removed and properly discarded</p> <p>Installation comes with a 15-year limited warranty on the heat exchanger and a 1-year parts warranty a one-year guaranteed workmanship</p>	10,039.00

PLEASE SIGN AND DATE AND RETURN. EMAIL: PRINGMECHANICAL@GMAIL.COM

Note: THIS ESTIMATE MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

Note: all units must be cleaned and service once a year to be covered under warranty  
NOTE: THIS ESTIMATE MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

TOTAL

**\$10,039.00**

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE.  
IT IS BASE ON OUR EVALUATION AND DOES NOT INCLUDE LABOR OR MATERIAL REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.  
ESTIMATED BY: MIKE GILMAN JR

It is the sole responsibility of the customer to register with the manufacturer any parts and equipment eligible for warranty coverage.

If accepted and approved, customer is to sign, date, and return this estimate with a 50% deposit (credit cards are accepted) prior to Pring Mechanical ordering equipment and scheduling.

Accepted By

Accepted Date

PLEASE SIGN AND DATE AND RETURN. EMAIL: PRINGMECHANICAL@GMAIL.COM

Note: THIS ESTIMATE MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

✦ Quote TRGQ17528

**Prepared For:**

Town of Waitsfield  
Jennifer Peterson  
Phone: 802-496-2218  
waitsfieldclerk@gmavt.net

**Prepared By:**

Keith Kent  
Fire Alarm Technician  
Phone: 802-862-4112  
Fax:  
Email: Keith@royalvt.com




For the full presentation proposal, [click here](#) to view or download the PDF version of this quote. You can sign and fax this in, or you can save time by simply electronically accepting this quote below.

✦ Line Item Detail

Qty	Description	Picture	Unit Price	Ext Price
	<p><b>This Proposal is for the addition of a Cellular Communicator to the Fire Alarm system at the General Waite House in Waitsfield</b></p> <p>* We will remove the existing phone lines and replace them with a cellular communicator.</p> <p>* The yearly monitoring fee will increase from \$299/year to \$599/year approximately \$25 a month.</p> <p>* If the 2 phone lines can be terminated you should see some savings.</p> <p>Phone lines on record to be terminated:</p> <p>1) (802) 496-9126 2) (802) 496-4734</p>			
	<b>Cellular Communicator Installation:</b>		\$1,098.79	\$1,098.79
	(Qty 1) - StarLink 5G LTE Cellular Communicator, UL Listed for Commercial Fire Alarm			
	* UL and NFPA 72 Fire Code-Compliant			
	(Qty 1) - Misc Material including Pipe, Wire, Box's, Ect.			
	(Qty 1) - Fuel Charge is Included			
	Alarm Labor-Royal			
			<b>SubTotal:</b>	<b>\$1,098.79</b>
			<b>Shipping:</b>	<b>\$0.00</b>
			<b>Sales Tax:</b>	<b>\$0.00</b>
			<b>Total:</b>	<b>\$1,098.79</b>

✦ Acceptance Detail

Order Confirmation



We reserve the right to cancel orders arising from errors, inaccuracies, or omissions.

Credit Card payments for quotes over \$500 will be charged a 3% Processing Fee.

☒ I agree to the terms and conditions of the above document and PDF attachment with an electronic signature below.

**IP Address** 69.54.29.77

**PO Number**

(Optional: Enter PO Number as your reference only.)

**Comments**

**Email Address**

waitsfieldclerk@gmavt.net

**Printed Name**

york haverkamp

**Signature**

Captured 69.54.29.77 2025-09-25 14:15:30-04:00

york haverkamp

[Click to Accept](#)

*This document was accepted on September 25, 2025 @ 10:15 am.  
An email confirmation was sent to waitsfieldclerk@gmavt.net.*

[Download a copy](#) of what you've signed.

## ⇅ Uploads Area

## ⇅ Have Questions?

Quote Accepted. Have additional questions?

[Submit](#)

(Note, you will receive a copy of your message by email.)

No questions posted yet.

Time expressed in Eastern Daylight Time UTC-04:00

This page was created using [QuoteValet](#) - The online quote delivery and acceptance vehicle for [QuoteWerks](#).

To Jennifer Peterson  
Town of Waitsfield  
802-496-2218  
waitsfieldclerk@gmavt.net

QUOTE #	TRGQ17528
DATE	Mar 24, 2025
SALESPERSON	
Keith Kent	
JOB	
Fire Alarm Cellular Communicator	
General Waite House	

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	<p><b>This Proposal is for the addition of a Cellular Communicator to the Fire Alarm system at the General Waite House in Waitsfield</b></p> <p><b>* We will remove the existing phone lines and replace them with a cellular communicator.</b></p> <p><b>* The yearly monitoring fee will increase from \$299/year to \$599/year approximately \$25 a month.</b></p> <p><b>* If the 2 phone lines can be terminated you should see some savings.</b></p> <p><b>Phone lines on record to be terminated:</b></p> <p><b>1) (802) 496-9126</b> <b>2) (802) 496-4734</b></p>		
	Cellular Communicator Installation:	\$1,098.79	\$1,098.79
	StarLink 5G LTE Cellular Communicator, UL Listed for Commercial Fire Alarm		
	* UL and NFPA 72 Fire Code-Compliant		
	Misc Material including Pipe, Wire, Box's, Ect.		
	Fuel Charge is Included		
	Alarm Labor-Royal		
		<b>SUBTOTAL</b>	\$1,098.79
		<b>SALES TAX</b>	\$0.00
		<b>TOTAL</b>	\$1,098.79

### Scope of Work:

Please contact me if I can be of further assistance.

Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. The Royal Group is authorized to complete the work as specified.

All Quotes/Proposals are valid for 30 days

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

**Thank You For Your Business!**