

**Town of Moultonborough
Board of Selectmen
Meeting Agenda
Thursday, January 16, 2025
5:00 P.M.
6 Holland St. Moultonborough, NH**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARING:

- A. Potential Sale & Retention of Tax Deeded Land

IV. REVIEW / APPROVAL MINUTES

- A. Date: 1/2/25 +NP 1/2/25
- B. Date: 1/4/25

V. CONSENT AGENDA

VI. NEW BUSINESS

- A. Action Re: CY'25 Town Election Site
- B. Action Re: FY'25 Budget Transfers
- C. Action Re: ADA Compliant Bathroom Function Hall (Lacewood Construction)
- D. Action Re: Approval to Allow Modular Unit Storage at the Highway Garage
- E. Action Re: Approval of Oil & Propane Contract

VII. OLD BUSINESS

- A. Town Administrator Recruitment

VIII. OTHER BUSINESS

IX. CITIZEN INPUT

X. NON-PUBLIC SESSION

- A. RSA 91-A: 3, II (b,c)

Any person with a disabling condition who would like to attend this public meeting and needs to be provided reasonable accommodations to participate please contact the Moultonborough Town Hall at 603-476-2347 so accommodations can be made. Interested parties may view this meeting by going to Town Hall Streams.

MEMORANDUM – OFFICE OF THE TOWN ADMINISTRATOR

TO: Select Board

FROM: Carter Terenzini, Interim Town Administrator *Carter*

RE: Public Hearing #1 Re: Sale/Retention Tax Deeded Lands

DATE: January 10, 2025

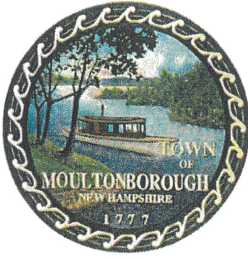
CC: A. Pouliot; D. Sarri; C. Theriault; M. Samaha; C. Ashjian



You do not need to take any action tonite! You will find a chart on taxes and costs due to the Town thru 02/15/25 separated by potential sale or retention. In follow-up on open items:

- **Potential conservation retention parcels** were referred to the Lakes Region Conservation Trust for their Consideration. Their initial review was to take place on 01/14. I do not have any further information as of this writing.
- **St. Mortiz Re-Purchase** reminders were sent to the possible heirs. We will send another letter after the public hearing.
- **Lees Mills Rd** possibility for a cemetery is considered highly doubtful. See attached from the DPW Director.
- **Paradise Drive parcels** are under a wetlands review to consider comments of DPW and ConCom while still trying to maximize sales potential (if any). I have not yet received the report.

I will read into the record any comments or questions received in accord with the public hearing notice. Your next public hearing is 01/30.



**Town of Moultonborough
Public Works**

P.O. Box 139, 68 Highway Garage Rd
Moultonborough, NH 03254
603-253-7445- Office
e-mail: ctheriault@moultonboroughnh.gov

**Chris Theriault
Director of Public Works**

DATE: January 8, 2025

RE: LEE ROAD PARCEL 68-003

In reviewing this parcel for potential town use as a Cemetery or other DPW needs, it is found to be an unsuitable parcel of land.

Reviewing soils data from the USDA Natural Resources Conservation Service "Web Soil Survey" platform, about 95% of the property comprises of soils that fall into the drainage class of "poorly drained" soils.

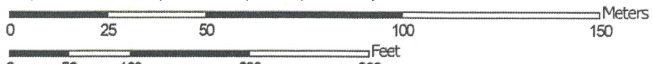
Soils data shows a typical depth to groundwater in these soils as 0"-12" below grade.

A visit and walk through of the property confirmed this data.

Soil Map—Carroll County Area, New Hampshire
(Lee Road Parcel 68-003)



Map Scale: 1:1,830 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84





Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/8/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	Water Features
	 Closed Depression	 Streams and Canals
	 Gravel Pit	Transportation
	 Gravelly Spot	 Rails
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	Background
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Carroll County Area, New Hampshire
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2020—Oct 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
57B	Becket fine sandy loam, 0 to 8 percent slopes, very stony	0.0	0.2%
214B	Naumburg loamy sand, 0 to 8 percent slopes	2.1	38.4%
559B	Skerry fine sandy loam, 0 to 8 percent slopes, very stony	0.2	4.2%
647B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony	3.2	57.2%
Totals for Area of Interest		5.6	100.0%

TOWN OF MOULTONBOROUGH

NOTICE OF PUBLIC HEARING

POTENTIAL LAND SALE

Two (2) public hearings will be held by the Board of Selectmen at 5:00 p.m., or as soon thereafter as the agenda permits on January 16, 2025, and January 30, 2025, in the Ernest Davis Meeting Room at 6 Holland Street, Moultonborough, NH on the potential sale of Fourteen (14) parcels of tax deeded land and possible retention of other parcels:

#	Map	Lot	Location	#	Map	Lot	Location
1	068	003	Lee Road	8	129	040	Moser Street
2	072	083	Paradise Drive	9	130	089	Gansy Island
3	088	005	Whittier Highway	10	146	024	Hanson Mill Road
4	098	049	35 St Moritz Street	11	179	019	Wyman Trail
5	099	001	States Landing Road	12	201	004	Kona Farm Road
6	099	119	Paradise Drive	13	216	030	Wallace Point Road
7	099	120	Paradise Drive	14	235	012	Echo Landing Road

You may find a package of information on these parcels, and others which the town may propose to retain on the town's website at www.moultonboroughnh.gov.

For those who cannot attend the public hearings, written comments and questions may be submitted in writing by mail to Carter Terenzini, Interim Town Administrator, PO Box 139, Moultonborough, NH 03254, or email cterenzini@moultonboroughnh.gov, or fax 603-476-5835, but must be received no later than 4 p.m. on the day of the hearing(s).

Map/Lot	Former Owner	Property Address	Values	Levy Deeded	Year Deeded	Acres	Proposed Disposition				Comment
							Sell	ConCom	Gen. Gov't Highway		
016-009	Unknown Owner	Holland Street	\$5,300	2010	2013	0.11					
060-008	Unknown Owner	Huckleberry Island	\$74,000	2009	2012	0.03		X	X	Retain: Abuts Transfer Station	
068-003	Daniels, Kirk	Lee Road	\$124,300	2012	2015	4.94	X			Padding/Boating Safe Harbor	
072-083	McMillan Thomas	Paradise Drive	\$126,100	2008	2011	0.24	X				
088-005	Unknown Owner	Whittier Highway	\$4,500	2004	2007	0.01	X				
098-049	Estate of E. Gravalese	35 St Moritz Street	\$190,600	2017	2020	0.33	X			See Note 1	
098-078	Melanson, William	2 States Landing Road	\$7,500	1983	1986	0.11		X			
099-001	Bresse, Helene	2 States Landing Road	\$153,900	2019	2022	0.51	X				
099-119	Skiffington, Joseph	Paradise Drive	\$121,300	2015	2018	0.19)	X			Merge for Buildable Lot	
099-120	Skiffington, Joseph	Paradise Drive	\$76,400	2015	2018	0.20)				See Note 2 & 3	
107-018	Unknown Owner	Deercrossing	\$54,600	2007	2010	0.10			X	Provides Access for Bridge Maintenance	
129-040	Dorrell Runa P	Moser Street	\$109,500	2014	2017	0.36	X				
130-089	Unknown Owner	Gosier Island	\$122,800	2009	2012	0.16	X				
142-052	Unknown Owner	Island off Merrivale Road	\$21,200	2007	2010	0.04		X		Padding/Boating Safe Harbor	
142-053	Unknown Owner	Island off Merrivale Road	\$20,400	2007	2010	0.02		X		Padding/Boating Safe Harbor	
146-024	Unknown Owner	Hanson Mill Road	\$7,300	2007	2010	0.09	X				
179-019	Robertson Wilfred K	Wyman Trail	\$9,000	2011	2014	5.60	X				
188-018	Unknown Owner	Wyman Trail	\$80,600	2004	2007	0.10		X			
201-004	Unknown Owner	Kona Farm Road	\$8,800	2007	2010	0.04	X				
216-030	Unknown Owner	Wallace Point Road	\$7,400	2007	2010	0.10	X				
231-001	Unknown Owner	Island off Geneva Point	\$20,400	2007	2010	0.02		X		Padding/Boating Safe Harbor	
235-012	Unknown Owner	Echo Landing Road	\$23,700	2007	2010	0.58	X				
254-049	Unknown Owner	Island off Foley Island	\$20,800	2007	2010	0.03		X		Padding/Boating Safe Harbor	

085-023	Unknown Owner	Bean Road	\$458,900	2004	2007	0.38			Public Access??? Fire Protection???
177-014	American Acres Inc	Shaker Jerry Road	\$10,900	2015	2018	1.00			See Note 4

076-005	Unknown Owner	Whittier Highway	\$92,100	2004	2007	1.90
076-006	Unknown Owner	Whittier Highway	\$74,200	2004	2007	0.57

4) See memo from B. Gassman behind Exhibit D

TAXES AND COSTS THROUGH FEBRUARY 15, 2025

POTENTIAL LAND SALE

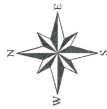
	Map/Lot	Total Amts Owed At Deeding	Interest from Prior to Payoff	Subsequent Accrued Tax	Statutory Fees	Total
1	068-003	\$ 1,851.49	\$ 1,508.10	\$ 3,316.55	\$ 3,620.00	\$ 10,296.14
3	072-083	\$ 2,885.92	\$ 3,550.16	\$ 8,782.88	\$ 5,890.00	\$ 21,108.96
4	088-005	\$ 162.67	\$ 121.64	\$ 923.31	\$ 390.00	\$ 1,597.62
5	098-049	\$ 3,110.73	\$ 865.04	\$ 2,852.41	\$ 9,230.00	\$ 16,058.18
7	099-001	\$ 2,268.17	\$ 365.75	\$ 1,274.28	\$ 8,660.00	\$ 12,568.20
8	099-119	\$ 1,948.51	\$ 1,171.85	\$ 1,806.01	\$ 4,490.00	\$ 9,416.37
9	099-120	\$ 1,860.09	\$ 1,117.93	\$ 2,361.91	\$ 4,530.00	\$ 9,869.93
11	129-040	\$ 1,954.70	\$ 1,405.18	\$ 1,641.01	\$ 4,080.00	\$ 9,080.89
12	130-089	\$ 2,736.97	\$ 3,174.32	\$ 10,251.71	\$ 7,120.00	\$ 23,283.00
15	146-024	\$ 261.65	\$ 286.32	\$ 821.58	\$ 440.00	\$ 1,809.55
17	179-019	\$ 409.96	\$ 332.96	\$ 282.00	\$ 510.00	\$ 1,534.92
19	201-004	\$ 2,159.98	\$ 2,855.55	\$ 10,162.95	\$ 5,320.00	\$ 20,498.48
20	216-030	\$ 540.50	\$ 653.84	\$ 2,657.45	\$ 1,120.00	\$ 4,971.79
22	235-012	\$ 644.13	\$ 796.92	\$ 2,668.02	\$ 1,430.00	\$ 5,539.07

Grand Total:	\$ 147,633.10
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RETENTION OF LAND

	Map/Lot	Total Amts Owed At Deeding	Interest from Prior to Payoff	Subsequent Accrued Tax	Statutory Fees	Total
2	060-008	\$ 1,668.19	\$ 1,857.40	\$ 5,487.11	\$ 3,480.00	\$ 12,492.70
6	098-078	\$ 108.86	\$ 373.49	\$ 477.63	\$ 40.00	\$ 999.98
10	107-018	\$ 814.26	\$ 1,591.51	\$ 4,404.79	\$ 2,160.00	\$ 8,970.56
13	142-052	\$ 384.83	\$ 463.26	\$ 2,604.82	\$ 1,260.00	\$ 4,712.91
14	142-053	\$ 346.45	\$ 413.72	\$ 2,217.97	\$ 1,180.00	\$ 4,158.14
16	177-014	\$ 386.49	\$ 204.81	\$ 261.24	\$ 570.00	\$ 1,422.54
18	188-018	\$ 1,696.86	\$ 3,798.40	\$ 13,981.70	\$ 5,390.00	\$ 24,866.96
21	231-001	\$ 345.79	\$ 414.19	\$ 2,217.87	\$ 1,180.00	\$ 4,157.85
23	254-049	\$ 356.62	\$ 430.24	\$ 2,333.03	\$ 1,240.00	\$ 4,359.89

Grand Total:	\$ 66,141.53
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Unknown Owner 016-009, Levy Deeded: 2010

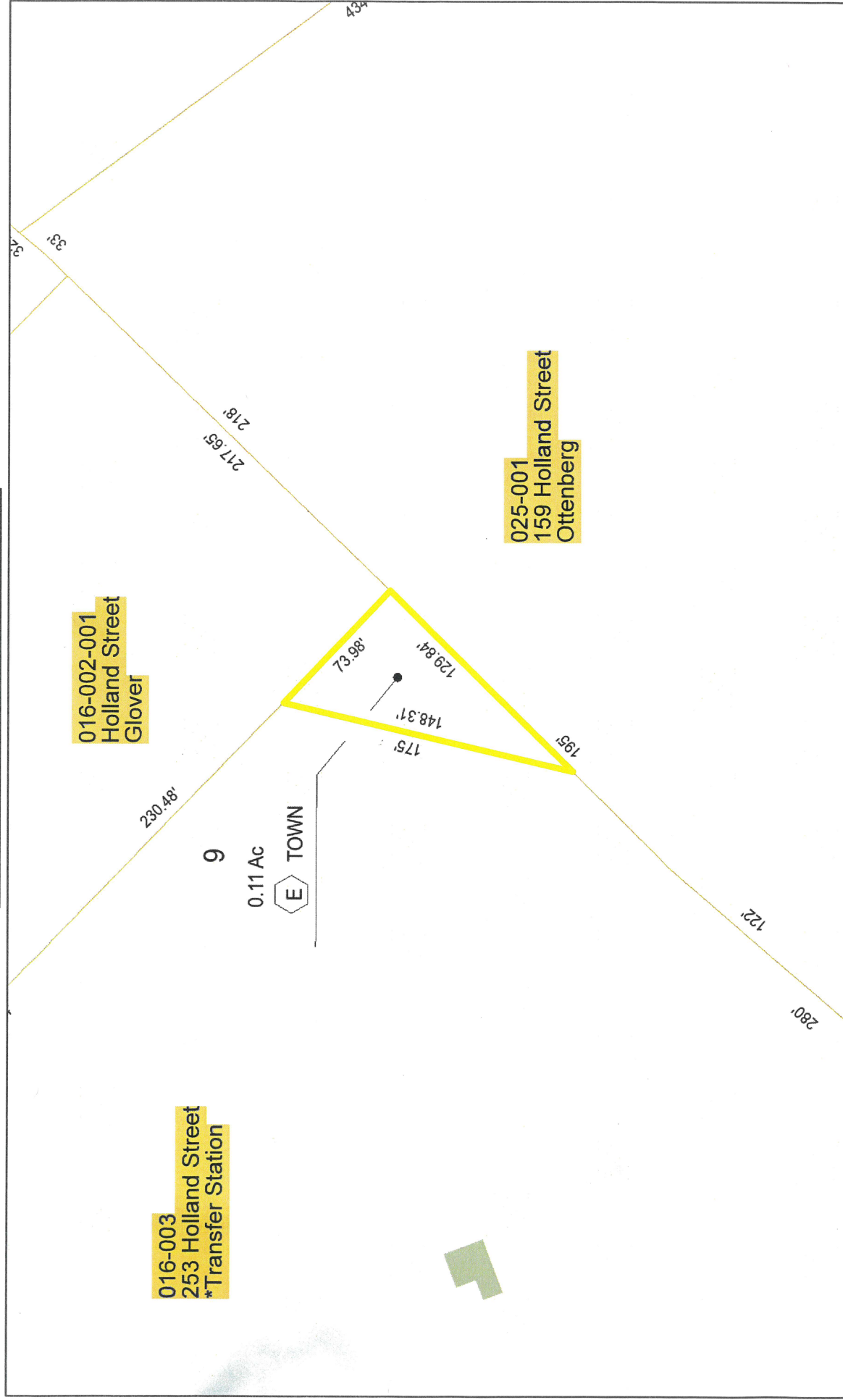
Moultonborough, NH

1 inch = 69 Feet


October 23, 2024



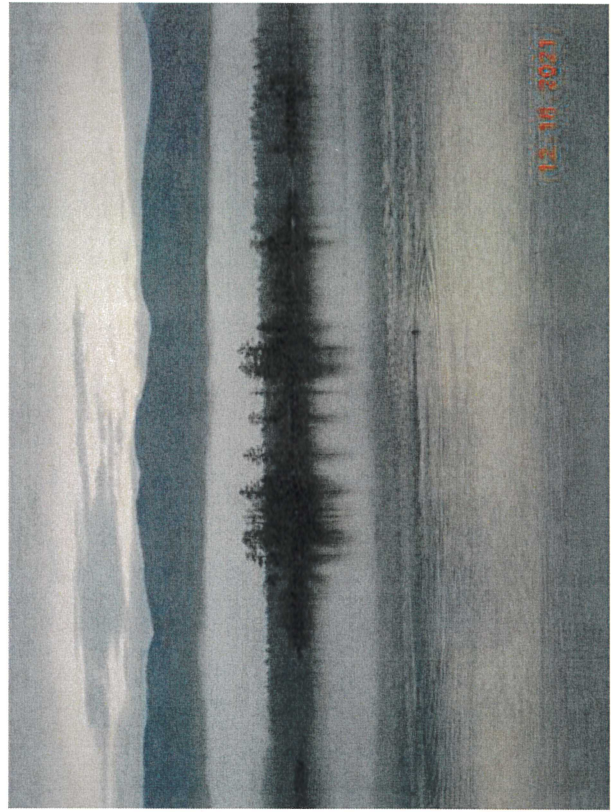
www.cai-tech.com

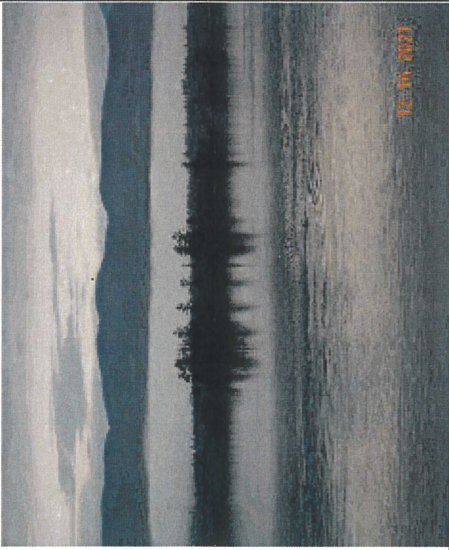


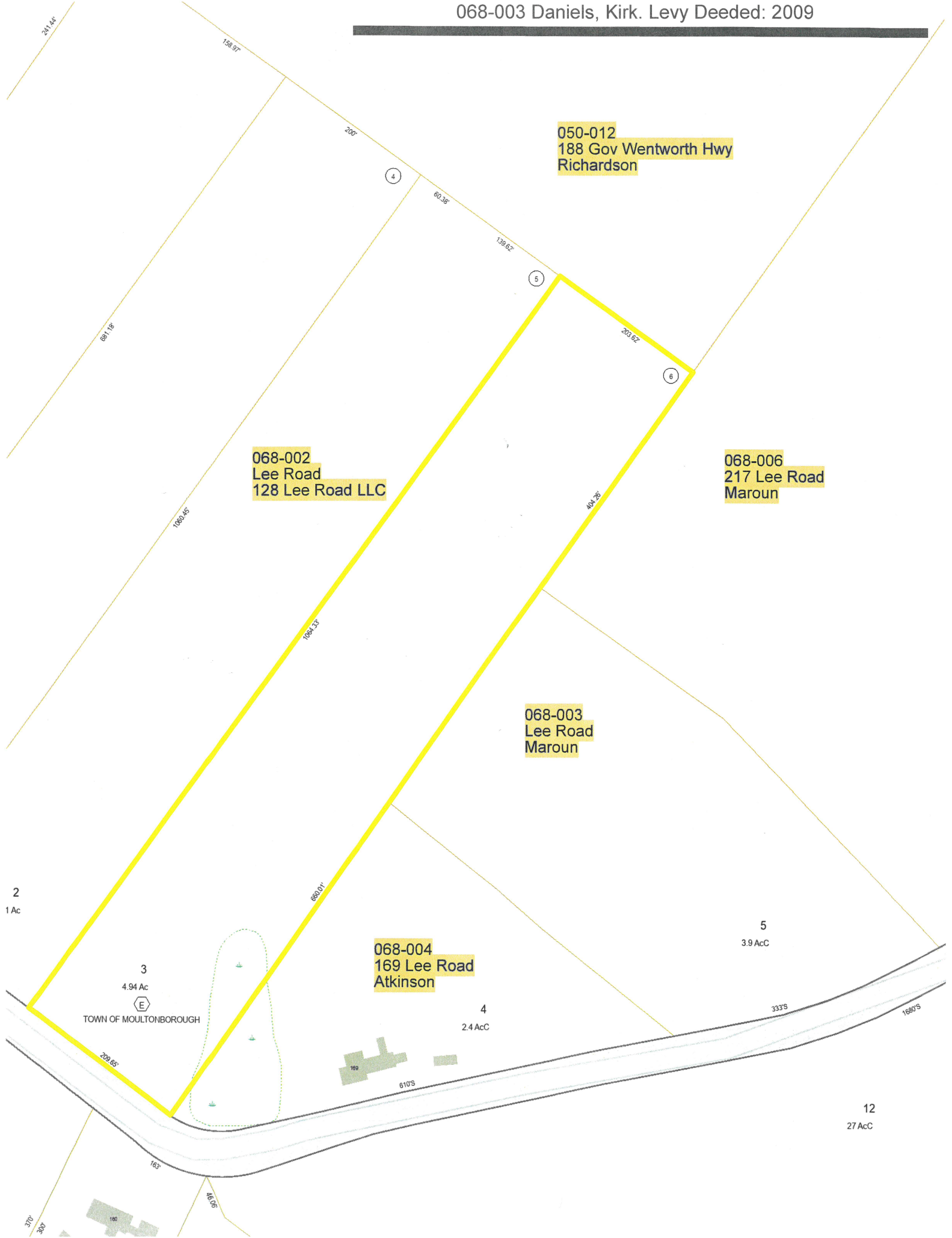
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PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MOULTONBOROUGH TOWN OF		District		Model:	
		PO BOX 139		Percentage		Roof:	
		MOULTONBOROUGH, NH 03254				Ext:	
		PERMITS				Int:	
		Date		Project Type		Floor:	
				Notes		Heat:	
						Bedrooms:	
						Baths:	
						Extra Kitchens:	
						Fixtures:	
						Fireplaces:	
						Generators:	
						A/C:	
						Quality:	
						Com. Wall:	
						Stories:	
						Base Type:	
BUILDING SUB AREA DETAILS							
2024 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							

060-008, Huckleberry Island
Unknown Owner, Levy Deeded: 2009



PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MOULTONBOROUGH TOWN OF		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Fixtures: Fireplaces: Generators:	
		PO BOX 139					
		MOULTONBOROUGH, NH 03254					
PERMITS		PROJECT TYPE		NOTES		Base Type:	
Date	Project Type	Notes					
BUILDING SUB AREA DETAILS							
2024 BASE YEAR BUILDING VALUATION							
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:							



050-012
188 Gov Wentworth Hwy
Richardson

068-002
Lee Road
128 Lee Road LLC

068-006
217 Lee Road
Maroun

068-003
Lee Road
Maroun

068-004
169 Lee Road
Atkinson

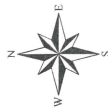
2
1 Ac

3
4.94 Ac
TOWN OF MOULTONBOROUGH

4
2.4 AcC

5
3.9 AcC

12
27 AcC



Moultonborough, NH

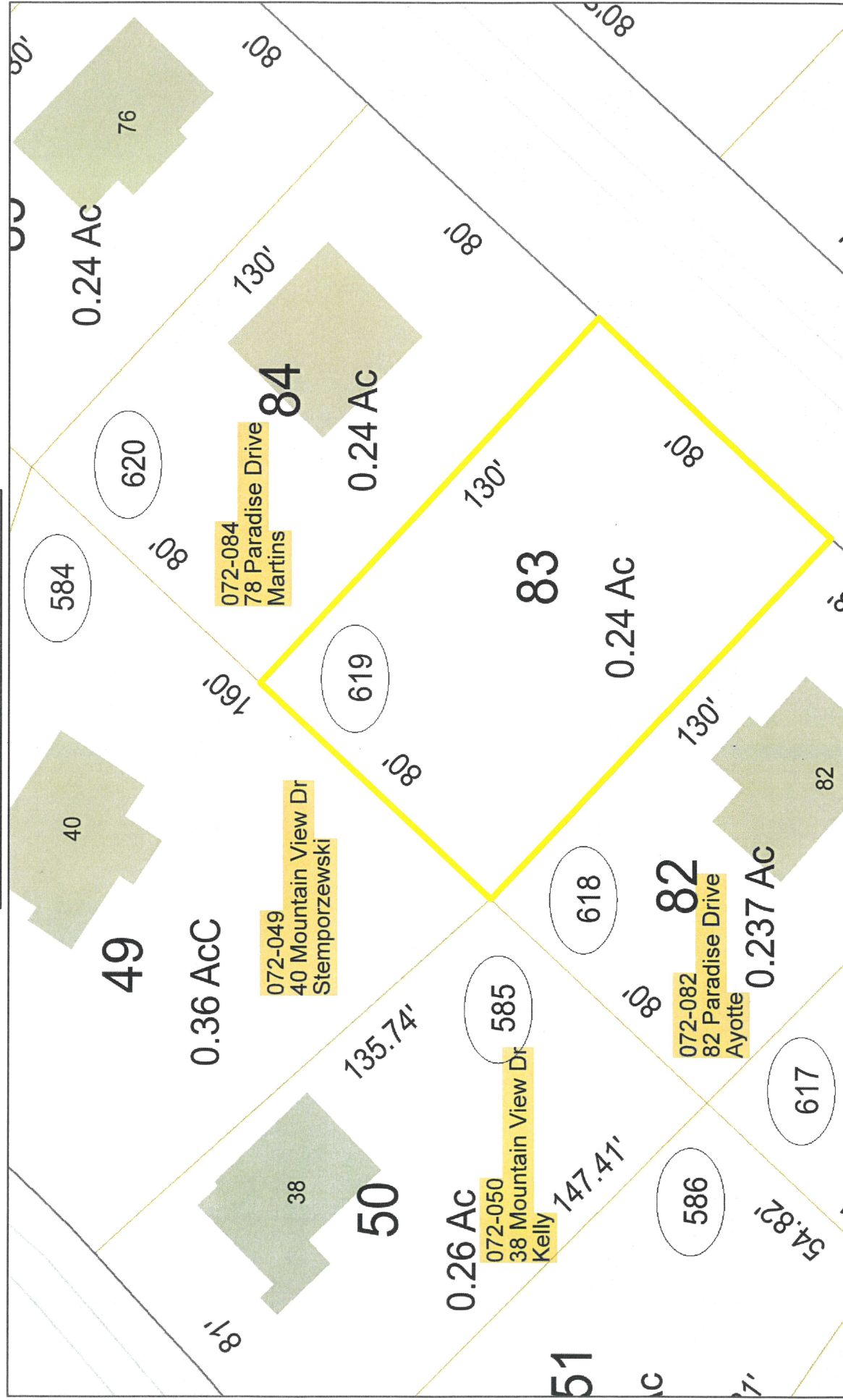
1 inch = 35 Feet



October 23, 2024



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Parcel ID: 000072 / 083 / 000 / 000 / 000

Card: 1 of 1

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION

SALES HISTORY

PICTURE

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

LISTING HISTORY

NOTES

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH ASSESSING OFFICE

EXTRA FEATURES VALUATION

PARCEL TOTAL TAXABLE VALUE

LAND VALUATION

LAST REVALUATION: 2024

Zone: RES/AGRI Minimum Acreage: 1.00 Minimum Frontage: 100

Land Type

EXEMPT-MUNIC

Units Base Rate NC Adj Site Road DWay Topography Cond Ad Valorem SPI R Tax Value Notes

0.240 ac 59,246 5 140 190 100 100 80 126,100 0 N 126,100

0.240 ac 126,100

Year Building Features Land

2022 \$ 0 \$ 0 \$ 73,200

2023 \$ 0 \$ 0 \$ 81,200

2024 \$ 0 \$ 0 \$ 126,100

Parcel Total: \$ 73,200

Parcel Total: \$ 81,200

Parcel Total: \$ 126,100

Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

OLD MBLU: 083/ 096/ 000/ 000/



088-005 Unknown Owner, Whittier Hwy. Levy Deeded 2004

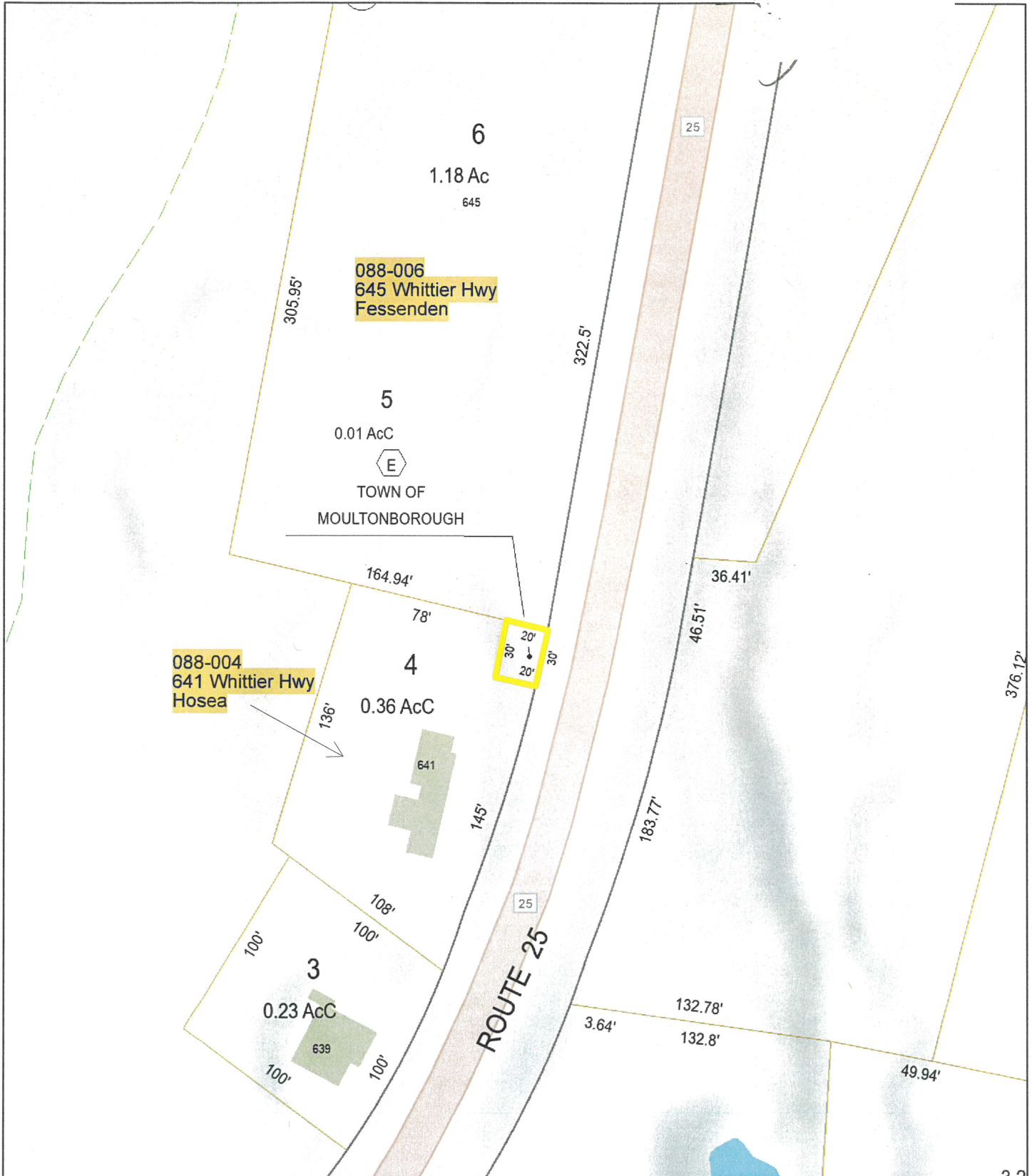
Moultonborough, NH

1 inch = 69 Feet



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October 23, 2024



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Parcel ID: 000088 / 005 / 000 / 000 / 000

Card: 1 of 1

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION

SALES HISTORY

PICTURE

MOULTONBOROUGH TOWN OF

12/04/2007 2678 891 U V 38 UNKNOWN OWNER

PO BOX 139

MOULTONBOROUGH, NH 03254

LISTING HISTORY

NOTES

01/27/22 LRVL MEASUR+LISTED

2007-TAX DEEDED EXEMPT; 2022-VACANT/WOODED;

07/25/13 RK16 FIELD REVIEW

01/03/08 RKQC QUALITY CONTROL

01/28/04 MO00 MEASUR+LISTED

EXTRA FEATURES VALUATION

Feature Type

Units

Length x Width

Size Adj

Rate

Cond

Market Value

Notes

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH

ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year

Building

Features

Land

2022

\$ 0

\$ 0

\$ 3,300

Parcel Total:

\$ 3,300

2023

\$ 0

\$ 0

\$ 3,600

Parcel Total:

\$ 3,600

2024

\$ 0

\$ 0

\$ 4,500

Parcel Total:

\$ 4,500

LAND VALUATION

Zone: RES/AGRI

Minimum Acreage: 1.00

Minimum Frontage: 100

Land Type

Units

Base Rate

NC

Adj

Site

Road

DWay

Topography

Cond

Ad Valorem

SPI

R

Notes

EXEMPT-MUNIC

0.010 ac

40,500

4

110

100

100

100

100

10

4,500

0

N

4,500 VACANT/SIZE

0.010 ac

4,500

4,500

LAST REVALUATION: 2024

Site:

Driveway:

Road:

OLD MBLU: 044/ 004/ 000/ 000/


Parcel ID: 000088 / 005 / 000 / 000 / 000

Card: 1 of 1

WHITTIER HIGHWAY

MOULTONBOROUGH

Printed: *11/05/2024

	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS
	MOULTONBOROUGH TOWN OF		District	Percentage	
	PO BOX 139				
	MOULTONBOROUGH, NH 03254				
PERMITS					
Date	Project Type	Notes			
					Base Type:
BUILDING SUB AREA DETAILS					
2024 BASE YEAR BUILDING VALUATION					
Year Built:					
Condition For Age:					
Physical:					
Functional:					
Economic:					
Temporary:					



098-049 Estate of Elizabeth Gravalese, 35 St Moritz St. Levy Deeded: 2017



Moultonborough, NH

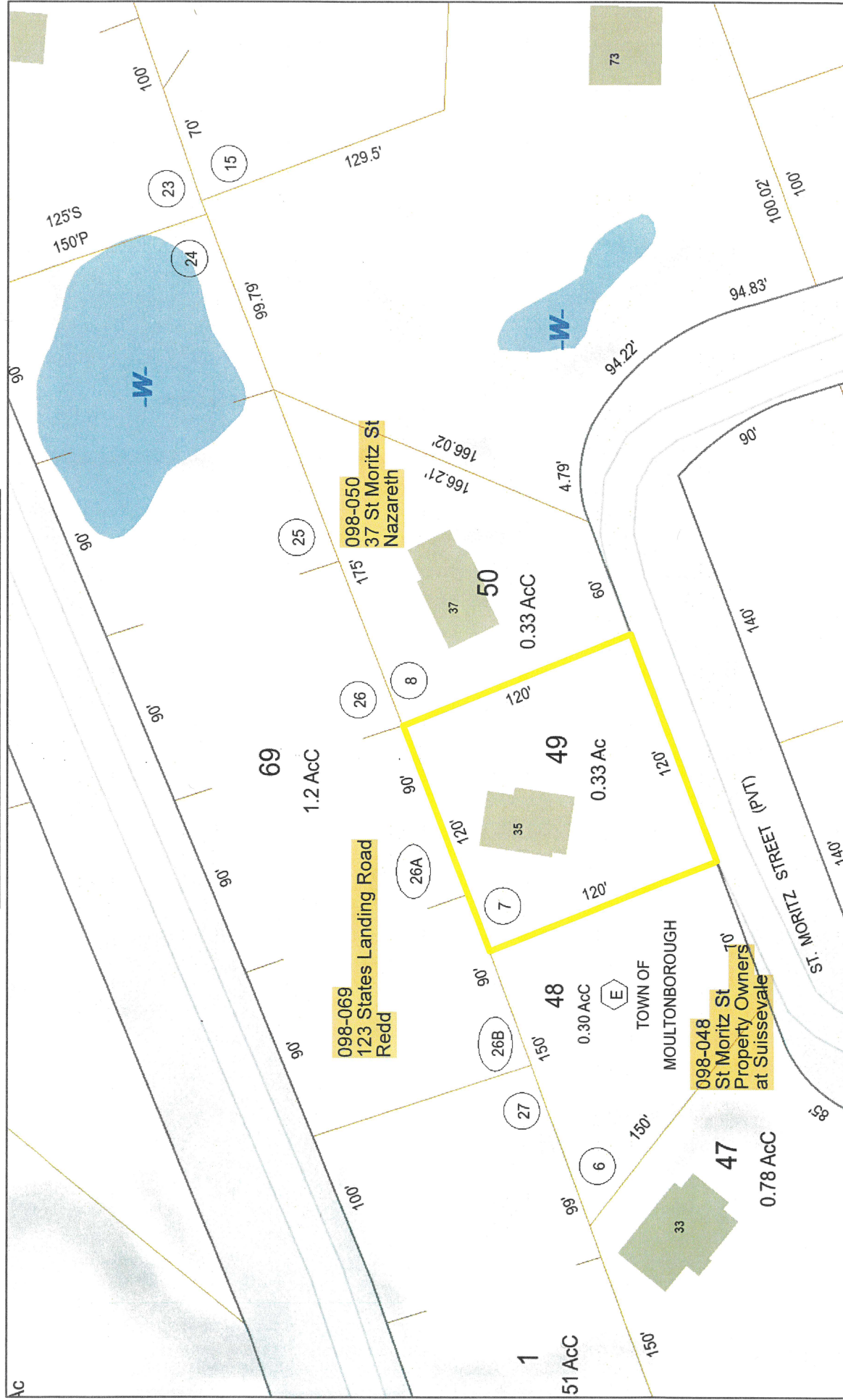
1 inch = 69 Feet

October 23, 2024



CAI Technologies
Precision Mapping. Geospatial Solutions.

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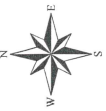


098-078 Melanson, William. 2 States Landing Rd. Levy Deeded 1983

Moultonborough, NH

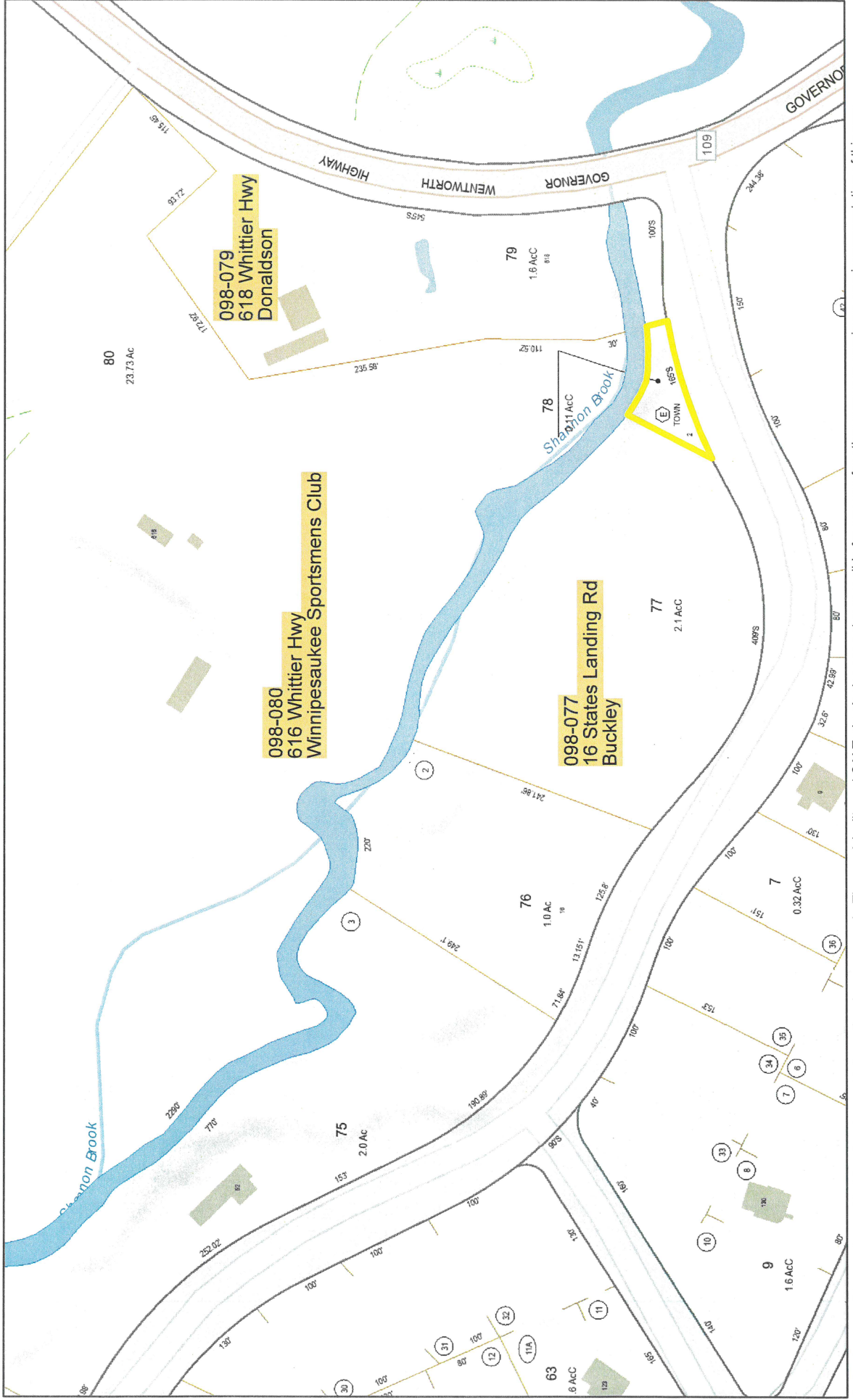
1 inch = 137 Feet

October 23, 2024



Precision Mapping. Geospatial Solutions.

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Parcel ID: 000098 / 078 / 000 / 000 / 000


Card: 1 of 1

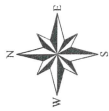
2 STATES LANDING ROAD

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION			SALES HISTORY			PICTURE		
MOULTONBOROUGH TOWN OF*			Date	Book	Page	Type	Price	Grantor
PO BOX 139			01/01/1986	1134	0322	U V 35		MELANSON WILLIAM
			01/01/1900	000	000	U V 99		
MOULTONBOROUGH, NH 03254-0139								
LISTING HISTORY			NOTES					
02/04/20	MPVL	MEASUR+LISTED	1986-TAX COLL DEED; CF=SHAPE/DEPTH/SHANNON BROOK ON BACK OF					
07/27/13	PP16	FIELD REVIEW	LOT; NON-BUILDABLE; VACANT; TAX EXEMPT					
07/25/13	RK16	FIELD REVIEW						
12/13/07	PMQC	QUALITY CONTROL						
02/23/04	PM00	MEASUR+LISTED						
MUNICIPAL SOFTWARE BY AVITAR								
Feature Type			Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
PARCEL TOTAL TAXABLE VALUE								
Year	Building		Features		Land			
2022	\$ 0				\$ 5,100			
					Parcel Total: \$ 5,100			
2023	\$ 0				\$ 5,700			
					Parcel Total: \$ 5,700			
2024	\$ 0				\$ 7,500			
					Parcel Total: \$ 7,500			
LAST REVALUATION: 2024								
Zone: RES/AGRI			Minimum Acreage: 1.00		Minimum Frontage: 100			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography
EXEMPT-MUNIC	0.110 ac	53,353	5	140	100	100	100	10
								Cond
								Ad Valorem
								SPI
								R
								N
								SHAPE/DEPTH/WET
								7,500
								7,500
OLD MBLU: 086/ 021/ 000/ 000/								

<div>PICTURE</div> 	<div>OWNER</div> <div>MOULTONBOROUGH TOWN OF*</div> <div>PO BOX 139</div> <div>MOULTONBOROUGH, NH 03254-0139</div>		<div>TAXABLE DISTRICTS</div> <table><thead><tr><th>District</th><th>Percentage</th></tr></thead><tbody></tbody></table>		District	Percentage	<div>BUILDING DETAILS</div> <div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>		
	District	Percentage							
	<div>PERMITS</div> <table><thead><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr></thead><tbody></tbody></table>		Date	Project Type	Notes	<div>Base Type:</div>			
	Date	Project Type	Notes						
<div>BUILDING SUB AREA DETAILS</div>									
<div>2024 BASE YEAR BUILDING VALUATION</div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div>									



099-001 Bresse, Helene. States Landing Rd. Levy Deeded: 2019

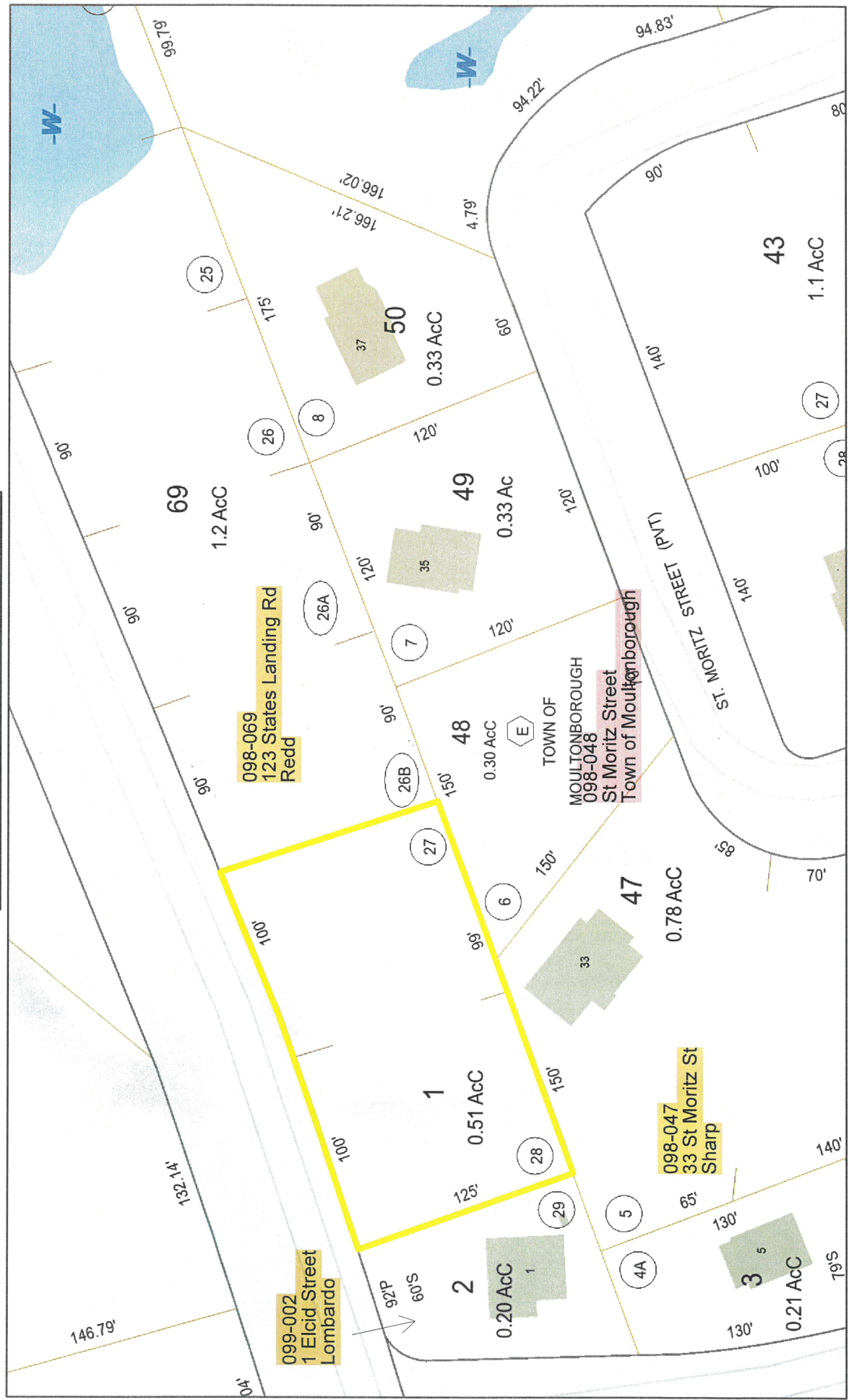
Moultonborough, NH

October 23, 2024


1 inch = 69 Feet



www.cai-tech.com



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PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS
		MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03245		District		Model: Roof: Ext: Int: Floor: Heat: Bedrooms: A/C: Quality: Com. Wall: Stories: Baths: Extra Kitchens: Fixtures: Fireplaces: Generators:
				Percentage		
		PERMITS				
		Date	Project Type	Notes		Base Type:
		BUILDING SUB AREA DETAILS				
		2024 BASE YEAR BUILDING VALUATION				
		Year Built: Condition For Age: Physical: Functional: Economic: Temporary:				



099-119 Skiffington, Joseph, Paradise Drive. Levy Deeded: 2015
099-120 Skiffington, Joseph, Paradise Drive. Levy Deeded: 2016

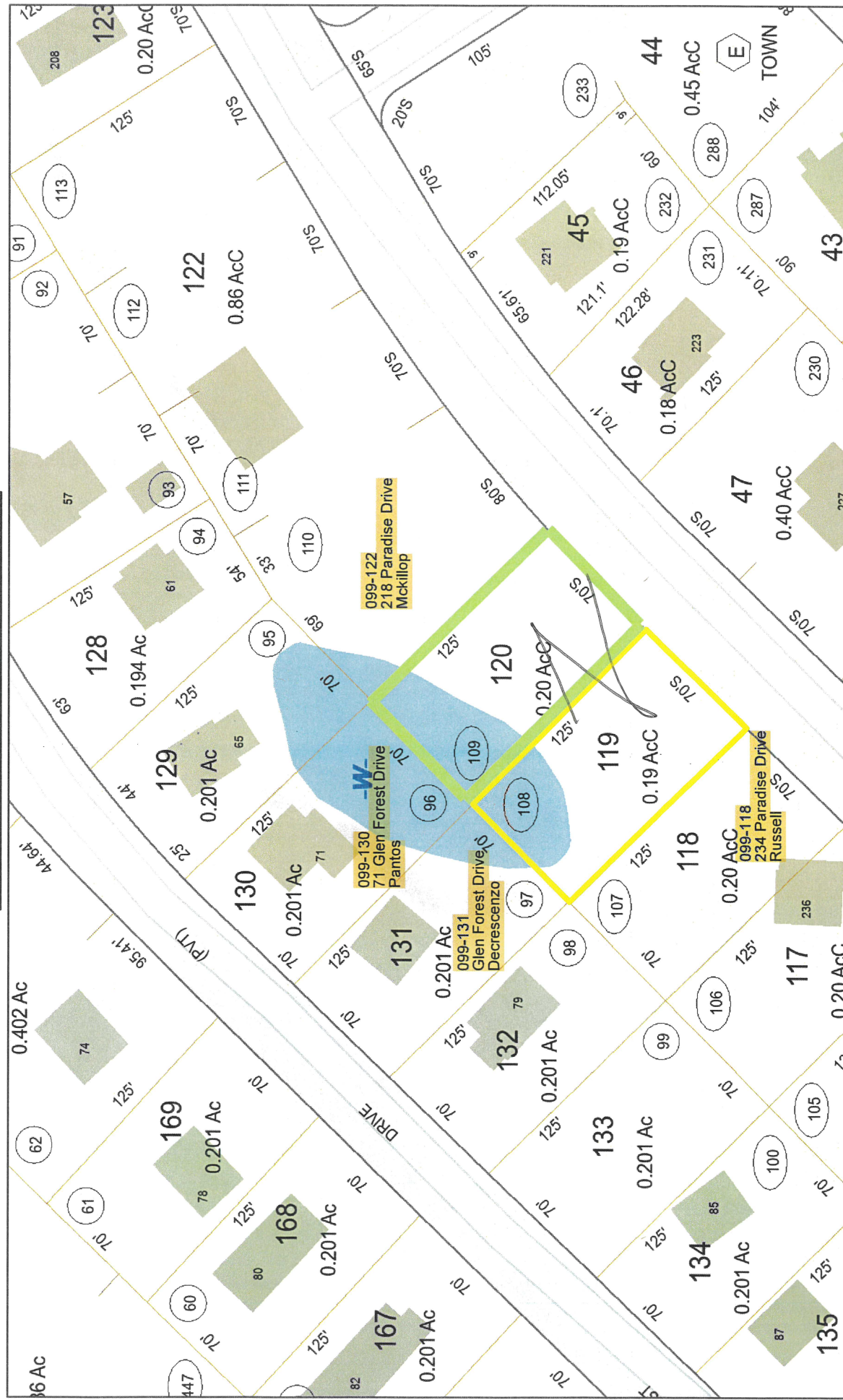
Moultonborough, NH

October 23, 2024

1 inch = 69 Feet



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Parcel ID: 000099 / 119 / 000 / 000 / 000


Card: 1 of 1

PARADISE DRIVE

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION				SALES HISTORY				PICTURE					
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254				Date	Book	Page	Type	Price	Grantor				
				09/18/2018	3408	0345	U V 35		SKIFFINGTON JOSEPH				
				01/01/1900	1010	0269	U V 99						
LISTING HISTORY				NOTES									
01/07/19	SHVL	MEASUR+LISTED			WATER ACCESS; TC DEED 09/18/18; VACANT; LEVEL								
08/09/13	RK16	FIELD REVIEW											
11/30/07	PMQC	QUALITY CONTROL											
03/18/04	PM00	MEASUR+LISTED											
EXTRA FEATURES VALUATION													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes						
PARCEL TOTAL TAXABLE VALUE													
Year	Building		Features		Land								
2022	\$ 0				\$ 0		\$ 70,300						
					Parcel Total:		\$ 70,300						
2023	\$ 0				\$ 0		\$ 78,100						
					Parcel Total:		\$ 78,100						
2024	\$ 0				\$ 0		\$ 121,300						
					Parcel Total:		\$ 121,300						
LAST REVALUATION: 2024													
Zone: RES/AGRI Minimum Acreage: 1.00 Minimum Frontage: 100													
Site: BALMORAL - INLAND Driveway: Road:													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWY	Topography	Cond	Ad Valorem	SPI R	Tax Value Notes	
EXEMPT-MUNIC	0.190 ac	56,980	5	140	190	100	100		80	121,300	0 N	121,300 VACANT	
										121,300		121,300	
0.190 ac													
OLD MBLU: 082/ 196/ 000/ 000/													

<div>PICTURE</div> 	<div>OWNER</div> <div>MOULTONBOROUGH TOWN OF</div> <div>PO BOX 139</div> <div>MOULTONBOROUGH, NH 03254</div>		<div>TAXABLE DISTRICTS</div> <table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"> </td></tr></table>		District	Percentage			<div>BUILDING DETAILS</div> <div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Com. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>		
	District	Percentage									
	<div>PERMITS</div> <table><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr><tr><td colspan="3"> </td></tr></table>		Date	Project Type	Notes				Base Type:		
Date	Project Type	Notes									
<div>BUILDING SUB AREA DETAILS</div>											
<div>2024 BASE YEAR BUILDING VALUATION</div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div>											

Parcel ID: 000099 / 120 / 000 / 000 / 000

Card: 1 of 1

PARADISE DRIVE

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/18/2018	3408	0344	U V 35		SKIFFINGTON JOSEPH
06/20/2005	2427	0655	U V 38		NASTASI NATALE & MARY

LISTING HISTORY

02/04/20	MPVL	MEASUR+LISTED
08/09/13	RK16	FIELD REVIEW
11/30/07	PMQC	QUALITY CONTROL
03/18/04	PM00	MEASUR+LISTED

NOTES

WATER ACCESS; 2018-TC DEED; 2020-VACANT & WET IN BACK;
CF=DRAINAGE ISSUES; TAX-EXEMPT

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

MOULTONBOROUGH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	\$ 0		\$ 44,300
			Parcel Total: \$ 44,300
2023	\$ 0		\$ 49,200
			Parcel Total: \$ 49,200
2024	\$ 0		\$ 76,400
			Parcel Total: \$ 76,400

LAND VALUATION

Zone: RES/AGRI

Minimum Acreage: 1.00

Minimum Frontage: 100

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes
EXEMPT-MUNIC	0.200 ac	57,433	5	140	190	100	100		50	76,400	0 N	76,400	VACANT/WET
										76,400			


LAST REVALUATION: 2024

Site: BALMORAL - INLAND

Driveway:

Road:

OLD MBLU: 082/ 197/ 000/ 000/

<div>PICTURE</div> 	<div>OWNER</div> <div>MOULTONBOROUGH TOWN OF</div> <div>PO BOX 139</div> <div>MOULTONBOROUGH, NH 03254</div>	<div>TAXABLE DISTRICTS</div> <table><tr><th>District</th><th>Percentage</th></tr><tr><td colspan="2"></td></tr></table>		District	Percentage			<div>BUILDING DETAILS</div> <div>Model:</div> <div>Roof:</div> <div>Ext:</div> <div>Int:</div> <div>Floor:</div> <div>Heat:</div> <div>Bedrooms:</div> <div>Baths:</div> <div>Extra Kitchens:</div> <div>A/C:</div> <div>Quality:</div> <div>Comm. Wall:</div> <div>Stories:</div> <div>Fixtures:</div> <div>Fireplaces:</div> <div>Generators:</div>
		District	Percentage					
		<div>PERMITS</div> <table><tr><th>Date</th><th>Project Type</th><th>Notes</th></tr><tr><td colspan="3"></td></tr></table>		Date	Project Type	Notes		
Date	Project Type	Notes						
<div>BUILDING SUB AREA DETAILS</div>								
<div>2024 BASE YEAR BUILDING VALUATION</div> <div>Year Built:</div> <div>Condition For Age:</div> <div>Physical:</div> <div>Functional:</div> <div>Economic:</div> <div>Temporary:</div>								



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Parcel ID: 000107 / 018 / 000 / 000 / 000				Card: 1 of 1				DEERCROSSING				MOULTONBOROUGH				Printed: 11/05/2024																																															
OWNER INFORMATION								SALES HISTORY								PICTURE																																															
MOULTONBOROUGH TOWN OF								Date								Book								Page								Type								Price								Grantor															
PO BOX 139								11/23/2010								2895								0817								U135								UNKNOWN OWNER																							
MOULTONBOROUGH, NH 03254								01/01/1900								000								000								U199																															
LISTING HISTORY								NOTES																																																							
04/03/23 LRVL MEASUR+LISTED								EXEMPT PROPERTY - TOWN OWNED; VACANT;2007-UNKNOWN OWNER;																																																							
08/05/13 RK16 FIELD REVIEW								2010-TAX DEED; 2023-VACANT;																																																							
07/25/13 KL16 FIELD REVIEW																																																															
01/08/08 RKQC QUALITY CONTROL																																																															
EXTRA FEATURES VALUATION																																																															
Feature Type								Units								Length x Width								Size Adj								Rate								Cond								Market Value								Notes							

Parcel ID: 000107 / 018 / 000 / 000 / 000

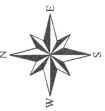
Card: 1 of 1

DEERCROSSING

MOULTONBOROUGH

Printed: 11/05/2024

PICTURE	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
	MOULTONBOROUGH TOWN OF		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Fixtures: Fireplaces: Generators:	
	PO BOX 139					
	MOULTONBOROUGH, NH 03254					
PERMITS		Base Type:				
Date	Project Type					Notes
BUILDING SUB AREA DETAILS					2024 BASE YEAR BUILDING VALUATION	
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:						



129-040 Dorrell, Runa P, Moser Street. Levy Deeded: 2014

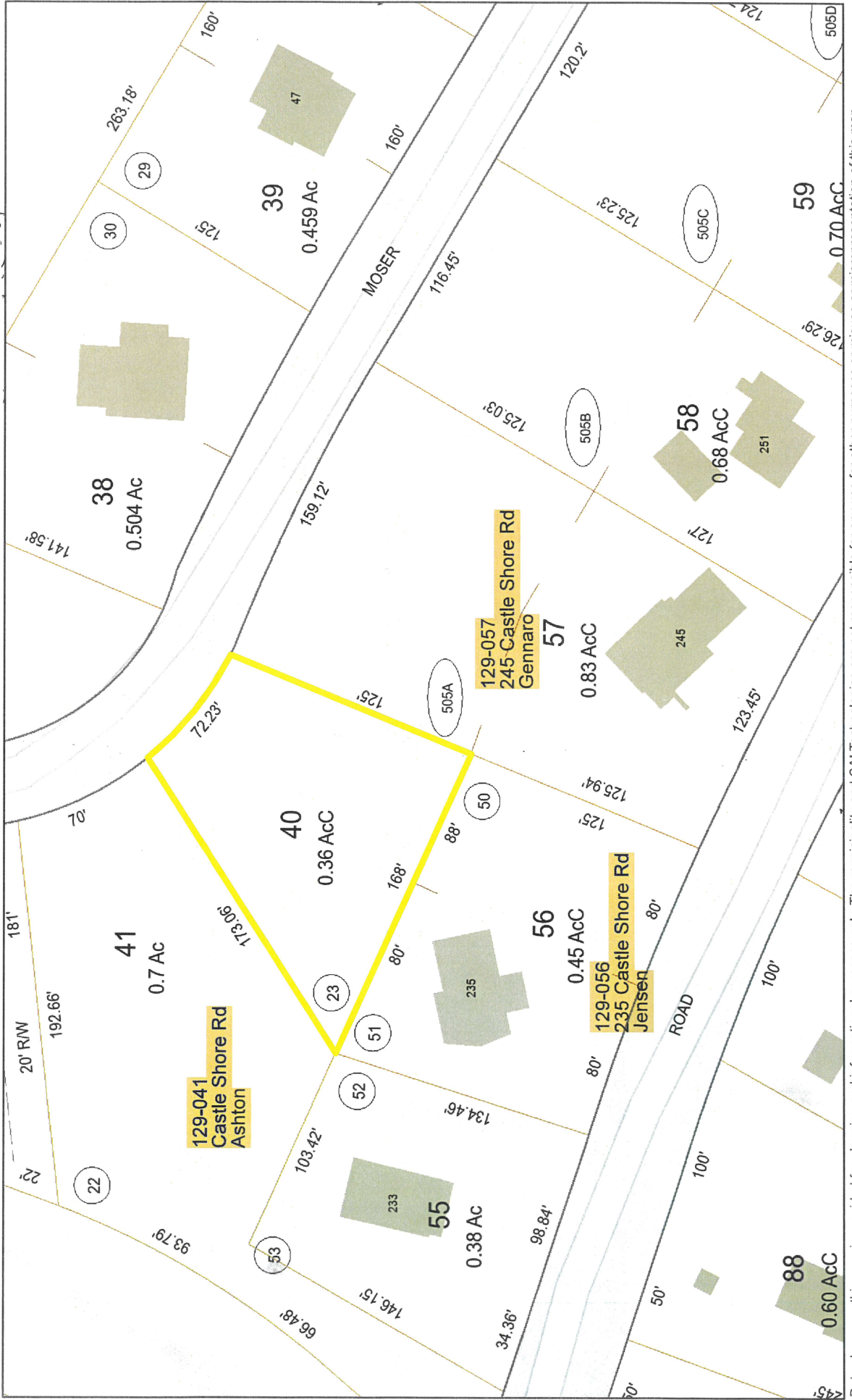
Moultonborough, NH

1 inch = 69 Feet

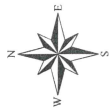
October 23, 2024



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130-089 Unknown Owner, Gansy Island. Levy Deeded: 2009

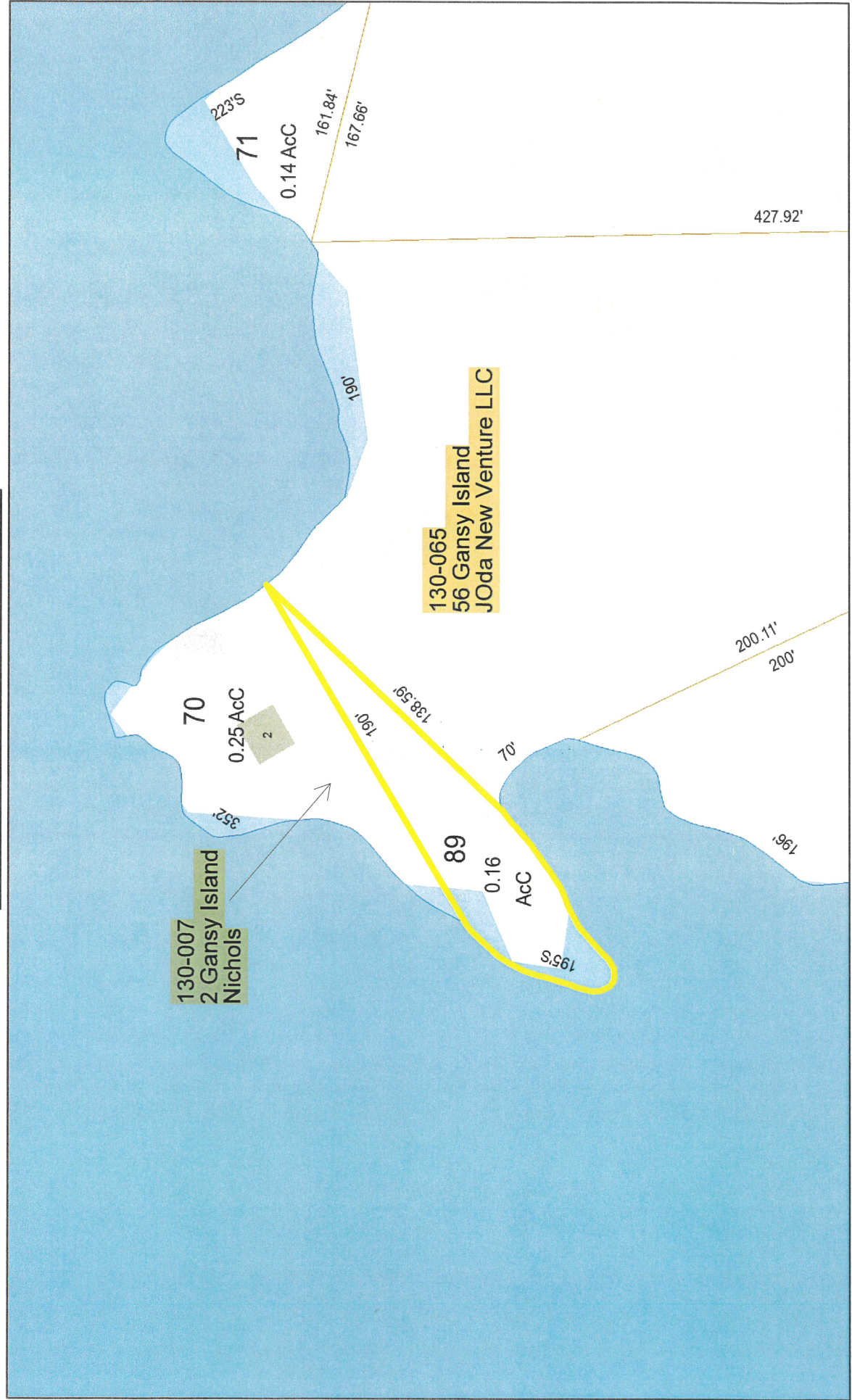
Moultonborough, NH

1 inch = 69 Feet

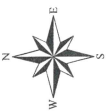
October 23, 2024



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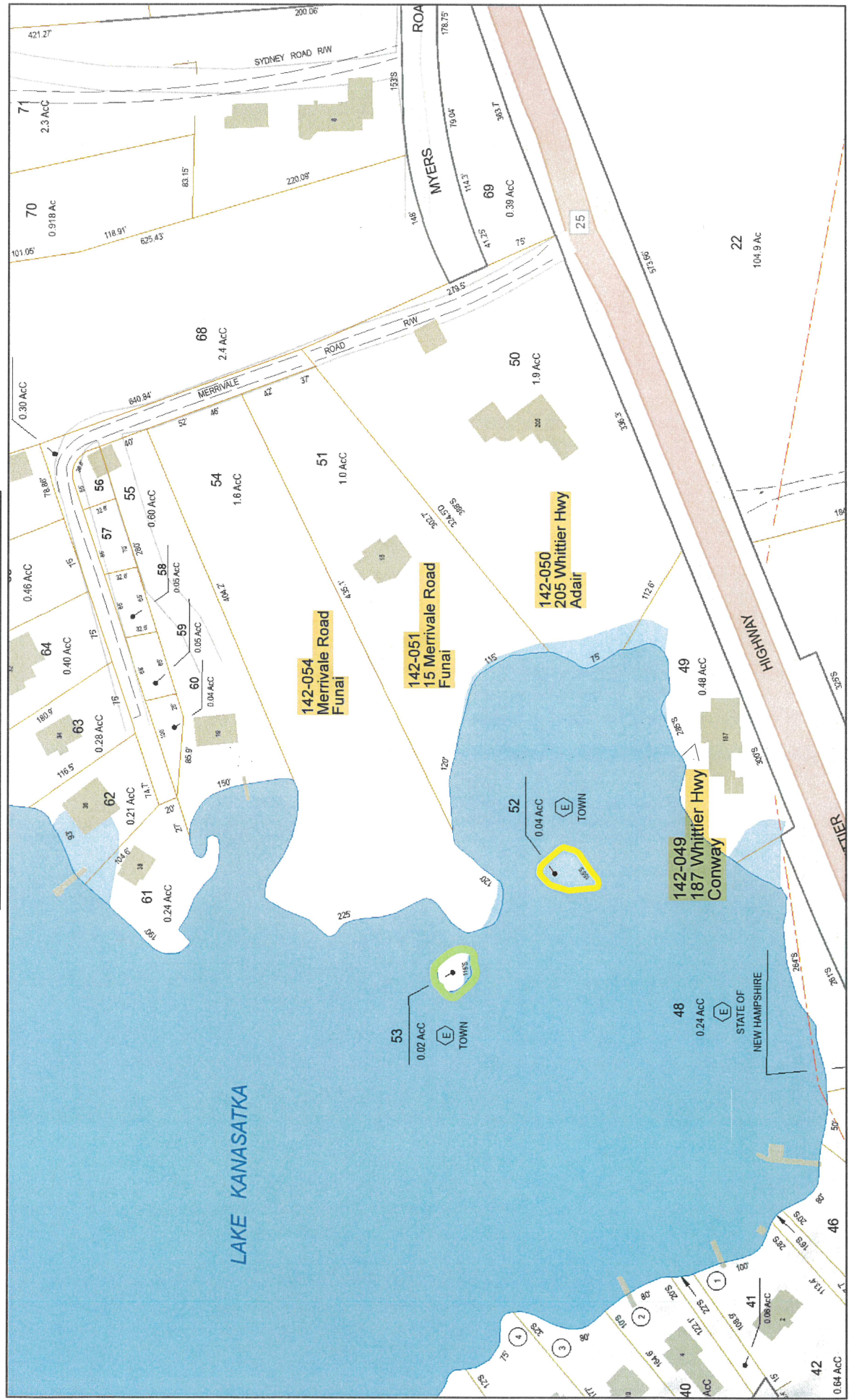
142-052 Unknown Owner, Island off Merrivale Road. Levy Deeded: 2007
142-053 Unknown Owner, Island off Merrivale Road. Levy Deeded: 2007
*No photo available

October 23, 2024

1 inch = 137 Feet



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Parcel ID: 000142 / 052 / 000 / 000 / 000

Card: 1 of 1

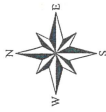
ISLAND OFF MERRIVALE

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION				SALES HISTORY				PICTURE						
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254				Date	Book	Page	Type	Price	Grantor					
				11/23/2010	2895	0818	U V 35		UNKNOWN OWNER					
				11/01/1987	1280	091	U V 99							
LISTING HISTORY				NOTES										
08/21/13	KL17	DESK REVIEW		06/14/07 ADDED .04 ISLAND PER CAI CORREC TION. UNBUILDABLE.										
08/05/13	RK16	FIELD REVIEW		11/23/10-TAX DEED VACANT-TAX EXEMPT										
01/31/08	RKQC	QUALITY CONTROL												
08/21/07	PP40	HRING NO CHNG												
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>MOULTONBOROUGH</i> <i>ASSESSING OFFICE</i>						
PARCEL TOTAL TAXABLE VALUE														
Year	Building		Features		Land									
2022	\$ 0		\$ 0		\$ 16,400									
				Parcel Total:		\$ 16,400								
2023	\$ 0		\$ 0		\$ 18,900									
				Parcel Total:		\$ 18,900								
2024	\$ 0		\$ 0		\$ 21,200									
				Parcel Total:		\$ 21,200								
LAND VALUATION								LAST REVALUATION: 2024						
Zone: RES/AGRI WATER Minimum Acreage: 1.00 Minimum Frontage: 100								Site: ISLAND W/O ELECTRIC Driveway: Road:						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.040 ac	470,500	9	100	45	100	100	100	10	21,200	0	N	21,200	UNBUILDABLE
		0.040 ac										21,200		21,200

OLD MBLU: SEE 041/ 053/ 000/ 000



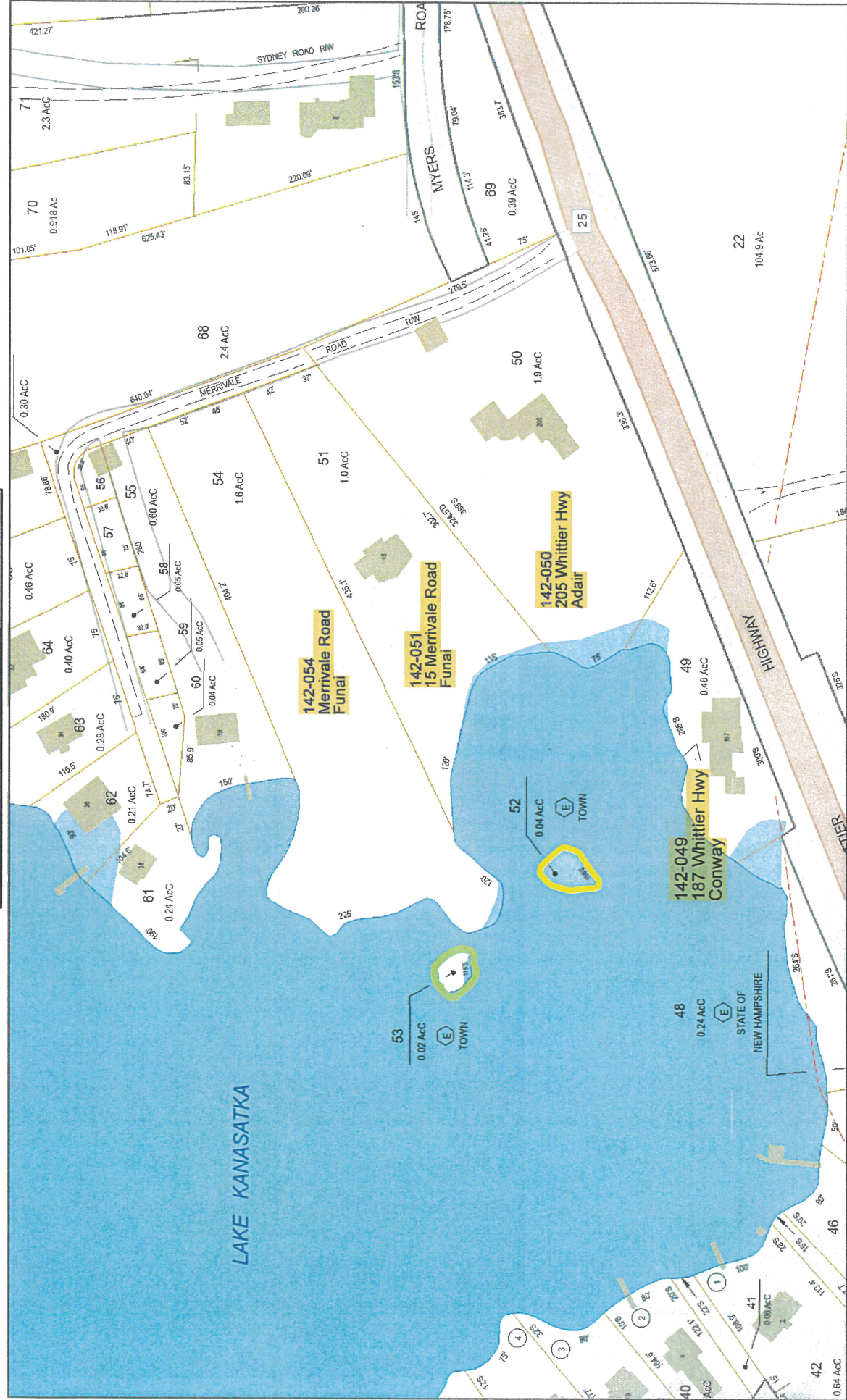
142-052 Unknown Owner, Island off Merrivale Road. Levy Deeded: 2007
142-053 Unknown Owner, Island off Merrivale Road. Levy Deeded: 2007
*No photo available

October 23, 2024

1 inch = 137 Feet



www.cai-tech.com



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Parcel ID: 000142 / 053 / 000 / 000 / 000

Card: 1 of 1

ISLAND OFF MERRIVALE

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION				SALES HISTORY				PICTURE					
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254				Date	Book	Page	Type	Price	Grantor				
				11/23/2010	2895	0819	UV 35		UNKNOWN OWNER				
				11/01/1987	1280	091	UV 99						
LISTING HISTORY				NOTES									
08/21/13	KL17	DESK REVIEW		06/14/07 ADDED .02 ISLAND PER CAI CORREC TION. UNBUILDABLE.									
08/05/13	RK16	FIELD REVIEW		11/23/10-TAX DEED VACANT-TAX EXEMPT									
01/31/08	RKQC	QUALITY CONTROL											
08/21/07	PP40	HIRING NO CHNG											
EXTRA FEATURES VALUATION													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value		Notes					
LAND VALUATION													
Zone: RES/AGRI WATER Minimum Acreage: 1.00 Minimum Frontage: 100													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R		
	0.020 ac	454,000	9	100	45	100	100		10	20,400	0 N		
EXEMPT-MUNIC											20,400 UNBUILDABLE		
											20,400		
LAST REVALUATION: 2024													
Site: ISLAND W/O ELECTRIC Driveway: Road:													

MOULTONBOROUGH

ASSESSING OFFICE

MUNICIPAL SOFTWARE BY AVITAR

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 15,900
			Parcel Total: \$ 15,900
2023	\$ 0	\$ 0	\$ 18,200
			Parcel Total: \$ 18,200
2024	\$ 0	\$ 0	\$ 20,400
			Parcel Total: \$ 20,400

OLD MBLU: SEE 041 / 055 / 000 / 000



146-024, Unknown Owner. Hanson Mill Rd. Levy Deeded: 2007

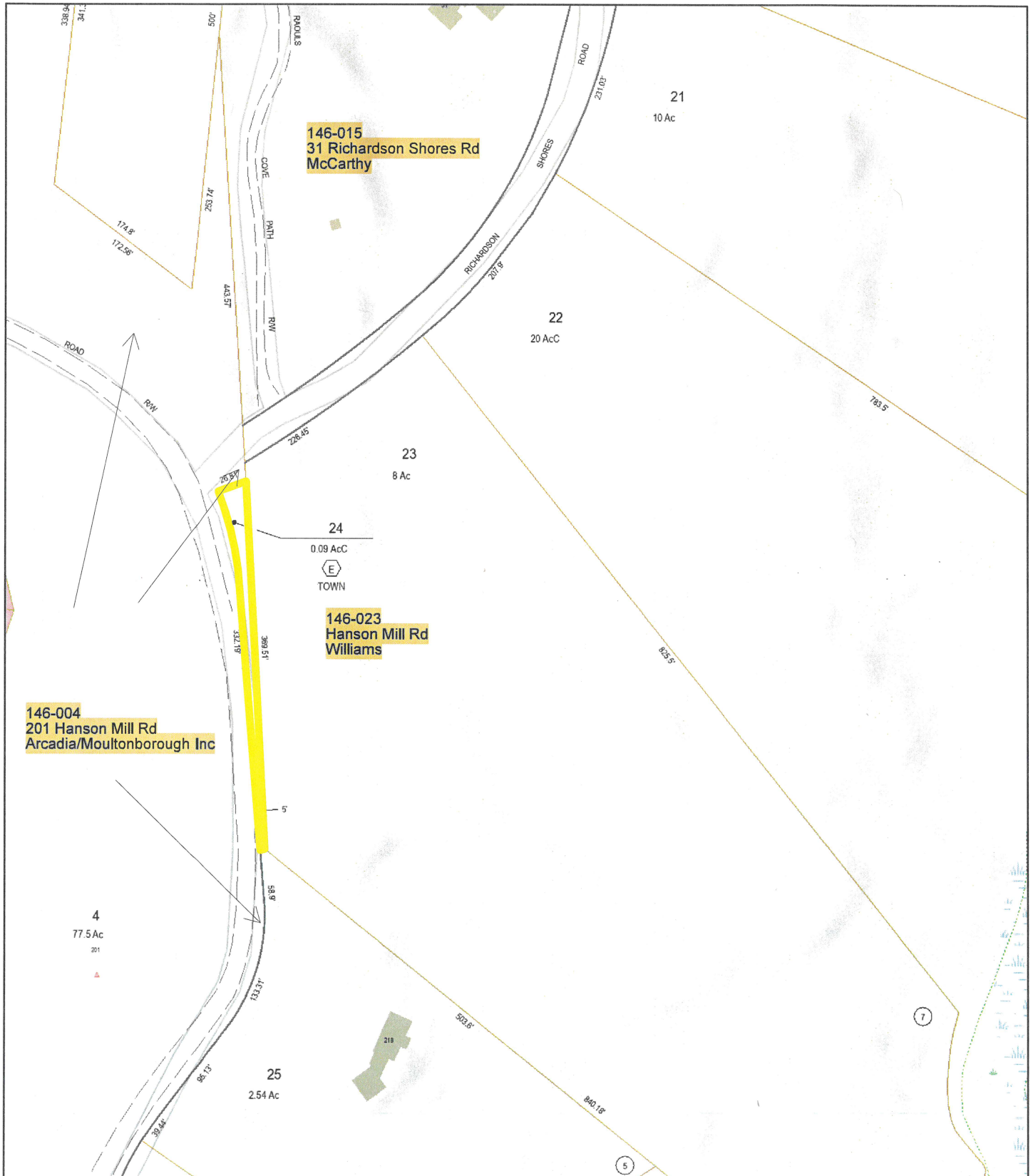
Moultonborough, NH

1 inch = 137 Feet



www.cai-tech.com

October 23, 2024



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179-019 Robertson, Wilfred. Wyman Trail. Levy Deeded: 2011

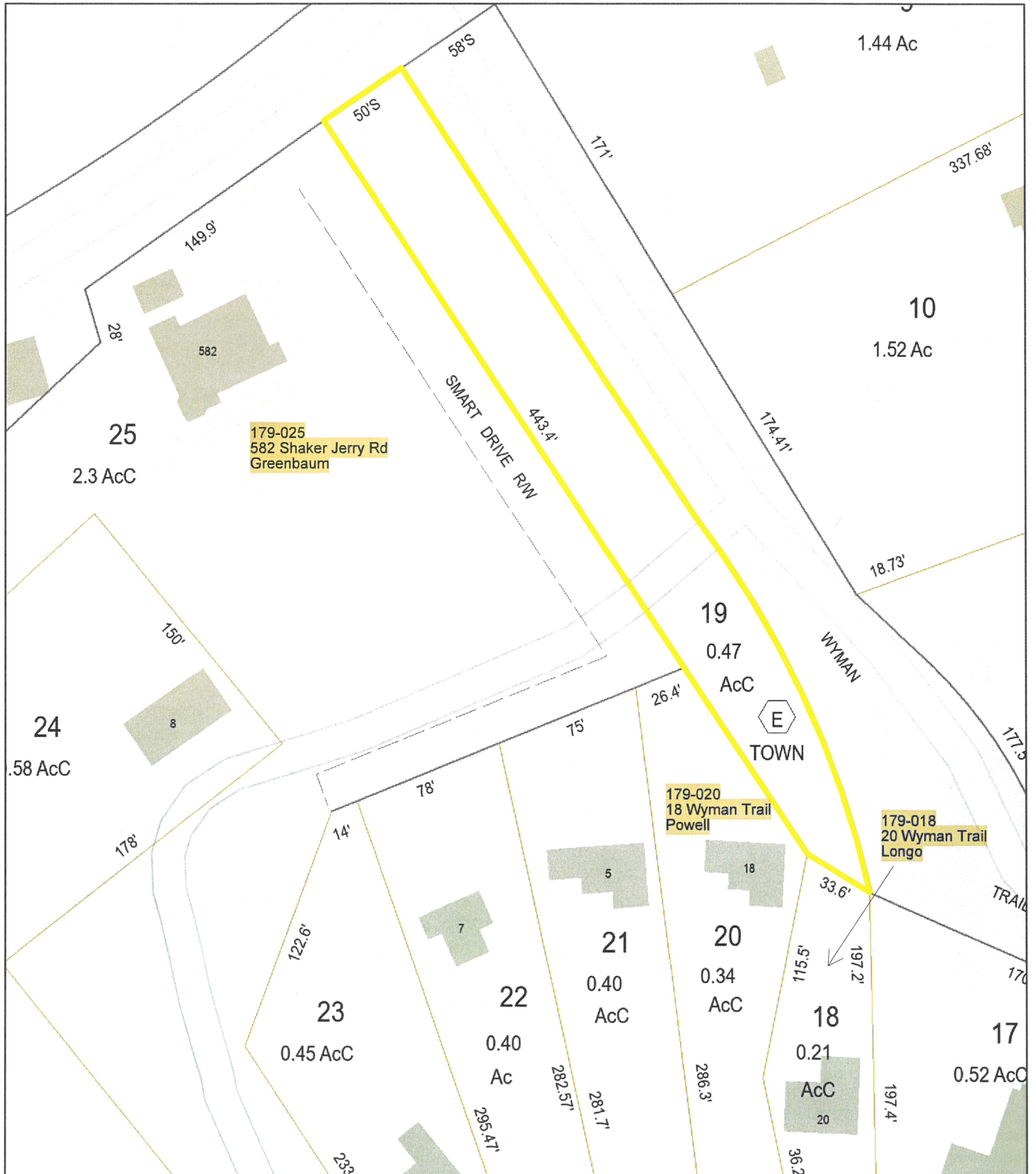
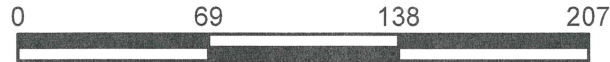
Moultonborough, NH

1 inch = 69 Feet




www.cai-tech.com

October 24, 2024



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WYMAN TRAIL		BUILDING DETAILS	
PICTURE	OWNER	TAXABLE DISTRICTS	
	MOULTONBOROUGH TOWN OF	District	Percentage
	PO BOX 139 MOULTONBOROUGH, NH 03254		
	PERMITS		
	Date	Project Type	Notes
Base Type:			
BUILDING SUB AREA DETAILS			
2024 BASE YEAR BUILDING VALUATION			
Year Built:			
Condition For Age:			
Physical:			
Functional:			
Economic:			
Temporary:			



Moultonborough, NH

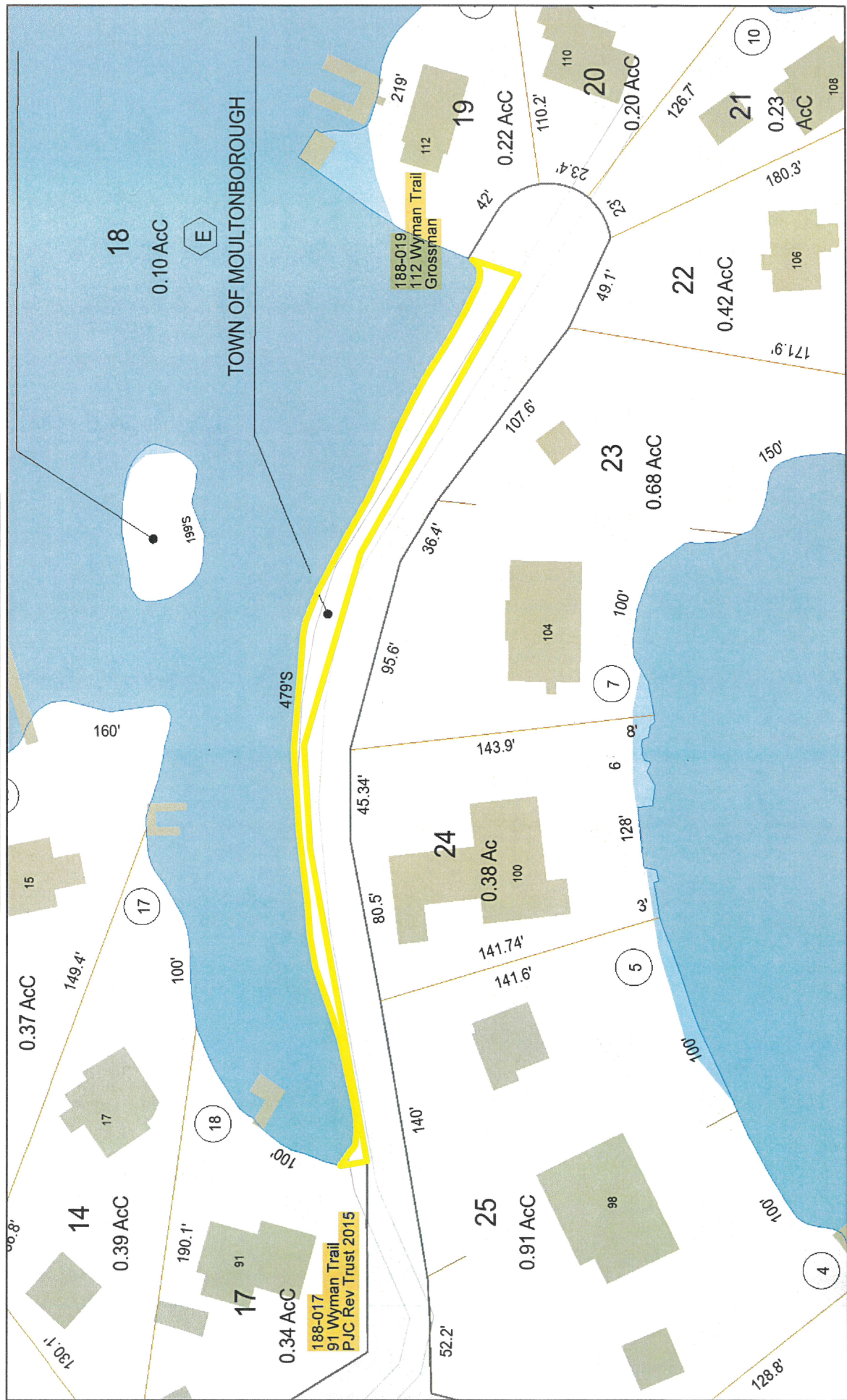
1 inch = 69 Feet

October 24, 2024




Precision Mapping. Geospatial Solutions.

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PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MOULTONBOROUGH TOWN OF		District		Model:	
		PO BOX 139		Percentage		Roof:	
		MOULTONBOROUGH, NH 03254				Ext:	
		PERMITS				Int:	
		Date		Project Type		Floor:	
				Notes		Heat:	
						Bedrooms:	
						Baths:	
						Extra Kitchens:	
						Fixtures:	
						Fireplaces:	
						Generators:	
						A/C:	
						Quality:	
						Com. Wall:	
						Stories:	
						Base Type:	
BUILDING SUB AREA DETAILS							
2024 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							



201-004 Unknown Owner, Kona Farm Road. Levy Deeded: 2007

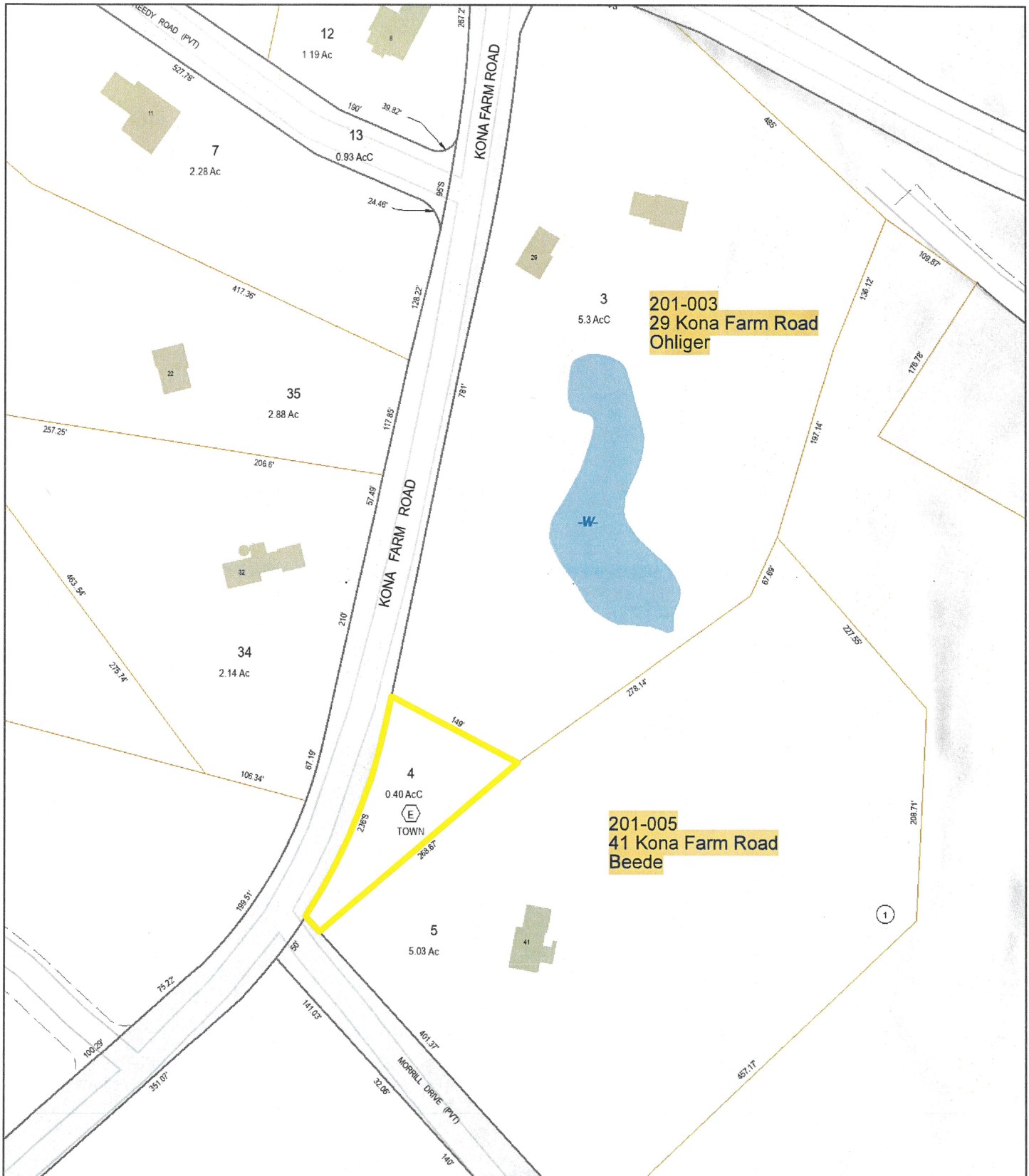
Moultonborough, NH

1 inch = 137 Feet



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October 24, 2024



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Parcel ID: 000201 / 004 / 000 / 000 / 000

Card: 1 of 1

KONA FARM ROAD

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION

MOULTONBOROUGH TOWN OF

PO BOX 139

MOULTONBOROUGH, NH 03254

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
11/23/2010	2895	0821	U135		UNKNOWN OWNER
01/01/1990	000	000	U199		

LISTING HISTORY

06/20/23	MDVL	VACANT
08/05/13	RK16	FIELD REVIEW
05/05/13	RK16	FIELD REVIEW
02/21/08	PPQC	QUALITY CONTROL

NOTES

6/20/07 CAI COR RELATED TO RANGE ROAD; 11/23/10-TAX DEED;
2023-VACANT-TAX EXEMPT

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

MOULTONBOROUGH

ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2022	\$ 0	\$ 0	\$ 6,100
			Parcel Total: \$ 6,100
2023	\$ 0	\$ 0	\$ 6,700
			Parcel Total: \$ 6,700
2024	\$ 0	\$ 0	\$ 8,800
			Parcel Total: \$ 8,800

LAST REVALUATION: 2024

LAND VALUATION

Zone: RES/AGRI

Minimum Acreage: 1.00

Minimum Frontage: 100

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Driveway:	Road:
EXEMPT-MUNIC	0.400 ac	62,940	5	140	100	100	100	100	10	8,800	0	N	8,800	SIZE/SHAPE
											8,800			

OLD MBLU: SEE 020/ 002/ 00B/ 000/



216-030 Unknown Owner, Wallace Point Road. Levy Deeded: 2007

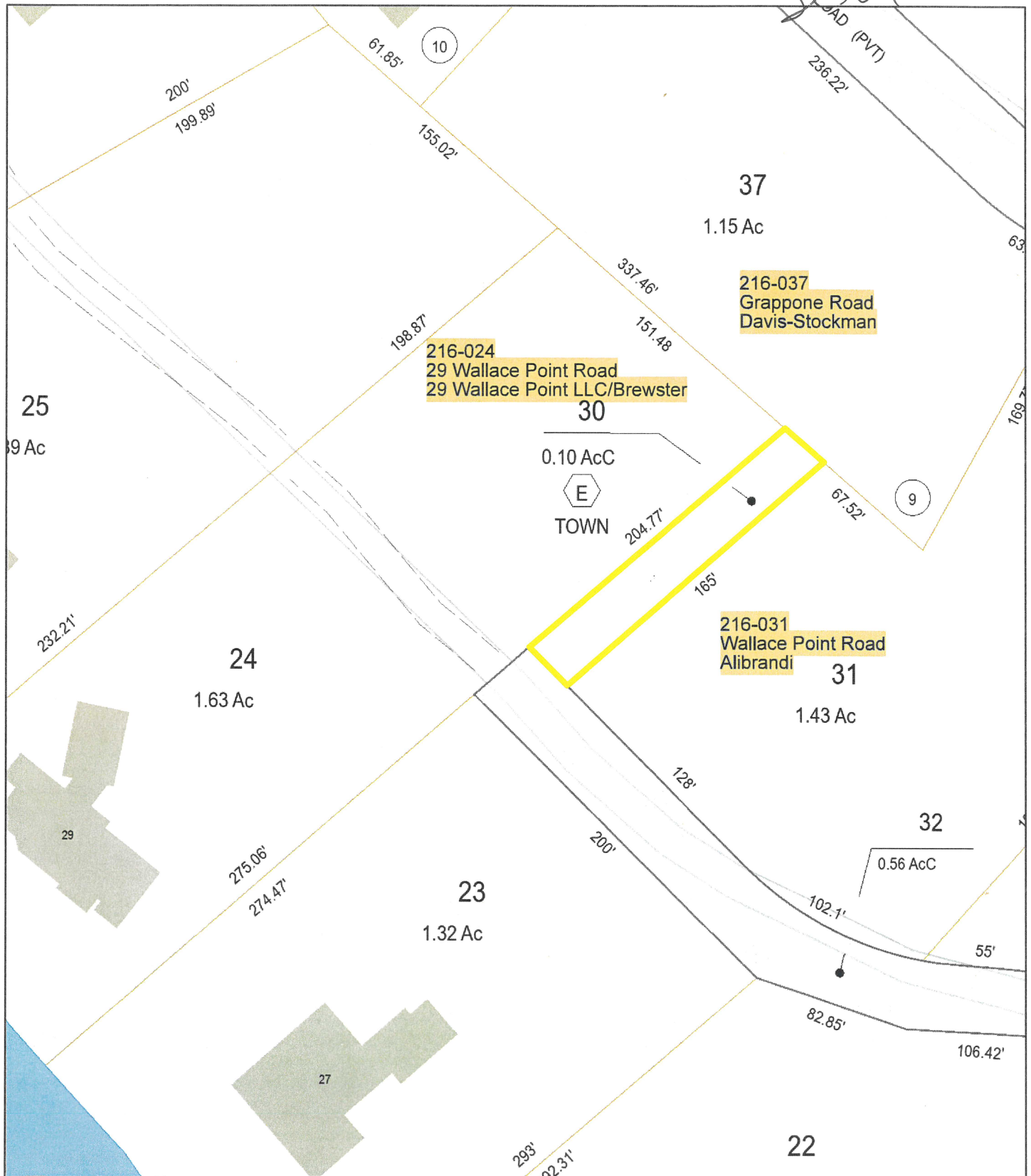
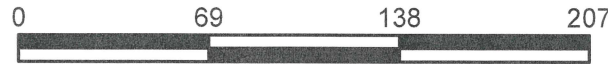
Moultonborough, NH



www.cai-tech.com

1 inch = 69 Feet

October 24, 2024



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Parcel ID: 000216 / 030 / 000 / 000 / 000

Card: 1 of 1

WALLACE POINT ROAD

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION				SALES HISTORY				PICTURE					
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254				Date	Book	Page	Type	Price	Grantor				
				11/23/2010	2895	0822	U V 35	UNKNOWN OWNER					
				01/01/1900	000	000	U V 99						
LISTING HISTORY				NOTES									
11/14/22	LRVL	MEASUR+LISTED		11/23/10-TAX DEED; 2022-VACANT, TAX EXEMPT;									
08/05/13	RK16	FIELD REVIEW											
02/22/08	PPQC	QUALITY CONTROL											
EXTRA FEATURES VALUATION													
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes						
PARCEL TOTAL TAXABLE VALUE													
Year	Building	Features		Land									
2022	\$ 0			\$ 5,100									
				Parcel Total: \$ 5,100									
2023	\$ 0			\$ 5,700									
				Parcel Total: \$ 5,700									
2024	\$ 0			\$ 7,400									
				Parcel Total: \$ 7,400									
LAND VALUATION													
Zone: RES/AGRI Minimum Acreage: 1.00 Minimum Frontage: 100													
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWY	Topography	Cond	Ad Valorem	SPI		
EXEMPT-MUNIC	0.100 ac	52,900	5	140	100	100	100	100	10	7,400	0		
				0.100 ac						SIZE			
										7,400			
LAST REVALUATION: 2024													
Driveway: Road:													

OLD MBLU: SEE 019/ 051/ 000/ 000

Parcel ID: 000216 / 030 / 000 / 000 / 000

Card: 1 of 1

MOULTONBOROUGH WALLACE POINT ROAD

MOULTONBOROUGH Printed: 11/05/2024

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS		
		MOULTONBOROUGH TOWN OF	District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Fixtures: Fireplaces: Generators: Base Type:		
		PO BOX 139					
		MOULTONBOROUGH, NH 03254					
		PERMITS					
		Date	Project Type	Notes			
						BUILDING SUB AREA DETAILS	
						2024 BASE YEAR BUILDING VALUATION	
						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	



231-001 Unknown Owner, Island of Geneva Point. Levy Deeded: 2007
*No photo available

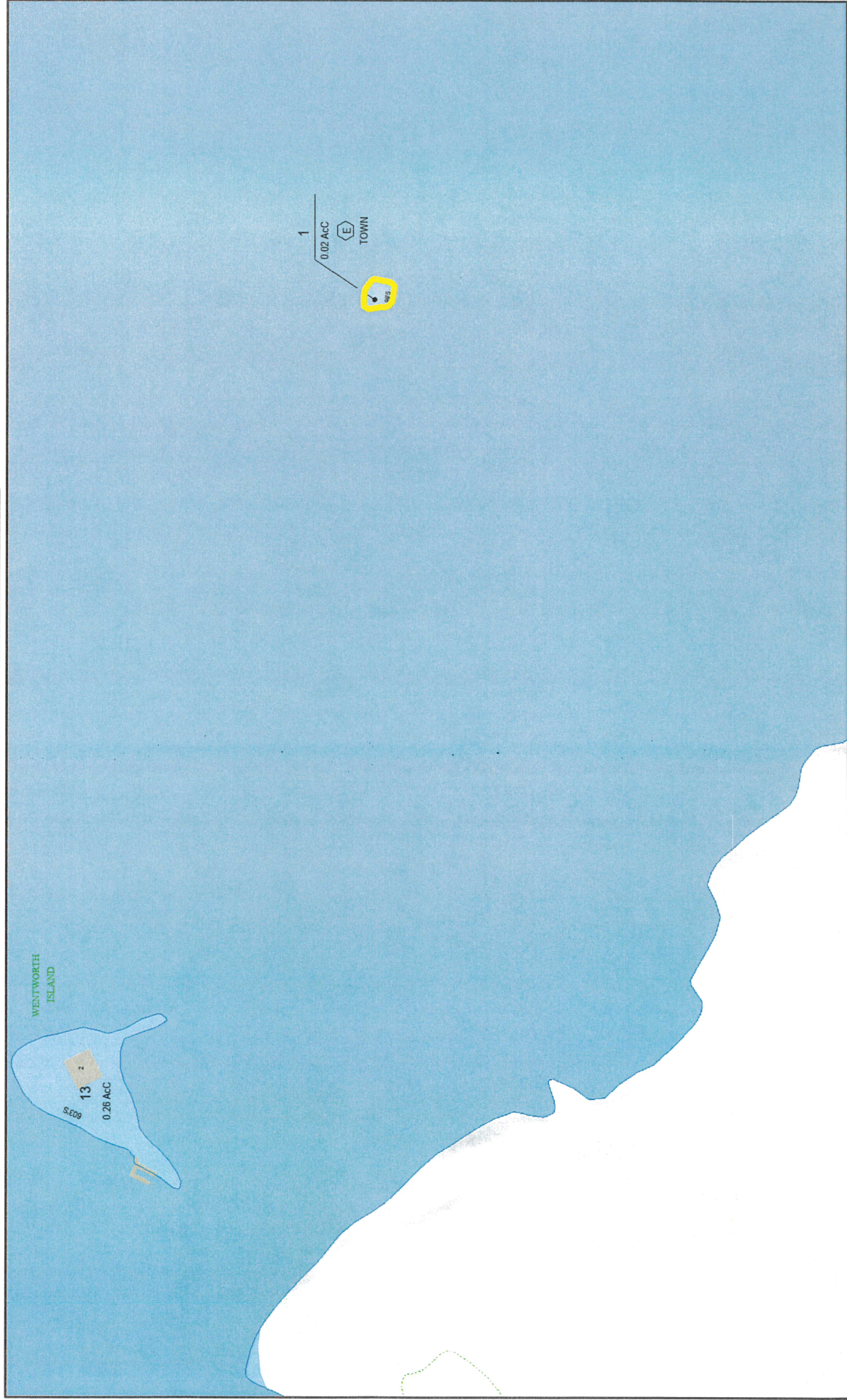
Moultonborough, NH

1 inch = 137 Feet

October 24, 2024



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Parcel ID: 000231 / 001 / 000 / 000 / 000

Card: 1 of 1

ISLAND OFF GENVA PNT

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION			SALES HISTORY			PICTURE		
MOULTONBOROUGH TOWN OF			Date	Book	Page	Type	Price	Grantor
PO BOX 139			11/23/2010	2895	0823	U135		UNKNOWN OWNER
MOULTONBOROUGH, NH 03254			01/01/1900	000	000	U199		
LISTING HISTORY			NOTES					
08/21/13	KL17	DESK REVIEW	UNBUILDABLE - SIZE; 11/23/10-TAX DEED VACANT-TAX EXEMPT;					
08/05/13	RK16	FIELD REVIEW						
06/04/08	PM00	MEASUR+LISTED						
EXTRA FEATURES VALUATION								
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	
PARCEL TOTAL TAXABLE VALUE								
Year	Building	Features		Land				
2022	\$ 0			\$ 15,900				
				Parcel Total: \$ 15,900				
2023	\$ 0			\$ 18,200				
				Parcel Total: \$ 18,200				
2024	\$ 0			\$ 20,400				
				Parcel Total: \$ 20,400				
LAND VALUATION								
Zone: RES/AGRI WATER		Minimum Acreage: 1.00	Minimum Frontage: 100	Site: ISLAND W/O ELECTRIC Driveway: Road:				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWway	Topography
EXEMPT-MUNIC	0.020 ac	454,000	9	100	45	100	100	10
	0.020 ac							20,400 UNBUILDABLE - SIZE
								20,400
OLD MBLU: SEE 010/ 020/ 000/ 000								

Parcel ID: 000231 / 001 / 000 / 000 / 000

Card: 1 of 1

ISLAND OFF GENVA PNT

MOULTONBOROUGH

Printed: 11/05/2024

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS	
		MOULTONBOROUGH TOWN OF		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories: Fixtures: Fireplaces: Generators:	
		PO BOX 139					
		MOULTONBOROUGH, NH 03254					
		PERMITS				Base Type:	
		Date	Project Type	Notes			
						BUILDING SUB AREA DETAILS	
						2024 BASE YEAR BUILDING VALUATION	
						Year Built: Condition For Age: Physical: Functional: Economic: Temporary:	



235-012 Unknown Owner, Echo Landing Road. Levy Deeded: 2007

Moultonborough, NH

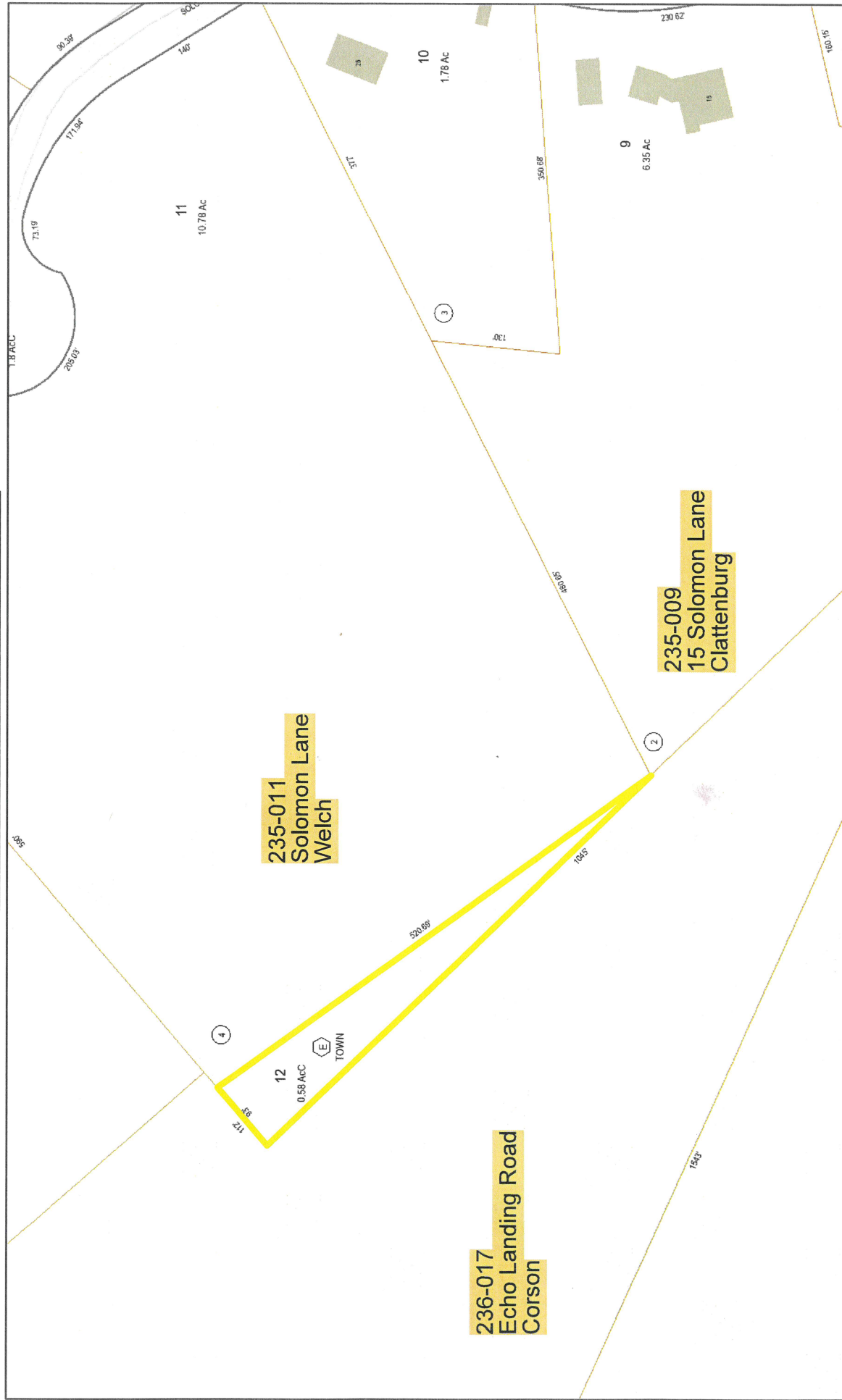
1 inch = 137 Feet

October 24, 2024

0 137 274 411



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Parcel ID: 000235 / 012 / 000 / 000 / 000

Card: 1 of 1

ECHO LANDING ROAD

MOULTONBOROUGH

Printed: 11/05/2024

OWNER INFORMATION				SALES HISTORY				PICTURE							
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254				Date	Book	Page	Type	Price	Grantor						
				11/23/2010	2895	0824	U V 35		UNKNOWN OWNER						
				01/01/1900	000	000	U V 99								
LISTING HISTORY				NOTES											
01/28/22	LRVL	VACANT+LISTED		11/23/10-TAX DEED; VACANT-TAX EXEMPT; 2022-VACANT LOT-NO ROAD ACCESS;											
11/22/13	JJ99	VACANT LAND													
08/05/13	RK16	FIELD REVIEW													
02/06/08	PPQC	QUALITY CONTROL													
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes	<i>MOULTONBOROUGH</i> <i>ASSESSING OFFICE</i>							
PARCEL TOTAL TAXABLE VALUE															
Year	Building	Features		Land											
2022	\$ 0			\$ 0		\$ 16,300									
				Parcel Total:		\$ 16,300									
2023	\$ 0			\$ 0		\$ 18,100									
				Parcel Total:		\$ 18,100									
2024	\$ 0			\$ 0		\$ 23,700									
				Parcel Total:		\$ 23,700									
LAND VALUATION												LAST REVALUATION: 2024			
Zone: RES/AGRI		Minimum Acreage: 1.00		Minimum Frontage: 100		Site:		Driveway:		Road:					
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI R	Tax Value	Notes		
EXEMPT-MUNIC	0.580 ac	67,756	5	140	100	100	100	100	25	23,700	0 N	23,700	LANDLOCKED		
		0.580 ac										23,700			

OLD MBLU: SEE 012/ 103/ F00/ 000



254-049 Unknown Owner, Island off Foley Island. Levy Deeded: 2007
*No photo available

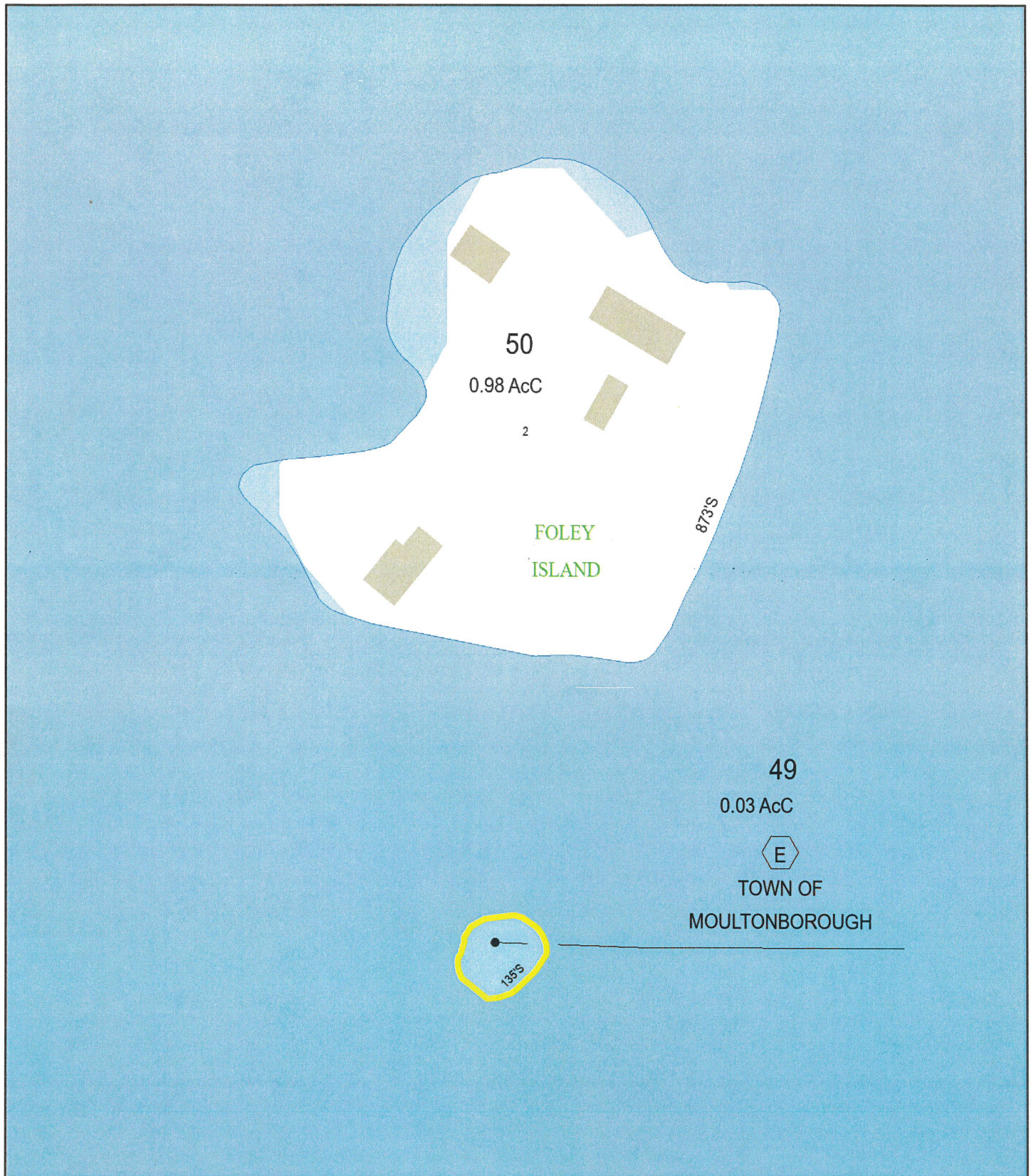
Moultonborough, NH

1 inch = 69 Feet



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October 24, 2024



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Parcel ID: 000254 / 049 / 000 / 000 / 000				Card: 1 of 1		ISLAND OFF FOLEY ISL		MOULTONBOROUGH		Printed: 11/05/2024			
OWNER INFORMATION				SALES HISTORY				PICTURE					
MOULTONBOROUGH TOWN OF PO BOX 139 MOULTONBOROUGH, NH 03254				Date				Book		Page			
				Type				Price		Grantor			
				11/23/2010				2895		0825		U135	
				01/01/1990				000		000		U199	
LISTING HISTORY				NOTES									
08/21/13 KL17 DESK REVIEW				6/20/07 CAI COR UNBUILDABLE 11/23/10-TAX DEED VACANT-TAX EXEMPT									
08/05/13 RK16 FIELD REVIEW													
06/04/08 PM00 MEASUR+LISTED													

Parcel ID: 000254 / 049 / 000 / 000 / 000

Card: 1 of 1

ISLAND OFF FOLEY ISL

MOULTONBOROUGH

Printed: 11/05/2024

PICTURE		OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		MOULTONBOROUGH TOWN OF		District	Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Extra Kitchens: A/C: Quality: Com. Wall: Stories:
		PO BOX 139				
		MOULTONBOROUGH, NH 03254				
		PERMITS				Fixtures: Fireplaces: Generators:
		Date	Project Type	Notes		
		06/17/11	ALTERATION	MTN LAKE DID FRAMING, TAKEN OV		
Base Type:						
BUILDING SUB AREA DETAILS						
2024 BASE YEAR BUILDING VALUATION						
Year Built: Condition For Age: Physical: Functional: Economic: Temporary:						

**Town of Moultonborough
Board of Selectmen
Thursday, January 2, 2025**

MEETING MINUTES

Present: Chairman of the Board Kevin D. Quinlan opened the meeting at 5:00 p.m. and members present were Vice Chairman Jon W. Tolman, Selectmen Charles M. McGee, Karel A. Crawford (arrived at 5:03 p.m.), and James F. Gray. Interim Town Administrator, Carter Terenzini (absent with prior notification), Human Resource Director, Robin Reade, Executive Assistant, Alison Kepple.

- I. **CALL TO ORDER:** Chairman of the Board Kevin D. Quinlan called the meeting to order at 5:00 p.m. at the Moultonborough Town Hall in the Ernest Davis meeting room.
- II. **PLEDGE OF ALLEGIANCE:** The Board recited the Pledge of Allegiance.
- III. **REVIEW / APPROVAL MINUTES:**
 - A. Date: 12/19/2024 +NP 12/5/24 & 12/19/24
Motion: Selectman McGee
To approve the meeting minutes of 12/19/2024, public and non-public 12/5/24 & 12/19/24 meeting minutes. Vice Chairman Tolman abstained due to being absent at the 12/19/24 Meeting. Selectman Crawford hadn't arrived yet.
Seconded: Selectman Gray
Vote: 3-2
Motion passed.
- IV. **CONSENT AGENDA:**
 - A. New Hampshire Department of Revenue Administration Form PA-29
 - i. Veteran's Tax Credit(s)
Motion: Selectman Tolman
To approve the Consent Agenda.
Seconded: Selectman Gray
Vote: 4-1 (Selectman Crawford hadn't arrived yet)
Motion passed.
- V. **NEW BUSINESS:**
 - A. Action Re: Lakes Region Planning Commission Reappointment of Cristina Ashjian as Moultonborough's Representative, term January 21, 2025, to January 21, 2029.
Motion: Selectman McGee
To approve the reappointment of Cristina Ashjian as Moultonborough's Representative, for the term of January 21, 2025, to January 21, 2029.
Seconded: Selectman Tolman
Vote: 4-1 (Selectman Crawford hadn't arrived yet)
Motion passed.

Selectman Crawford arrived at 5:03 p.m.

B. Action Re: NH DOT Transportation Alternative Program Grant Opportunity

Motion: Selectman Tolman

Chairman Quinlan thanked the Town Planner, Dari Sassan for all his work on this grant opportunity but the board decided not to proceed with the grant at this time due to all the other projects going on in the Land Use Office.

Seconded: Selectman Crawford

Vote: 5-0

Motion passed.

C. Action Re: Approval of Countdown to Town Meeting Schedule

Motion: Selectman McGee

To approve the Countdown to Town Meeting Schedule.

Seconded: Selectman Crawford

Vote: 5-0

Motion passed

VI. **OLD BUSINESS:** None

VII. **OTHER BUSINESS:**

Chairman Quinlan reminded everyone of the Budget Meeting being held this Saturday 1/4/25 at 8:00 a.m. in the Ernest Davis Room.

VIII. **CITIZEN INPUT:** None

IX. **NON-PUBLIC SESSION**

A. RSA 91-A: 3, II (b,c)

Motion: Selectman Tolman

Motion to enter nonpublic session pursuant to RSA 91-A: 3, II (b,c) at 5:10 p.m. and coming out only to adjourn.

Seconded: Selectman Crawford

Vote: 5-0

Motion passed.

X. **ADJOURNMENT:** Meeting adjourned at 6:10 p.m.

Motion: Selectman Gray

To adjourn the meeting.

Seconded: Selectman Tolman

Vote: 5-0

Motion passed.

Written on behalf of the Selectman by Alison Kepple, Executive Assistant.

Approved

Kevin D. Quinlan, Chairman

Date

**Town of Moultonborough
Board of Selectmen
&
Advisory Budget Committee Meeting
Saturday, January 4, 2025**

MEETING MINUTES

Board of Selectmen Present: Chairman, Kevin D. Quinlan, Vice Chairman Jon W. Tolman, Selectmen Charles M. McGee, Karel A. Crawford, and James F. Gray. Interim Town Administrator, Carter Terenzini

Advisory Budget Committee Members Present: Kay Peranelli, Jean Beadle, Kathy Gerry, Mary Phillips, Joe Adams (Alternate), Linda Murray (Alternate)

Capital Improvements Program Committee: Fred Van Magness

- I. **CALL TO ORDER:** Chairman of the Board Kevin D. Quinlan called the meeting to order at 8:00 a.m. at the Moultonborough Town Hall in the Ernest Davis meeting room.
- II. **PLEDGE OF ALLEGIANCE:** The Board recited the Pledge of Allegiance.
- III. **BUDGET REVIEW:**

Questions that the Board and Committee Members had for the Department Heads:

Brittany:

- Sources & Uses of Supplemental Funds You Receive
- Increase in Maintenance as it relates to tasks that are NOT being done by Town personnel

Andrea:

- Year End BvA FY '24; Q2 FY '25 and BvA during review process.
- IRS Rate: when change & Town Policy on changes
- Single sourcing all Phone/Internet
- FF Longevity: Shouldn't it be in Admin??

Dari:

- ConCom Fund: What can it pay for?
- Acronym DHR/EMMIT – what is it? Pls provide a full glossary of acronyms
- Status of Master Plan and Updating it.
- Docuware

DPW:

- FYI: I will be restoring OT for On-Call and Cutting OT to account for that increase; ON the Vehicle Lift:
- Can you explain please the increase to ten tons??

- Are we moving beyond a point where we would be better off farming out repairs at that size??
- Are we sure the floor will take that added structural load without having to cut into it and pour new bearing pads?
- Object Code 4774 Change in salt budget??? Is it due to the amount used, or price decrease?
- Why is there no change in salt/sand for emergency lanes?
- Please provide a full list of all acronyms used.
- Street Lighting Increase Reason??
- Why move to two screen rentals a year??
- What is the actual working schedule at the transfer station??
- Is glass actually ending up being recycled?? Where??
- Ground Water Monitoring Increase???
- Prepare presentation on C&D tipping fees and pulls and possible rate hike needed to offset the same
- Have we thought about bidding out cemetery maintenance?
- I'll still need the Highway Program Condensed version down at \$1.3M
- The memo on Lees Road land.
- The list of all vehicles, hours and mileage.
- Emergency Lanes: Snoe Plow Maintenance jumps to \$14k but I'm told there are 16 truck signed up???

Chief B:

- How many prosecutions a year?
- What is Power DM5?
- Confirm vehicle repairs are only for parts or services DPW cannot do??
- What is the disparity in your gas \$ vs DPW's.
- SPOTS?? Why the drop??

Dan:

- FY24 rev and exp for revolving fund; same for FY25 YTD.

Tom:

- Can you prepare a status report on those who pay PILOT's and the amounts thereof??

Robin Reade, HR Director

- On the Agenda 01/23/25 and 01/30/25.

IV. **ADJOURNMENT**: Chairman Quinlan adjourned the meeting at 11:55 a.m.

Written on behalf of the Selectman by Carter Terenzini, Interim Town Administrator.

Approved
Kevin D. Quinlan, Chairman

Date



Office of Selectmen
Town of Moultonborough
6 Holland Street - PO Box 139
Moultonborough, NH 03254
(603) 476-2347 * Fax (603) 476-5835

Board of Selectmen Agenda Report

Date: 1/10/25

To: Select Board

From: Julia Marchand, NH Certified Town Clerk *jm*

Subject: Location of Town/School Election & Town Meeting

Recommended motion: To vote to hold the March 11th, 2025 Town & School election at the Moultonborough Public Safety Building (Police/Fire Station) at 1035 Whittier Highway and the March 15th, 2025 Town Meeting at the Moultonborough Community Auditorium at 25 Blake Road.

Background: Per RSAs 658:9 and 669:25, the Select Board is responsible for selecting a suitable location for each election.

Issue: Last year the school district asked that the town find an alternate location for our local elections to prevent the closure of schools during municipal elections. The 2024 Town & School election was held successfully at the Public Safety Building as it had been prior to 2021 and, for consistency, I recommend continuing the use of the Public Safety Building every year for our March election.

Fiscal Impact (*If any*): None.

MEMORANDUM – OFFICE OF THE TOWN ADMINISTRATOR

TO: Select Board

FROM: Carter Terenzini, Interim Town Administrator *Carter*

RE: Proposed Budget Transfer 2025-1

DATE: January 10, 2025

CC: A. Picard; file



Recent staffing changes within the Executive/Administration Offices and the Finance Office have caused imbalances within the wage accounts. Often these could be handled through other variables within a single department but in this case are in need of an Interdepartmental Transfer. I seek your action on the follow Draft Motion:

I move to authorize the Interdepartmental budget transfers as set forth in Transfer 2025-1 as presented by the Finance Director.

These calculations assume the pay rates and hours for the administrative staff as presented within the FY '26 budget request (subject to any FY '26 COLA) . They cover the former Town Administrator's salary and PTO thru the end date of 04/01. It assumes the Interim TA remains in place until June 30, 2025. Depending upon availability, it also allows for the possibility of the Interim TA to provide extra time which may be needed up thru that end date.

BUDGET TRANSFER(S) 2025-1						
FROM	ACCOUNT	TO	TO		WHY	WHY
ACCOUNT#	NAME	ACCOUNT#	ACCOUNT NAME	AMOUNT	AVAILABLE	NEEDED
01-400-4200	EX ADMIN INSC			29,500.00	STAFF REALIGNMENT	
		01-400-4100	EX ADMIN WAGES	29,500.00		TO COVER DEFICIT
01-400-4211	EX ADMIN NHRS			3,000.00	STAFF REALIGNMENT	
		01-400-4100	EX ADMIN WAGES	3,000.00		TO COVER DEFICIT
01-400-4211	EX ADMIN NHRS			10,500.00	STAFF REALIGNMENT	
		01-400-4102	EX ADMIN PT WAGES	10,500.00		TO COVER DEFICIT
01-410-4200	FINANCE WAGE			7,600.00	STAFF REALIGNMENT	
		01-400-4100	EX ADMIN WAGES	7,600.00		TO COVER DEFICIT

REQUEST SUBMITTED BY: _____

FUNDS AVAILABLE: _____

APPROVED BY A VOTE OF _____ YES _____ NO

SELECT BOARD MEETING OF _____

CHAIRMAN SIGNATURE: _____

MEMORANDUM – OFFICE OF THE TOWN ADMINISTRATOR

TO: Select Board

FROM: Carter Terenzini, Interim Town Administrator *Carter*

RE: ADA Compliant Bathroom @ Function Hall

DATE: January 10, 2025

CC: C. Theriault; A. Picard; file



I seek two actions from you to proceed with the construction of the ADA compliant bathroom at the Function Hall. The Draft motions are as follows:

#1: I move to authorize the budgetary transfer of the sum of Seventy Thousand Dollars (\$70,000) from the Executive Office Contingency Account 01-400-4516 and the sum of Five hundred and Forty-Three Dollars (\$543) from the B&G Function Hall Account 01-430-4874 to account number 01-430-4875, entitled Function Hall ADA Compliant Bathroom, as presented by the Town Finance Director on Transfer 2025 – 2.

#2: I move to authorize the Town Administrator to execute a contract in the name of the Town with Lacewood Group Inc in the amount of Seventy Thousand Five Hundred Forty Three Dollars (\$70,543) construction of the ADA compliant bathroom at the Function Hall and further authorize him to execute change orders in an amount not to exceed \$7,000 should he deem them necessary and reasonably outside of the specified scope of work provided, however, he shall promptly notify this Board of the same.

Upon entering your service, I was asked to put together a solicitation of Design/Build services for this building improvement. The draft of the advertisement was placed before this Board 11/7/24 and authorized. It was advertised in the 11/21/24 Laconia Daily Sun, the 11/28/24 Meredith News and emailed directly to 4 contractors and 4 Bid Houses. Four attended the walk through and one set of inquiries was received for which an addendum was issued. **We received one response from Lacewood** which was reviewed by DPW staff for compliance with the solicitation. Their pricing was:

- Base = \$65,743.00
- Base + hand dryers = \$70, 543.00

I am proposing to execute a contract with the alternate.

You may view all of these documents on our website at [Bids & Employment | Moultonborough, NH](#).

If authorized tonight I expect contract execution by 01/27/25 and completion by 03/28/25. A performance bond is not required by statute, but we have imposed a 10% retaining fee on all payments to protect the community. The Draft contract has been reviewed, edited and now approved by Counsel. It is available at length in the “Read” folder.

BUDGET TRANSFER(S) 2025-2						
FROM	ACCOUNT	TO	TO		WHY	WHY
ACCOUNT#	NAME	ACCOUNT#	ACCOUNT NAME	AMOUNT	AVAILABLE	NEEDED
01-400-4516	EX ADM - CONTINGENCY			70,000.00		
		01-430-4875	B&G FUNCTION HALL ADA BATHROOM	70,000.00		UNANTICIPATED CONTRACT
01-430-4874	B&G FUNCTION HALL			543.00	RECLASS SMALL PORTION OF AVAILABLE FUNDS	
		01-430-4875	B&G FUNCTION HALL ADA BATHROOM	543.00		UNANTICIPATED CONTRACT

REQUEST SUBMITTED BY: Patricia Torgini 01/10/25

FUNDS AVAILABLE: _____

APPROVED BY A VOTE OF _____ YES _____ NO

SELECT BOARD MEETING OF _____

CHAIRMAN SIGNATURE: _____

CONTRACT FOR SERVICES

This Contract is made and entered into this ____ day of January, 2025 by and between the TOWN OF MOULTONBOROUGH, NEW HAMPSHIRE, a municipal corporation, acting by and through its BOARD OF SELECTMEN (the "Board") and such authorized agent(s) and employees as the Board shall designate to act on its behalf (all collectively known as the "Town") and Lacewood Group, Inc. (the "Contractor").

WHEREAS the Town desires to continue to engage the services of the Contractor to perform the services set forth herein; and

WHEREAS the Contractor is willing to undertake and perform the services prescribed herein.

NOW THEREFORE, in consideration of the mutual covenants as to services to be performed by, and responsibilities incumbent upon, the Contractor and remuneration to be provided by the Town to the Contractor, the parties hereby agree as follows:

I. Term

Contract Time: 60 Days

The services to be provided by the Contractor shall commence on January 27, 2025 and shall be completed by March 28, 2025. Time is of the essence. Completion of Work shall be defined as the performance of all work with all staging and work materials having been removed and the site fully clean and restored to no less a condition than that when the Contractor took possession of it.

II. Scope of Work & Compensation

Work: Services contained in Exhibit A

The Contractor shall perform the services contained in Exhibit A attached hereto (the "Work") and be compensated at the prices set forth in Section IV.

The Town, without invalidating this Contract, may order changes in the Work within the general scope of the Agreement consisting of additions, deletions or other revisions, the Contract Sum and the Contract Time being adjusted accordingly. If the Town and the Contractor cannot agree to a change in the Contract Sum, the Town shall pay the Contractor (i) the Contractor's actual cost plus (ii) the Contractor's reasonable overhead and profit. Changes in the Work, Contract Sum, or Contract Time shall be implemented through a written order to the Contractor signed by the Town (a "Work Order").

Should the Contractor be asked to undertake repairs, renovations, or any services not provided for in Exhibit A, the Contractor shall be paid on a time and material basis at a rate of \$75.00/hour

during business hours (9 a.m. – 5 p.m., Monday through Friday) and \$85.00/hour outside of business hours and all materials provided incur a 25% Contractor mark-up.

III. Hours of Work

The Contractor may perform their work tasks at times of their choosing between 12 p.m. on Thursday and 12 a.m. on Sunday throughout the term set forth in Section I of this Contract. It is recognized by the Contractor that (i) meetings with the Town shall be at mutually convenient times, (ii) construction inspection and meetings with Contractor shall be dictated by the schedule of the work and (iii) the Contractor shall not attempt to perform either its duties at a time, or in a manner, which imposes an unreasonable and undue burden upon the Town for maintaining its ongoing operations, if any.

IV. Payment

Contract Sum: \$70,543.00

The Contract Sum shall include all items and services necessary for the proper execution and completion of the Work as described by the services contained in Exhibit A, with the exception of electrical power for construction, which shall be the responsibility of the Town.

The Contractor is required to obtain any and all permits and inspections. No fee shall be charged by the Town for such permits and inspections as the Town shall issue or undertake.

The Contractor shall bill on a monthly basis for all work completed, labor performed, materials applied and stored, and any needed vendor deposits. Payments will be made by the Town within thirty (30) days of the submission of such a bill showing conformance with all work requirements. Any progress payments made by the Town will have a 10% retainage until all Work is completed and fully certified by the permitting authorities and end user as designated by the Town.

If any amount of payment is in dispute the Town shall pay the undisputed amount and notify the Contractor of the reasons for such disputed amount. The Contractor shall have ten (10) calendar days to respond to the Town and, if necessary, cure the default in order to qualify for payment thereof. Payment to Contractor for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Contract by either party.

V. Insurance

Prior to commencing work, and throughout the term of this Contract, the Contractor shall obtain, and maintain, in the limits and under the conditions set forth below, insurance coverage for the following types and levels of coverage and shall provide proof thereof:

- Workers Compensation	Statutory
- Automobile and Equipment	\$1 Million/\$2 Million
- Property Damage	\$1 Million/\$2 Million

- General Liability

\$1 Million/\$2 Million

The Town, its officers, employees, and assignees shall be named as certificate holder and shall be notified no later than thirty (30) days before any such policy is cancelled, altered, or materially changed.

If a subcontractor is used for any portion of the work, the Contractor will provide to the Town a similar certificate, in similar amounts and under similar conditions, from the subcontractor.

Each party shall provide certificates of insurance showing their respective coverages prior to the commencement of Work.

Should the Contractor fail to maintain such Workers' Compensation insurance, and should the Town be found liable to principals, officers, employees and agents of the Contractor, the Town may recover from the Contractor the amount of any medical costs and compensation paid to or on behalf of the principals, officers, employees and agents of the Contractor and any expenses relating to claims filed under the provisions of Workers' Compensation.

VI. Indemnification & Litigation

The Contractor shall indemnify, defend and save harmless the Town, and its officers, agents and employees from and against any suit, action or claim of loss or expenses because of bodily injury, including death at any time there from, sustained by any person or persons or on account of damages to property, including loss thereof to the extent caused by the Contractor's negligent acts, errors, or omissions, in the performance of services under this Contract. The Town agrees that the Contractor will not be responsible for any suit, action or claim of loss or expenses because of bodily injury, or damages, caused by the Town, its officers, agents and employees due to the negligence or omission of the Town.

This covenant shall survive the termination of this Contract.

VII. Construction Procedures

The Contractor shall supervise and direct Work and shall be solely responsible and have control over construction means, safety, methods, techniques, sequences, and procedures for coordinating work. All Work shall follow current state and local codes, and current industry practices.

Until the Work is completed, including any Change Orders, the Town is not to contact any subcontractors and vendors that are under contract with the Contractor who are directly related to this project without written permission from the Contractor. Any questions and or concerns, scheduling, and any other directives and or changes in scope are to be directed to the Contractor.

Any subcontractors and or vendors who are contracted directly by the Town are to follow the direction of the Contractor with respect to schedule due dates, job safety procedures, scope of work, and workmanship standards.

VIII. Changed Conditions

If, during the term of this Contract, circumstances or conditions that were not originally contemplated by or known to Contractor are revealed, to the extent that they materially affect the scope of services, compensation, schedule, allocation of risks or other terms of this Contract, the Contractor shall promptly notify the Town of the changed conditions and the Contractor and Town shall promptly and in good faith enter into renegotiation of this Contract to address the changed conditions. The Contract Sum, Contract Time, and Work shall be subject to an equitable adjustment following authorization by the Town and shall be set forth in writing.

IX. Force Majeure

The time for performance shall be extended when the delay is due to an extraordinary event or circumstance beyond the control of the Contractor, such as a ceasing of production by a manufacturer, stoppage of multiple modes of transportation, a catastrophic destruction of portion of the site upon which the improvements are being installed, war, strike, riot, crime, or an "act of God" (such as windstorm or earthquake). However, *force majeure* is not intended to excuse negligence or other malfeasance of the Contractor nor excuse a prior lack of timely performance and may only be invoked when the Contractor has so notified the Town of the event causing the delay and is diligently taking all reasonable actions to cope with events causing the delay.

X. Termination or Extension of the Contract or Work Hereunder

This Contract may be terminated by either party for a material breach of this Contract by the other. The party seeking to terminate the Contract must provide a ten (10) calendar day notice to the other party of their intent to terminate and must allow a seven (7) calendar day period to cure the breach. In the event that a party breaches and cures the Contract on three occasions, to the continuing detriment of the other, the breaching party may be given a final thirty (30) day notice of intent to terminate and then terminate the Contract without recourse by the other.

Refusing to make payment to subcontractors for materials or labor in accordance with their respective agreements between subcontractors and Contractor, among other actions or failure to perform, constitutes a material breach on behalf of the Contractor.

In the event of any such termination, the Contractor shall submit a final bill to reflect the services it provided up to the date it received the final notice of intent to terminate, and the Town shall pay the Contractor in accordance with the terms of this Contract.

XI. Notices

All notices required or permitted under this Contract shall be in writing and considered properly served if they are delivered by hand or certified mail with return receipt requested to the Contractor or to the last known place of business of the Contractor or to the Board of Selectmen's office in the case of the Town or such other address as shall from time to time be established in writing by one party to the other as its new address.

If to the Town: Board of Selectmen
6 Holland Street
P.O. Box 139
Moultonborough, NH 03254

If to the Contractor: Lacewood Group, Inc.
961 Whittier Highway
P.O. Box 868
Moultonborough, NH 03254

Notices shall be considered received upon the day of hand delivery or, in the instance of mail delivery, upon three business days having expired after the date of mailing.

XII. Parties Bound

This Contract shall be binding upon the successors, heirs, and assigns of the parties hereto. The Contractor shall not underlet or assign this Contract to another party, nor assign any rights or claims hereunder, including the use of subcontractors, without the express written permission of the Town, which is not to be unreasonably withheld.

XIII. Amendments

This Contract may be modified at any time in writing by the mutual consent of the parties executed in the same manner as this original Contract.

XIV. Entire Agreement

The text herein contains the entire agreement of the parties. No prior understanding, oral interpretation, direction or change, unless executed in writing, shall be valid. If any provision, or portion thereof, of this Contract is held invalid or unenforceable that Contract provision shall be deemed severable and the remainder of the Contract shall not be affected and shall remain in full force and effect.

XV. Arbitration of Disputes

Any dispute arising out of or related to this Contract or the interpretation of performance thereof, shall be decided by arbitration under the Construction Industry Rules of the American Arbitration Association and performance thereof shall be the award. The arbitration shall award reasonable attorney's fees and expenses to the prevailing party. If any party after due notice fails to appear at or participate in arbitration proceedings, the arbitrator shall make an award based upon evidence presented by the party or parties who do appear and participate. In the event that there are court proceedings arising out of or related to the performance or interpretation of this contract, the court shall award reasonable attorney's fees to the prevailing party.

XVI. Warranties

The Contractor shall correct any workmanship not conforming to the terms agreed upon in this Contract for a period of one year after substantial completion. Any material or equipment used to complete the Work will follow their respective manufacturers' warranties.

The Contractor does not warranty workmanship that was originally accepted by the Town at the time of completion of Work and has since been subject to changes in appearance due to environmental factors.

XVII. Applicable Law

This Contract is entered into under laws of the state of New Hampshire and shall be construed and interpreted in accordance with the laws of said state.

IN WITNESS WHEREOF the Town of Moultonborough has caused this Contract to be executed in its corporate name and its Chairman of its Board of Selectmen, duly authorized and Contractor have set their hand and seal, as of the day and year first written above.

CONTRACTOR

Lawrence R. Cotter, President
Lakewood Group, Inc.

TOWN

Kevin D. Quinlan, Chairman
As an agent for the Town of Moultonborough and not in their individual capacity.

Attached Exhibits:

Exhibit A: Scope of Work

Exhibit B: Function Hall ADA Compliant Bathroom, Request for Design/Build Proposals

Exhibit C: Function Hall ADA Compliant Bathroom, Addendum #1

Exhibit D: Contractor's Proposal

Exhibit A: Scope of Work

Renovations and alternation to existing bathrooms and surrounding areas. Reconfigure bathroom layout to add a new ADA compliant bathroom. All work is based on the layout provided. Please note: the installation of drywall and fireproofing around ductwork and piping is not included in the Scope. See clarifications below for more information and the complete Scope.

Additional Clarifications:

Plans / Design:

- a. Provide stamped architectural plans

Existing conditions and demo:

- a. Design new restroom layout and provide construction drawings.
- b. Install dust protection as needed.
- c. Demolition of select walls, doors, finishes, ceilings urinals, sinks to accommodate new layout per plans provided and approved.
- d. Provide dumpster for debris and conex box for storage.
- e. Disposal of all materials/debris removed during demo.
- f. Cut and remove section of flooring and concrete for new toilet and sink.
- g. Remove (2) windows, (1) from each restroom.
- h. Daily Cleanup.

General Carpentry:

- a. Layout new wall configuration per approved plans.
- b. Furnish and install new framing for walls Layout new wall configuration per approved plans.
- c. Furnish and install new framing for walls
- d. Furnish and provide blocking in walls for wall mounted fixtures.
- e. Frame openings for new doors.
- f. Infill openings from windows removed.
- g. Pour new concrete in disturbed areas.

Finishes:

- a. Furnish and Install drywall on all new walls.
- b. Tape, sand and finish new drywall walls.
- c. Furnish and install new acoustic ceiling grid and tiles throughout bathrooms and hall.
- d. Furnish and install new FRP paneling in ADA Bathroom and new alcoves outside existing Furnish and install (2) grab bars for new ADA restroom (per code).
- e. Furnish and install (1) new baby changing stations in ADA bathroom.
- f. Furnish and install (4) new oak prefinished solid core commercial style doors, hollow metal frames and hardware which includes push pull plates, closers, hinges, kick plates, door stops, passage sets, locksets, privacy indicator deadbolt for ADA door.
- g. Remove existing siding from back of building, salvage and reuse to make repairs where windows were removed.

- h. Epoxy floor in new bathroom and patches where walls were removed. (Please note: due to age of existing floor epoxy may not match existing areas.)
- i. Furnish and Install 3 new hand dryers

Specialties:

- a. Furnish and install (2) grab bars for new ADA restroom (per code).
- b. Furnish and install (1) new baby changing stations in ADA bathroom.
- c. Furnish and Install new mirror in ADA bathroom.

Mechanical / Plumbing:

- a. Plumbing make-safe, cut and cap, and any relocating of piping for demo and construction.
- b. Demo or urinal from men's room to accommodate new layout.
- c. Re-route water piping for new layout.
- d. Install new drainage and water lines for additional toilet and sink.
- e. Tie drainage into existing @ exterior of building.
- f. Furnish and install new toilet and sink.
- g. Add a supply and return diffuser in new ADA bathroom from existing trunk line.

Electrical:

- a. Use existing electrical load center for new power requirements, add breakers as needed.
- b. Relocate existing hot water feed to the new location and provide new disconnect.
- c. Remove and reinstall the existing electrical baseboard heat in men's and women's bathroom
- d. Provide new wall mounted t Stats.
- e. Provide 1 new 4' baseboard 1000 watt electric heat with wall mounted T stat.
- f. Provide and install in the men's room a total of (03) new 2-by-4 LED troffer light fixture with
- g. switch.
- h. Provide and install in the men's room a total of (03) new 2-by-4 LED troffer light fixture with
- i. switch.
- j. Women's room, Reuse the existing LED fixtures from each bathroom combined in this room for new light designed with (01) wall switch.
- k. New ADA bathroom Provide and install (01) 2 by 4 LED troffer with (01) wall switch.
- l. Reuse the existing EBU located in the new ADA bathroom and relocate the existing remote Emergency heads in each bathroom
- m. Install new bathroom exhaust in ADA bathroom.
- n. Install electrical wiring for each hand dryer.

MEMORANDUM – OFFICE OF THE TOWN ADMINISTRATOR



Town of Moultonborough
6 Holland Street - PO Box 139
Moultonborough, NH 03254
(603) 476-2347 * Fax (603) 476-5835
e-mail: cterenzini@moultonboroughnh.gov



TO: All Interested Parties

FROM: Carter Terenzini, Interim Town Administrator *Carter*

RE: ADA Unisex Bathroom @ Town's Function Hall

DATE: November 18, 2024

CC: C. Theriault; J. Blackwell; File

**Town of Moultonborough, NH
Request for Design/Build Proposals**

The Town of Moultonborough is seeking proposals from qualified construction firms teamed with a qualified design professional to provide design and construction services for the development of a Unisex bathroom that is fully ADA compliant. The new bathroom is to be developed within the frame of an existing building known as Function Hall located at 139 Old Route 109 in Moultonborough by demolishing certain portions of existing bath framing, reframing as required and modifying associated interior plumbing and a connection to the existing waste line. The Scope of Services may be obtained from the Office of the Select Board 6 Holland Drive, PO Box 504, Moultonborough, NH 03254 during normal business hours or on the Town's web site at www.moultonboroughnh.gov (click on Bids & Employment). A pre-submission walkthrough will be available to all interested parties at the subject location at 9 a.m. on Tuesday November 26th and Tuesday December 3rd. Proposals must be received in the Office of said Select Board no later than 12 Noon on Monday December 16, 2024, in a sealed envelope plainly marked on the outside as "Moultonborough Function Hall; ADA Compliant Bathroom". If mailed, please submit this envelope inside of a separate sealed envelope for protection against being opened in error. The Town of Moultonborough reserves the right to reject any and/or all proposals and waive any minor informalities as it determines to be in the Town's best interest.

/s/ Carter Terenzini
Interim Town Administrator

Advertise	11/18
Tour Dates	11/26 & 12/03
Questions Due	12/05
Addendums Out	12/10
Bids Due	12/16

GENERAL INFORMATION & SCHEDULE

The purpose of this RFP is to seek a qualified engineering firm or individual to (1) supply the town with plans and cost estimates to create an ADAP compliant unisex bathroom within the Function Hall located at 139 Old Route 109. Cost estimates should include all activities and subcontractors necessary to complete the project.

Pre-response site visit: November 26, 2024 at 9:00 am
December 3, 2024 at 9:00 am

Prospective applicants are encouraged to attend the optional pre-bid site visit to view site and ask any questions about scope of work.

Questions Due: December 5, 2024 at Noon

Any and all questions on the project must be received by the Town no later than 12 Noon, via email or in writing, at cterenzini@moultonboroughnh.gov or the Office of the Select Board at 6 Holland Street, Moultonborough, NH 03254.

Answers Posted: December 10, 2024 at Noon

All Addenda will be posted to the on Town's website of <https://www.moultonboroughnh.gov> (click on Bids & Employment). It is the responsibility of proposers to check the site and account for any addenda posted thereon on their bid sheet and in their price proposal.

Project Description: There are currently two bathrooms separated by a common hallway (See Exhibit A). It is believed that the existing layout (See Exhibit B) can be modified by demolishing certain portions of existing bath framing, reframing as required, relocating the hot water heater, modifying associated interior plumbing (See Exhibit C) and providing a connection to the existing waste line (See Exhibit D). The Town is open to alternative cost effective suggestions.

Project Timeline: It is the intent of the Town to award a contract on or about January 16, 2025 and proceed to execute the same and issue a Notice to Proceed shortly thereafter.

Time for Work: This is an active facility used as an on-premises meal site and the site of preparation for the Meals on Wheels program. You may work from Noon on Thursday thru Sunday Midnight. If you wish to work at other times you may propose to do so subject to the obvious clean-up needs and the approval of the Town.

Insurance Requirements: Prior to commencing work, and throughout the term of this contract, the Contractor shall obtain, and maintain, in the limits and under the conditions set forth below, insurance coverage naming the Town, its officers, employees and assigns, as Certificate Holder and additionally Named Insured, for the following types and levels of coverage:

- Workers Compensation	Statutory
- Automobile and Equipment	\$1 Million/\$2 Million
- Property Damage	\$1 Million/\$2 Million
- General Liability	\$1 Million/\$2 Million

If a sub-Contractor is used for any portion of the work, the Contractor will provide to the Town a similar certificate, in similar amounts and under similar conditions, from the Subcontractor.

Submission Instructions: Responses to this RFP must include the following:

- 1) **Proposed Project Team Members** of (a) firm principal, (b) construction supervisor, (c) subcontractors to be used, (c) firm(s) history and expertise and (d) copies of license(s) for team members to show they are licensed in the State of New Hampshire.
- 2) **Project Experience:** Description detailing no less than five similar contracts within the past three years including (a) the name and contact information for the client project manager, (b) the original contract amount, and (c) the final contract amount.
- 3) **Technical Proposal:** A description of (a) the approach to be taken toward completion of the project, (b) an explanation of any variances to the proposed scope of work, (c) a scope of work that includes steps to be taken, and responsible team member, including sub-contractors, if applicable, (d) a proposed schedule that indicates phasing and overall time for completion.
- 4) **Cost Proposal:** Cost Proposal consisting of (a) a maximum budget amount inclusive of all fees and expenses (b) a schedule of expenses per trade of subcontractor to be employed and (c) an outline of material and (d) fixtures to be used by product name and identification

Selection Criteria: The award of a contract will be made upon the basis of:

- (a) Responsive and responsible to proposal requirements;
- (b) Demonstrated organizational capacity to complete the project;
- (c) Demonstrated successful prior experience; and
- (d) Acceptable project costs and timeline.

Proposal Due Date December 16, 2024 at Noon in the Office of said Select Board, 6 Holland Street, Moultonborough, NH 03254, in a sealed envelope plainly marked on the outside as "Moultonborough Function Hall; ADA Compliant Bathroom", at which time they will be publicly read aloud. If mailed, please submit this envelope inside of a separate sealed envelope for protection against being opened in error. Proposals submitted in any other format or received after the deadline WILL NOT be considered.

The Town of Moultonborough reserves the right to reject any and/or all proposals and waive any minor informalities as it determines to be in the Town's best interest.



NOTICE OF ADDENDUM



Addendum #1

Moultonborough Function Hall ADA Compliant Bathroom

You must account for any additional work set forth in this addendum and acknowledge the receipt of said Addendum on the attached proposal form.

You must use the attached proposal cover form as part of your submission!

Q: Is the town expecting a Stamped Engineered set of plans or will in-house (CAD) drawings be acceptable?

A: You will not need to submit a set of stamped drawings with your proposal. However, the Building Inspector has determined that he will require a set of stamped drawings in order to ensure complete compliance with code/accessibility requirements. So, do be sure to include the anticipated price of such services in your cost proposal.

Q: Does the project need to be bonded?

A 1: We do not anticipate that the project needs to be bonded unless the value of your proposal exceeds \$125,000. [RSA 447:16 requires that "Officers... agents or other persons who contract in behalf of... any political subdivision thereof for the construction, repair or rebuilding of public buildings... shall if said contract involves an expenditure of... \$125,000 in behalf of a political subdivision... obtain as a condition precedent to the execution of the contract, sufficient security, by bond or otherwise, in an amount equal to at least 100 percent of the contract price..."].

A 2: However, in the alternative, we will require a retainage of 10% on each progress payment, and certificates of payment received from each subcontractor for work due under that progress payment, until such time as the work is complete and we have issued a Certificate of Completion.

Q: Can they get weekend inspections?

A: This is highly likely but would need to be pre-arranged as the Inspector cannot confirm availability without knowing when those weekends might be.

Q. Will a Fire "pull station" be required?

A: No but... An "occupant notification device" with visual and audible features will be installed in each bathroom to notify the hearing impaired of an activation of the fire alarm system. This

will be ceiling mounted and provided and paid for outside of the contract by the Owner. It will be the responsibility of the Contractor to maintain close coordination with the Owner so that the Owner may arrange for the requisite pre-wiring and final installation.

Q: Can they make appointments to do a walk through with their contractors other than the tour dates that are in the bid package?

A: Yes. You may arrange the same by contacting the Owner's representative via email at facilities@moultonboroughnh.gov. You may also do a site inspection during any open hours of the facility provided you understand that you may not interrupt any normal and ordinary use of the facility.

Q: Must I match the same color of floor finish wherever I am cutting into, doing demolition, or otherwise creating or exposing raw floor?

A: You do not need to match the existing floor coloring if you cannot. However, you must submit what you propose to use for approval and you must bring the floor treatment to a clean "break line" to ensure a finished look to the work/

Q: May I do any preparatory work ahead of the weekends?

Yes, depending upon what you propose to do and obtaining pre-approval. A perfect example is you may be able to accomplish the relocation of the hot water heater on an overnight basis. Bear in mind, this is a working facility. In addition to the working hours set forth in the original issuance of this RFP, you may work after 2p and you must be completed, fully cleaned up and out of the facility by 6a. Once we have an executed contract, we will work with you on your schedule and schedule around any such additional working hours you might propose to use.

Town of Moultonborough
ADA Unisex Bathroom @ Town's Function Hall
Proposal Cover Form
(Please Print or Type)

Name of Proposer: _____

Address: _____

Contact Person: _____
Telephone _____ Fax _____
Email _____

ATTENTION:

Mr. Carter Terenzini, Interim Town Administrator
Town of Moultonborough
6 Holland Street
PO Box 139
Moultonborough, NH 03254

Dear Mr. Terenzini:

Having examined the documentation provided with the subject Request for Design/Build Proposals for Bids the undersigned proposes to furnish all materials as requested in accordance with the subject documents.

The undersigned acknowledges Addenda # _____
(If none, write none).

If I am notified my proposal is accepted within forty five (45) days of the bids having been opened, I will execute a contract for the work within fourteen (14) days thereafter.

I propose to provide the work, as set forth in my cost proposal attached for the sum of:

\$ _____
(In Figures)

_____ Dollars and _____ Cents
(In Words)

Town of Moultonborough
ADA Unisex Bathroom @ Town's Function Hall
Proposal Cover Form
Page 2

I propose to complete the project in _____ calendar days from the notice to proceed.

I have attached a section on my team, our project experience and our technical proposal as specified in the Request for Proposals.

I understand that the town reserves the right to reject any and all proposals, and waive any minor or non-material informalities, if deemed to be in its best interests.

I understand that the Town may hold my proposal for forty five (45) days prior to awarding a contract.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to submitting this proposal, (2) I am fully authorized to submit this bid, (3) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be and (4) that I, to the best of my knowledge and belief, have paid all taxes, fees, assessments, betterments or other municipal charges that I owe to the Town of Moultonborough or have payment agreement in place or have filed an appeal over the same.

Signature of Bidder

Title of Bidder

Corporate
Seal

Signed this _____ day of _____, _____.

Town of Moultonborough
ADA Unisex Bathroom @ Town's Function Hall
Proposal Cover Form
(Please Print or Type)

Name of Proposer: Lane Wood Group Inc
Address: P.O. Box 868
Moultonborough NH 03254
Contact Person: 603-455-4185 Telephone Fax
Larry @ lane wood . com Email

ATTENTION:

Mr. Carter Terenzini, Interim Town Administrator
Town of Moultonborough
6 Holland Street
PO Box 139
Moultonborough, NH 03254

Dear Mr. Terenzini:

Having examined the documentation provided with the subject Request for Design/Build Proposals for Bids the undersigned proposes to furnish all materials as requested in accordance with the subject documents.

The undersigned acknowledges Addenda # ONE
(If none, write none).

If I am notified my proposal is accepted within forty-five (45) days of the bids having been opened, I will execute a contract for the work within fourteen (14) days thereafter.

I propose to provide the work, as set forth in my cost proposal attached for the sum of:

\$ 65,743.00
(In Figures)
Sixty-Five thousand seven hundred forty three Dollars and zero Cents
(In Words)

Town of Moultonborough
ADA Unisex Bathroom @ Town's Function Hall
Proposal Cover Form
Page 2

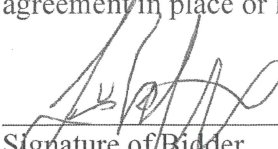
I propose to complete the project in 60 calendar days from the notice to proceed.

I have attached a section on my team, our project experience and our technical proposal as specified in the Request for Proposals.

I understand that the town reserves the right to reject any and all proposals, and waive any minor or non-material informalities, if deemed to be in its best interests.

I understand that the Town may hold my proposal for forty-five (45) days prior to awarding a contract.

I certify, under the penalties of perjury, that (1) I have had an opportunity to view the full bid package and am aware it was my responsibility to perform my own due diligence appropriate to submitting this proposal, (2) I am fully authorized to submit this bid, (3) I have not engaged in discussions, negotiations, or collusion with any person to determine what my bid will be and (4) that I, to the best of my knowledge and belief, have paid all taxes, fees, assessments, betterments or other municipal charges that I owe to the Town of Moultonborough or have payment agreement in place or have filed an appeal over the same.



Signature of Bidder

President Lamoine Group Inc

Title of Bidder

Corporate
Seal

Signed this 16 day of December, 2024.



Lacewood Group Inc. General Contractors
961 Whittier Highway Moultonborough, NH 03254
P.O. Box 868
603-476-2624 (p) - 603-476-2623 (f) - www.lacewood.com

Proposal

Date: December 16, 2024
Project#: LGI-24-1208-03

Project Name: Moultonborough Lions Club ADA renovation
Location: 139 Old Rt 109 Moultonborough NH 02254

Owner / Client: **Town of Moultonborough**
ATTN: **Carter Terenzini**

Scope of Work

Renovations and alterations to existing bathrooms and surrounding area. Reconfigure bathroom layout to add a new ADA compliant bathroom. All work is based on using the layout provided. See clarifications below for more info and complete scope.

Total Base Cost: \$65,743.00

w/ Alternative #1: \$70,543.00

Cost Breakdown

1. Plans/design: \$3,125.00
2. Existing conditions/Demo: \$6,230.00
3. General Carpentry: \$8,320.00
4. Finishes: \$29,025.00
5. Specialties: \$2,524.00
6. Plumbing/HVAC: \$8,600.00
7. Electric: \$7,919.00
8. Add/Alternative: \$4,800.00

Payment Terms

Monthly requisitions for work completed and materials stored to date including any needed vendor deposits. Payment is due 30 days from the invoice date. This proposal may be withdrawn if not accepted within 45 days.

Additional Clarifications:

Price includes:

Plans / Design:

- Provide stamped architectural plans.

Existing conditions and demo:

- Design new restroom layout and provide construction drawings.
- Install dust protection as needed.
- Demolition of select walls, doors, finishes, ceilings urinals, sinks to accommodate new layout per plans provided and approved.
- Provide dumpster for debris and conex box for storage.
- Disposal of all materials/debris removed during demo.
- Cut and remove section of flooring and concrete for new toilet and sink.
- Remove (2) windows, (1) from each restroom.
- Daily Cleanup.

General Carpentry:

- Layout new wall configuration per approved plans.
- Furnish and install new framing for walls.
- Furnish and provide blocking in walls for wall mounted fixtures.
- Frame openings for new doors.
- Infill openings from windows removed.
- Pour new concrete in disturbed areas.

Finishes:

- Furnish and Install drywall on all new walls.
- Tape, sand and finish new drywall walls.
- Furnish and install new acoustic ceiling grid and tiles throughout bathrooms and hall.
- Furnish and install new FRP paneling in ADA Bathroom and new alcoves outside existing restrooms.
- Furnish and install (2) grab bars for new ADA restroom (per code).
- Furnish and install (1) new baby changing stations in ADA bathroom.
- Furnish and install (4) new oak prefinished solid core commercial style doors, hollow metal frames and hardware which includes push pull plates, closers, hinges, kick plates , door stops, passage sets, locksets, privacy indicator deadbolt for ada door.
- Remove existing siding from back of building, salvage and reuse to make repairs where windows were removed.
- Epoxy floor in new bathroom and patches where wall were removed. (Please note that due to age of existing floor epoxy may not match existing areas.

Specialties:

- Furnish and install (2) grab bars for new ADA restroom (per code).
- Furnish and install (1) new baby changing stations in ADA bathroom.
- Furnish and install new mirror in ADA bathroom.

Mechanical / Electrical / Plumbing:

- Plumbing make-safe, cut and cap, and any relocating of piping for demo and construction.
- Demo of urinal from men's room to accommodate new layout.
- Re-route water piping for new layout.
- Install new drainage and water lines for additional toilet and sink.
- Tie drainage into existing @ exterior of building.
- Furnish and install new toilet and sink.

- Add a supply and return diffuser in new ADA bathroom from existing trunk line.

Electrical:

- Use existing electrical load center for new power requirements, add breakers as needed.
- Relocate existing hot water feed to the new location and provide new disconnect.
- Remove and reinstall the existing electrical baseboard heat in men's and women's bathroom
- Provide new wall mounted t Stats.
- Provide 1 new 4' baseboard 1000 watt electric heat with wall mounted T stat.
- Provide and install in the men's room a total of (03) new 2-by-4 LED troffer light fixture with (01) switch.
- Women's room, Reuse the existing LED fixtures from each bathroom combined in this room for new light designed with (01) wall switch.
- New ADA bathroom Provide and install (01) 2 by 4 LED troffer with (01) wall switch.
- Reuse the existing EBU located in the new ADA bathroom and relocate the existing remote Emergency heads in each bathroom.
- Install new bathroom exhaust in ADA bathroom.

Add/Alternative:

- Furnish and Install 3 new hand dryers,
- Electrical wiring for each hand dryer.

Exclusions:

- Building permits and fees
- Installation of drywall and/or fireproofing around ductwork, piping, etc. (see below for T&M work and rates).
- Furnishing of toilet paper, soap, and paper towel dispensers.
- Any work to fire alarm including heat or smoke detectors and strobes or security systems.

Miscellaneous:

- The scope of work is limited to those items specifically referenced in this proposal. Additions to the scope of work, including those items needed to remedy unforeseen conditions, will incur additional costs.
- Extra work to be done on a T&M basis at a rate of **\$75.00** normal business hours and **\$85.00/hr** for off hours work., plus materials. All materials provided carry a 25% LGI mark-up.
- The cost of electrical power for construction is the responsibility of the owner.
- The customer is advised that various building components are subject to environmental factors such as, but not limited to, changes in temperature and humidity levels after installation. These changes may alter the appearance of finish surfaces and result in material shrinkage and/or expansion, and other changes. Lacewood does not warranty work that was originally accepted by the owner at the completion of work and has been subject to changes in appearance later due to environmental factors.
- Lacewood Group Inc warranties its workmanship for 1yr from substantial completion of above work. All manufacturers' warranties will apply.

LGI Team:

- **Company Owner –** Larry Cotter
- **Project Manager / Supervisor-** Josh Gold
- **Subcontractor List:** Desisto Plumbing
Turner Electrical
Moore Concrete Cutting
Epoxy Floor (to be determined)
Stewart Architects.

Lacewood Group Inc is a local Design Build / General Contractor from Moultonborough NH which has been in business for 40 years.

LGI has extensive experience completing building and remodeling projects including Municipal work, Schools, Medical facilities, all types of Commercial work etc.

Some Recent Projects:	
Thornton School Addition	\$1.3 million
Moultonborough Family Remodel	\$ 395,000.
Ossipee Family Medical	\$ 1.4 million
Tanger Outlets Bathrooms Remodel	\$ 497,000.
J-Jill Tilton Bathrooms Remodel	\$ 51,000.00

Changes in Work: The owner without invalidating the contract may order changes in the work within the general scope of the contract consisting of additions and deletions or other revisions, the contract sum, and contract time adjusted accordingly in writing. If the owner and contractor cannot agree to a change in the contract sum the owner shall pay the contractor, its actual cost-plus reasonable overhead and profit.

Arbitration of Disputes: Any dispute arising out of or related to this contract or the interpretation of performance thereof, shall be decided by arbitration under the Construction Industry Rules of the American Arbitration Association and performance thereof shall be the award. The arbitration shall award reasonable attorney's fees and expenses to the prevailing party. If any party after due notice fails to appear at or participate in arbitration proceedings, the arbitrator shall make an award based upon evidence presented by the party or parties who do appear and participate. In the event that there are court proceedings arising out of or related to the performance or interpretation of this contract, the court shall award reasonable attorney's fees to the prevailing party.

Insurance: The Contractor to supply General Liability and worker's compensation insurance.

The Owner, if requested shall provide property insurance (Builders risk policy) to cover the value of the Owner's property, including any work provided under this Agreement. The Contractor is entitled to receive an increase in the contract sum equal to the insurance proceeds related to a loss for damage to the work covered by Owner's property insurance.

Each party shall provide certificates of insurance showing their respective coverages prior to the commencement of the work.

Unless specifically precluded by the owner's property insurance policy, the Owner and Contractor waive all rights against each other and any of their subcontractors, suppliers, agents and employees, each of the other for damages caused by fire or other causes of loss to the extent covered by property insurance or other insurance applicable to the work.

Construction Procedures: The Contractor shall supervise and direct work and shall be solely responsible for and have control over construction means, safety, methods, techniques, sequences, procedures for coordinating work. All work to follow current state, local codes and current building practices. Until this contract is completed, including any change orders, the owner is not to contact any subcontractors and or vendors that are under contract with LGI who are directly related to this project unless they have written permission by LGI. Any questions and or concerns, scheduling, and any other directives and or changes

in scope are to be directed to the LGI project team.

Any subcontractors and or vendors who are contracted directly by the owner are to follow the direction of LGI including schedule due dates, job safety procedures, and expected work scope and quality standards. If not followed this may result in a permissible delay in completion date.

Termination of Contract: If the Owner fails to make payment as provided per contract agreement for a period of 30 days through no fault of the Contractor, the Contractor may, upon seven days additional notice to the Owner, terminate the contract and recover from the Owner payment for work executed including reasonable overhead and profit, and cost incurred by reason of such termination.

The Owner may terminate the contract if Contractor refuses to make payment to subcontractors for materials or labor in accordance with their respective agreements between subcontractors and Contractor, persistently disregards laws, ordinances, or rules, regulations and orders of authority having jurisdiction, or otherwise guilty breach of a provision of the contract documents.

Warranty: The Contractor in addition to other obligations shall correct any workmanship not conforming to the contract documents for a period of one year after substantial completion. Any material, equipment, will follow their respective manufacture warranties as stated in their policies.

This Contract is to be governed by the laws of the State of New Hampshire.

Contractor's Name: Lacewood Group Inc.

Owner's Name:

X:

X:

(Contractor Signature)

(Owner's Signature)

Title:

Title:

Date:

Date:



NOTICE OF ADDENDUM



Addendum #1

Moultonborough Function Hall ADA Compliant Bathroom

You must account for any additional work set forth in this addendum and acknowledge the receipt of said Addendum on the attached proposal form.

You must use the attached proposal cover form as part of your submission!

Q: Is the town expecting a Stamped Engineered set of plans or will in-house (CAD) drawings be acceptable?

A: You will not need to submit a set of stamped drawings with your proposal. However, the Building Inspector has determined that he will require a set of stamped drawings in order to ensure complete compliance with code/accessibility requirements. So, do be sure to include the anticipated price of such services in your cost proposal.

Q: Does the project need to be bonded?

A 1: We do not anticipate that the project needs to be bonded unless the value of your proposal exceeds \$125,000. [RSA 447:16 requires that "Officers... agents or other persons who contract in behalf of... any political subdivision thereof for the construction, repair or rebuilding of public buildings... shall if said contract involves an expenditure of... \$125,000 in behalf of a political subdivision... obtain as a condition precedent to the execution of the contract, sufficient security, by bond or otherwise, in an amount equal to at least 100 percent of the contract price...".]

A 2: However, in the alternative, we will require a retainage of 10% on each progress payment, and certificates of payment received from each subcontractor for work due under that progress payment, until such time as the work is complete and we have issued a Certificate of Completion.

Q: Can they get weekend inspections?

A: This is highly likely but would need to be pre-arranged as the Inspector cannot confirm availability without knowing when those weekends might be.

Q. Will a Fire "pull station" be required?

A: No but... An "occupant notification device" with visual and audible features will be installed in each bathroom to notify the hearing impaired of an activation of the fire alarm system. This

will be ceiling mounted and provided and paid for outside of the contract by the Owner. It will be the responsibility of the Contractor to maintain close coordination with the Owner so that the Owner may arrange for the requisite pre-wiring and final installation.

Q: Can they make appointments to do a walk through with their contractors other than the tour dates that are in the bid package?

A: Yes. You may arrange the same by contacting the Owner's representative via email at facilities@moultonboroughnh.gov. You may also do a site inspection during any open hours of the facility provided you understand that you may not interrupt any normal and ordinary use of the facility.

Q: Must I match the same color of floor finish wherever I am cutting into, doing demolition, or otherwise creating or exposing raw floor?

A: You do not need to match the existing floor coloring if you cannot. However, you must submit what you propose to use for approval and you must bring the floor treatment to a clean "break line" to ensure a finished look to the work/

Q: May I do any preparatory work ahead of the weekends?

Yes, depending upon what you propose to do and obtaining pre-approval. A perfect example is you may be able to accomplish the relocation of the hot water heater on an overnight basis. Bear in mind, this is a working facility. In addition to the working hours set forth in the original issuance of this RFP, you may work after 2p and you must be completed, fully cleaned up and out of the facility by 6a. Once we have an executed contract, we will work with you on your schedule and schedule around any such additional working hours you might propose to use.

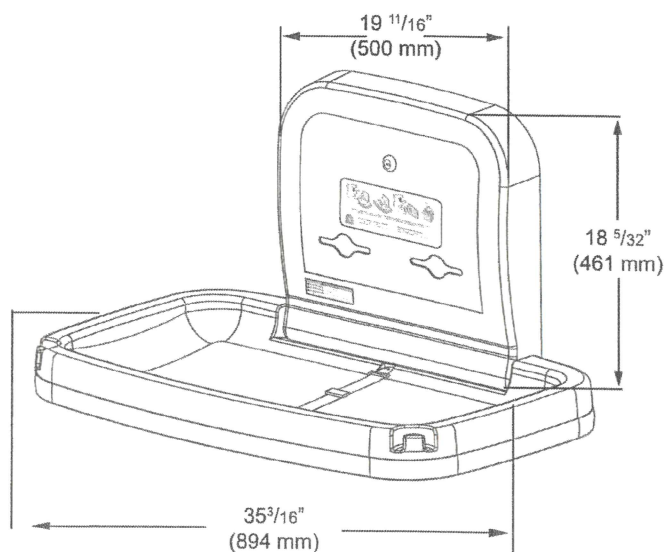
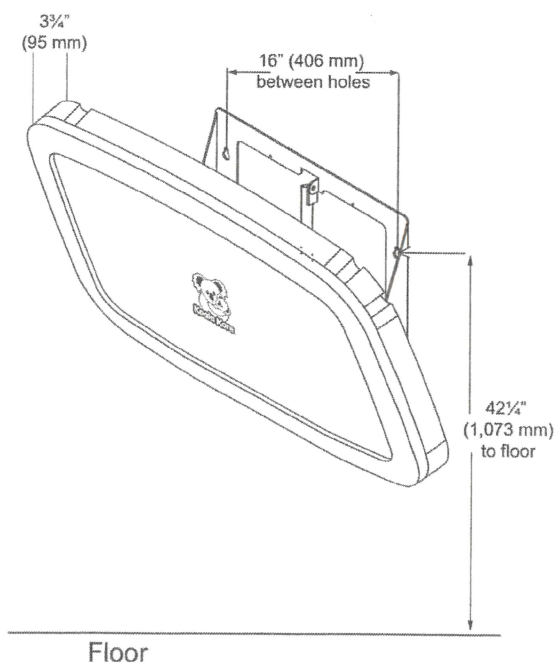
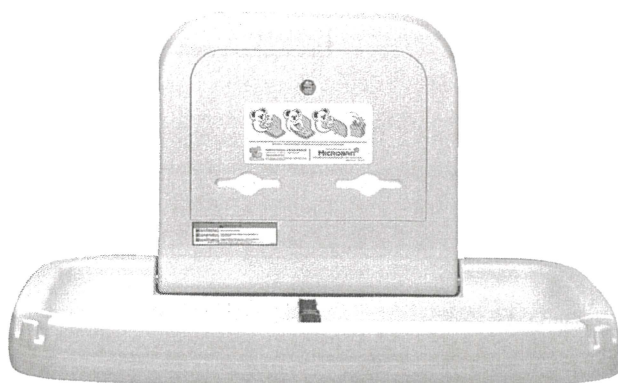
KOALA KARE PRODUCTS

KB200 HORIZONTAL WALL MOUNTED BABY CHANGING STATION

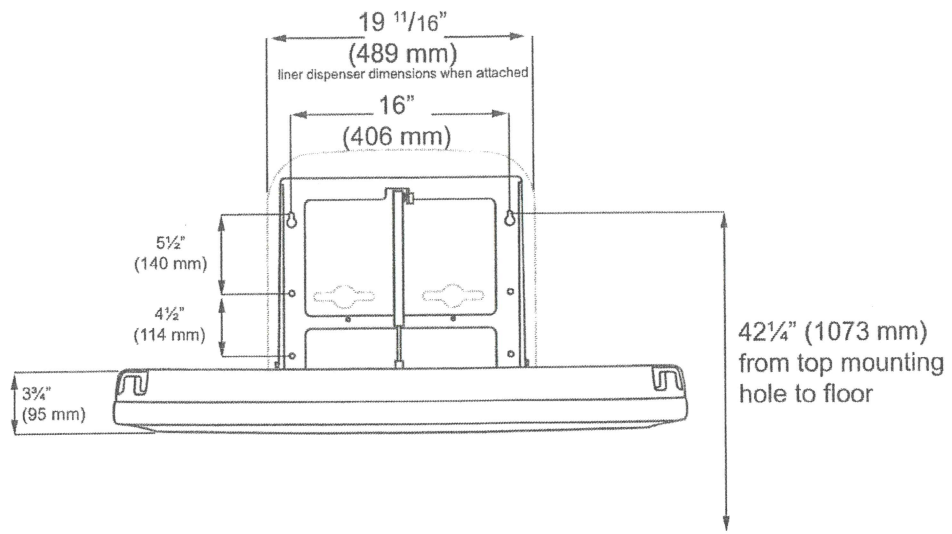
KB200-00 CREAM

KB200-01 GREY

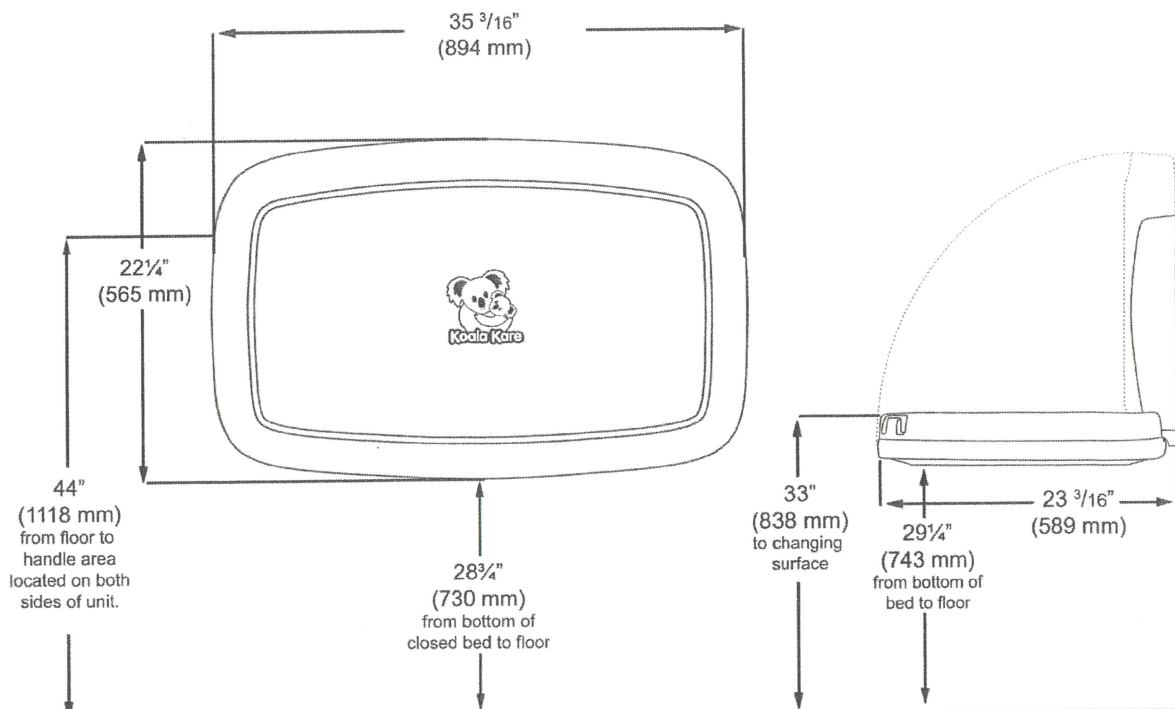
KB200-05 WHITE GRANITE



KB200 TECHNICAL DATA SHEET



Floor



Floor

MATERIALS:

Injection-molded polypropylene with Microban® antimicrobial additive embedded into the bed surface. Reinforced steel-on-steel hinge mechanism and metal mounting chassis with mounting hardware included. Labelled usage instructions and safety messages in four languages. Optional Braille label available. Contoured changing surface area is 450 sq. in (2903 sq. cm) and comes complete with nylon safety strap and bag hooks. Dual cavity liner dispenser holds approximately 50 KB150-99 bed liners.

OPERATION:

Concealed pneumatic cylinder and metal mounting chassis provides controlled, slow opening and closing of bed. Polypropylene is easy to clean and resists odors and bacterial growth. Complies with ASTM static load performance requirements when properly installed.

Warning: To ensure that the unit supports the intended loads, baby changing stations must be properly installed according to the manufacturer's instructions.

SPECIFICATION:

Baby changing station body shall be durable, injection-molded polypropylene. Design of unit shall be surface-mounted. Unit shall be equipped with a pneumatic cylinder for controlled opening and closing of bed. Bed shall be secured to metal mounting chassis with a concealed steel-on-steel hinge. No hinge structure shall be exposed on interior or exterior surfaces. Unit shall have mounting hardware included. Unit shall have Microban® antimicrobial embedded into plastic material on the changing surface. Unit shall comply with ADA regulations when properly installed. Bed shall have smooth concave changing area with a nylon safety strap and two hooks for bags or purses. The design and manufacture of Koala products is intended to be compliant with the 2010 ADA Standards for Accessible Design and the 2009 ICC A117.1, Accessible and Usable Buildings and Facilities. Unit shall conform to ASTM F 2285-04 Standard Safety Performance Specification for Diaper Changing Tables for Commercial Use, ANSI Z535.4 Product Safety Signs and Labels, EN 12221:2008, ASTM G22 Antibacterial standards or local code if more stringent installation requirements are applicable for Barrier-Free accessibility.

Unit shall have a built-in Liner Dispenser for use with 3-ply chemical free biodegradable bed liners, instructional graphics and safety messages in 4 languages. Optional Braille label is available. Unit shall be backed by manufacturer's 5-year limited warranty on materials and workmanship and include a provision for replacement caused by vandalism. Unit shall be manufactured in the U.S.A.

INSTALLATION:

To ensure proper installation and compliance to building codes, it is recommended that a qualified person or carpenter perform the installation of the unit. The unit must be properly installed onto a permanent wall that is capable of supporting significant weight and can accommodate the supplied installation hardware. The Koala Baby Changing Station meets ADA regulations when properly installed. Installer should account for the space that a unit occupies when in the down position and with the caregiver (whether standing or seated) in front of the unit. Locate the unit so that paths of travel are maintained around it when being used.

1. Remove changing station from the shipping container and check for any freight damage. If damage is found, please call Koala Kare Products' Customer Service at 888.733.3456. Remove "Installation Kit" and "Operator Kit" from box. Please give "Operator Kit" to facility manager or operator. Box should contain two pieces: the bed and metal mounting chassis and the wall mount liner dispenser. Identify the best location for installing the unit.

2. Remove the bed and chassis from the box and select the wall area where the unit will be installed. Make sure you have taken into consideration the operating clearance of 9½" (241 mm) on both sides of the exposed chassis and 23 3/16" (589 mm) from wall surface when open.

For Wood Stud Wall- Measure from the floor 42¼" (1073 mm) on stud center and mark the wall. The mounting holes are designed for 16" (406 mm) stud centers. Ensure the locations you have marked for the mounting holes are level before drilling. Drill pilot holes for keyhole mounting using a 1/8" regular drill bit. If the wall has wooden studs that are not on 16" (406 mm) centers, you will need to use toggles to secure one side of the unit. The other side should be secured to the stud using the screws provided. You must allow for space inside the wall for the toggles to turn. This will vary depending on the toggles used.

For Masonry or Tile over Stud Wall- Use a 7/32" (5 mm) masonry drill bit for the pilot hole until you hit the stud. Change bit to 1/8" (3 mm) regular drill bit.

For Metal Stud or Concrete Block- If the wall has metal studs or an underlying surface of concrete block, you will need to use toggles to secure one side of the unit. The other side should be secured to the stud using the screws provided. You must allow for space inside the wall for the toggles to turn. This will vary depending on the toggles used.

3. Screw two of the mounting screws into the pilot holes leaving ¼" (6 mm) exposed to allow keyhole slots to be easily mounted over the screw heads. Place chassis over screws. After securing the unit using the keyhole slots, verify that the unit is level. Tighten top two screws so that they are flush with the wall. Use the four lower holes as a guide to mark and drill pilot holes. Use remaining four screws and four washers to complete installation of bed and metal mounting bracket. Insert washers over lower four screws. All SIX screws and four washers must be mounted to the chassis.
4. Ensure liner dispenser is free from damage. Remove key, unlock, and open liner dispenser lid. This will expose liner dispenser mounting holes. Line up dispenser mounting holes onto chassis and secure with the four screws provided. Close and lock the liner dispenser door.
5. Clean work area and inspect unit to ensure it opens and closes smoothly. Give Operator Kit and key to the facility operator.

Replacement Parts: For a list of replacement parts for this product (such as straps, shocks and labels), please visit koalabear.com. Replacement parts and additional liners can be purchased from your local distributor or direct from Koala at koalabear.com.

The illustrations and descriptions herein are applicable to production as of the date of this Technical Data Sheet. The manufacturer reserves the right to, and does from time to time, make changes and improvements in designs and dimensions without notice.



**DECORUM® WALL-HUNG LAVATORY
WITH EVERCLEAN®**

- 20" x 18" vitreous china lavatory with EverClean included
- Available with rear overflow or less overflow
- Recessed self-draining deck with minimal backsplash
- For concealed arm or wall support (wall hanger included)
- ADA and TAS compliant
- Shown with Serin faucets (sold separately)
- Shown with drain grid (sold separately)

- ☐ **9024.000EC** No faucet holes
- ☐ **9024.001EC** Center hole only (CHO)
- ☐ **9024.021EC** CHO with left hand soap dispenser
- ☐ **9024.011EC** CHO with right hand soap dispenser
- ☐ **9024.901EC** CHO less overflow
- ☐ **9024.921EC** CHO with left hand soap dispenser less overflow
- ☐ **9024.911EC** CHO with right hand soap dispenser less overflow
- ☐ **9024.004EC** 4" centers
- ☐ **9024.024EC** 4" centers with left hand soap dispenser
- ☐ **9024.014EC** 4" centers with right hand soap dispenser
- ☐ **9024.904EC** 4" centers less overflow
- ☐ **9024.924EC** 4" centers with left hand soap dispenser less overflow
- ☐ **9024.914EC** 4" centers with right hand soap dispenser less overflow
- ☐ **9024.008EC** 8" centers
- ☐ **9024.908EC** 8" centers less overflow

Nominal Dimensions:

464mm (18-1/4") deep, 508mm (20") wide

Bowl sizes:

354mm (13-15/16") wide, 325mm (12-13/16") front to back, 127mm (5") deep

To Be Specified:

- ☐ Color: ☐ White
- ☐ Faucet*:
- ☐ Faucet Finish:
- ☐ Supplies:
- ☐ 1-1/4" Trap:
- ☐ Suggested carriers include Jay R. Smith models 0801 and 0700

* See faucet section for additional models available

Compliance Certifications -

Meets or Exceeds the Following Specifications:

- ASME A112.19.2 for Vitreous China Fixtures



9024.001EC shown with 2064 Series Serin Faucet

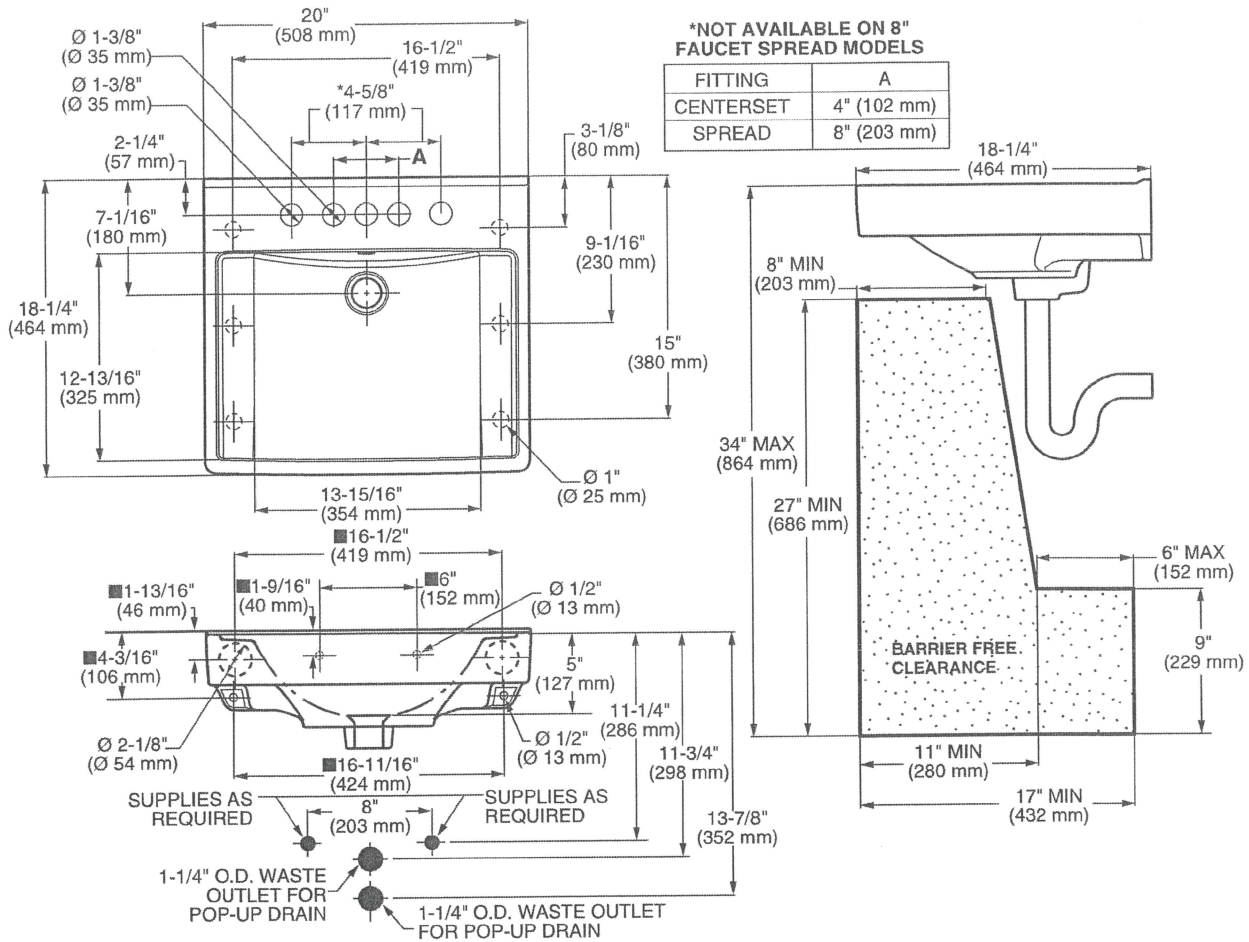


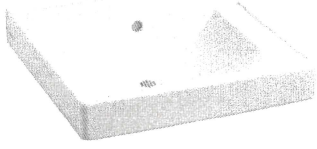
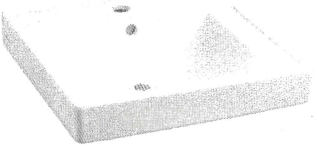
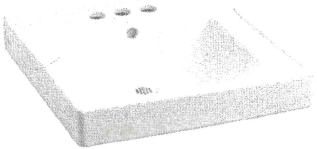
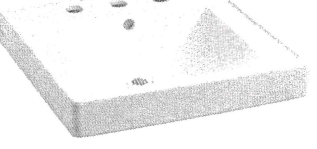
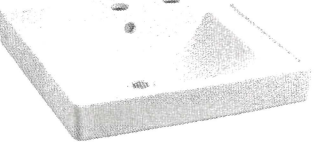
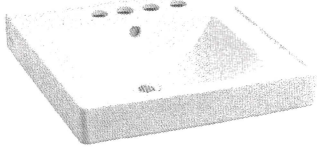
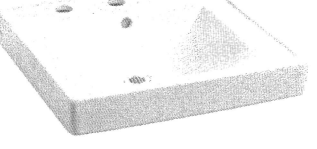
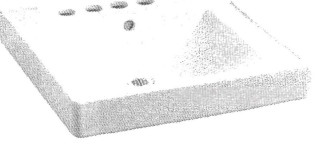
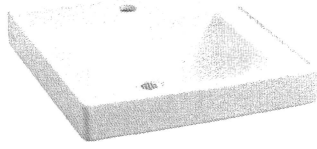
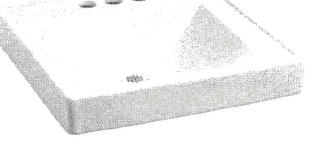

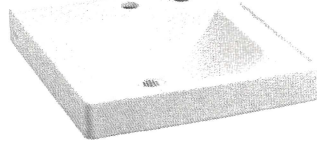
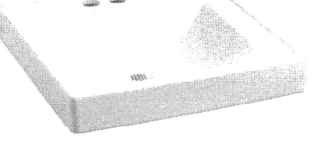
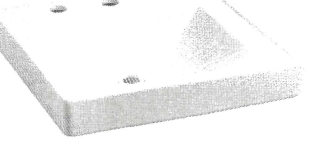
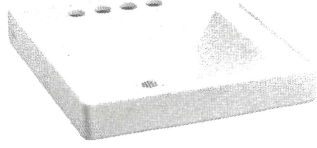
9024.000EC shown with R350 & T064 Series Serin Faucet

SEE NEXT PAGE FOR ROUGHING-IN DIMENSIONS



MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES AND ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES - CHECK LOCAL CODES.
Top of front rim mounted 864mm (34") from finished floor.



 <p>Model 9024.000EC No Faucet Holes</p>	 <p>Model 9024.001EC Center Hole Only (CHO)</p>	 <p>Model 9024.004EC 4" Centers</p>
 <p>Model 9024.008EC 8" Centers</p>	 <p>Model 9024.011EC CHO With Right Hand Soap Dispenser</p>	 <p>Model 9024.014EC 4" Centers With Right Hand Soap Dispenser</p>
 <p>Model 9024.021EC CHO With Left Hand Soap Dispenser</p>	 <p>Model 9024.024EC 4" Centers With Left Hand Soap Dispenser</p>	 <p>Model 9024.901EC CHO Less Overflow</p>
 <p>Model 9024.904EC 4" Centers Less Overflow</p>	 <p>Model 9024.908EC 8" Centers Less Overflow</p>	 <p>Model 9024.911EC CHO With Right Hand Soap Dispenser Less Overflow</p>
 <p>Model 9024.914EC 4" Centers With Right Hand Soap Dispenser Less Overflow</p>	 <p>Model 9024.921EC CHO With Left Hand Soap Dispenser Less Overflow</p>	 <p>Model 9024.924EC 4" Centers With Left Hand Soap Dispenser Less Overflow</p>

XLERATOR® HAND DRYER

MODELS: XL - BW W GR C SB SI SP OPTIONS: -H (HEPA Filter) -1.1N (Noise Reduction Nozzle) -VOLTAGE (See Chart)



XL-SB
Brushed Stainless
Steel

XL-W-H
White Epoxy
Painted

PERFORMANCE

TESTED TO
PCR
GUIDELINES

DRY TIME: 8 SECONDS¹

ENERGY PER USE: 3.7 Wh¹

DATA BASED ON ALL XL .8 NOZZLE DRYERS INCLUDING eHEPA® MODELS

SOUND: 62 - 75 dB(a) Average

VELOCITY: 12,000 - 20,000 LFM @ Air Outlet

FLOW RATE: 39 - 64 CFM

MOTOR RPM: Up to 24,000 RPM

HEAT RANGE: OFF to HIGH: 90°F - 145°F Average @ Air Outlet

WATTAGE: ~1,450 Watts (Heat On) ~510 Watts (Heat Off)

CONSTRUCTION

A. All covers will be fastened to a base plate by two chrome plated tamper-proof bolts. Cover shall be one of the following:

Die-cast zinc alloy – One-piece, heavy-duty, rib-reinforced, lightweight, unbreakable, rustproof and all exposed surfaces shall be bright chrome plated or finished with chip-proof, electrostatically applied epoxy paint.

Bulk Molding Compound (BMC) – White reinforced thermoset resin.

Stainless Steel – with a brushed finish.

Special Image – Digital image applied to die-cast or stainless steel covers using patented Kolorfusion Sublimation Decoration process.

B. Base plate shall be equipped with (3) 7/8" (22 mm) diameter holes, the bottom one is suitable for use with surface conduit.

C. All internal parts shall be coated according to Underwriters' Laboratories, Inc. requirements.

D. Entire mechanism shall be internally grounded.

E. Options

Electrostatic HEPA (eHEPA®) Filtration System: Removes 99.999% of viruses and 99.97% of potentially present bacteria² at 0.3 microns from the airstream.

1.1" Noise Reduction Nozzle: Reduces the sound level by 9 decibels by significantly decreasing air deflection noise while only increasing dry time by approximately 3 seconds.

F. Accessories (optional)

Antimicrobial Wall Guards: 89W (Microban® White), 89B (Microban Black), 89S (Brushed Stainless Steel)

XChanger Paper Towel Dispenser Retrofit Kit: 40575, 40576 (ADA Height)

ADA-Compliant Recess Kit: 40502

MECHANISM

A. **New 50% longer life motor** shall be a thermally protected, series commutated, through-flow discharge vacuum motor/blower (5/8 hp / 24,000 rpm) which provides air velocity of up to 20,000 LFM (linear feet per minute). Includes a washable metal mesh filter for more reliable performance.

B. Heating element (970 W) is constructed of Nichrome wire and mounted inside the blower housing, thereby being vandal resistant. It shall be protected by an automatic resetting thermostat, which shall open whenever air flow is cut off and shall close when flow of air is resumed. It shall produce an average air temperature at the outlet of up to 145°F (63°C) at a 72°F (22°C) ambient room temperature.

C. Control assembly is activated by an infrared optical sensor located next to the air outlet. The dryer shall operate as long as hands are under the air outlet. Control includes a speed and sound control mechanism, adjustable heat control with High, Medium, Low and Off settings and a filter sensor which is activated should the filter become clogged. There is a 35-second lockout feature if hands are not removed. Sensor equipped with externally visible red LED that flashes error codes to assist in troubleshooting.



UL Environment published the first global Product Category Rules (PCR) for Hand Dryers. The PCR created evaluation methods through industry consensus that compare products' environmental impact and performance. Third-party testing results then allow for the creation of certified Environmental Product Declarations (EPDs).



An EPD is a comprehensive, internationally-harmonized report documenting a product's environmental impact over its lifecycle. They enable specifiers and buyers to make a true apples-to-apples comparison of products and make more informed product selections. Excel Dryer received the industry's first certified EPDs.

LIMITED WARRANTY

The dryer shall be guaranteed to be free from defects for a period of **seven (7) years**. Warranty shall include labor performed at factory as well as the repair or exchange of defective parts, at manufacturer's option.

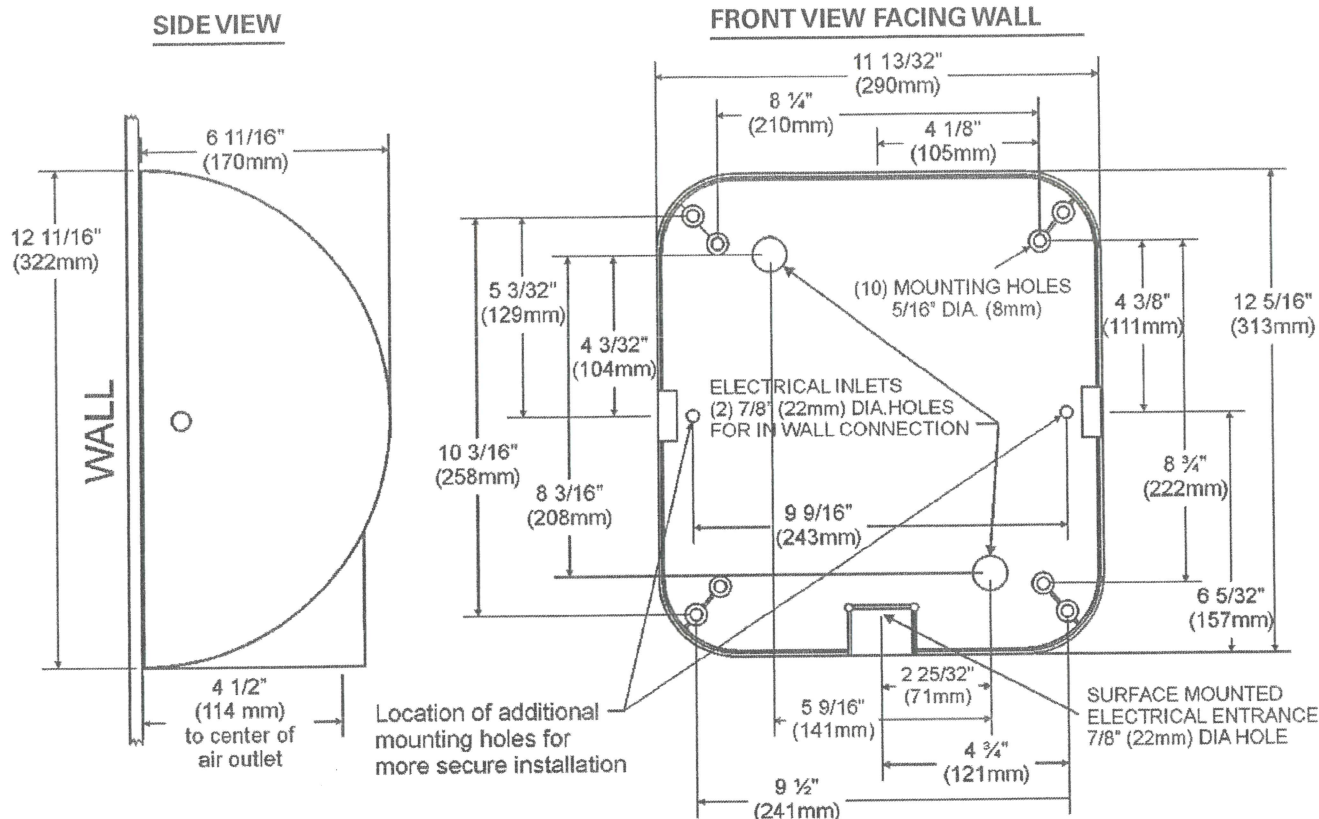
QUANTITY RECOMMENDATIONS

One dryer for every two washbasins is sufficient for most applications. If restroom traffic is unusually heavy, we suggest one dryer per washbasin in small installations and two dryers for every three washbasins in larger installations. When a 54" washfountain is used, we suggest four to five dryers.

XLERATOR® HAND DRYER



MODELS: XL - BW W GR C SB SI SP OPTIONS: -H (HEPA Filter) -1.1N (Noise Reduction Nozzle) -VOLTAGE (See Chart)



DIMENSIONS

Width 11 3/4" (298 mm) Height 12 11/16" (322 mm) Depth 6 11/16" (170 mm)

WEIGHT

XL-BW: 15 lbs. (6.8 kgs.) XL-SB: 16 lbs. (7.26 kgs.) XL-W, GR, C, SI, SP: 17 lbs. (7.71 kgs.)

ELECTRICAL

VOLTS	AMPS	WATTS	AMPS (HEAT OFF)	WATTS (HEAT OFF)	HERTZ	LISTING
110-120V	11.3-12.2A	1,213-1,450W	4.3-4.5A	442-513W	50/60 Hz	UL US
208-240V	5.6-6.2A	1,135-1,450W	2.0-2.2A	495W	50/60 Hz	UL US
208-277V	5.6-6.2A	1,135-1,450W	2.0-2.2A	416-495W	50/60 Hz	UL
230V	6.1A	1,400W	2.1A	500W	50-60 Hz	CE

SUGGESTED MOUNTING HEIGHTS from floor to bottom of dryer:

Men	45" (114 cm)
Women	43" (109 cm)
Teenagers	41" (104 cm)
Small Children	35" (89 cm)
Accessible	37" (94 cm)

CERTIFICATIONS



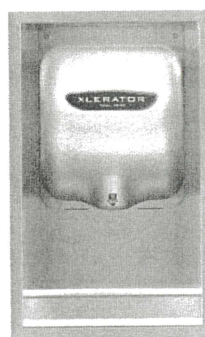
ACTIVATION

Automatic Sensor Operated

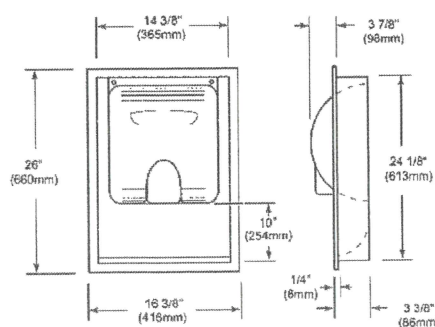
MOUNTING

Surface-Mounted

OPTIONAL ADA-COMPLIANT RECESS KIT



Part # 40502



DIMENSIONS

Width 16 3/8" (416 mm) Height 26" (660 mm) Depth 3 3/8" (86 mm)

Bottom of recessed wall box should be 10" (254 mm) below suggested mounting height for dryer.

¹Dry time and energy use testing performed by SGS International on standard XLERATOR Hand Dryer with 0.8" nozzle to 0.25g or less of residual moisture, pursuant to the UL Environment Global Product Category Rules (PCR) for Hand Dryers. ²Based on testing performed by LMS Technologies, 2023. ³Special Paint powder-coated covers are available in many colors and textures. ⁴Exclusive digital image technology allows for the addition of company, school or team logos with any color, design or a 'green message'.

EXCEL DRYER, Inc.
East Longmeadow, MA

Phone 1.800.255.9235
Fax 1.413.525.2853

sales@exceldryer.com
www.exceldryer.com

MAY
2024

24X-11302

Product Materials

FLANGES: 3" dia. 12-gauge stainless steel.

ESCUTCHEONS: 14-gauge stainless steel. One-piece drawn construction with exposed surfaces in architectural satin finish. Snap over flanges to conceal mounting screws.

TUBING: 1½" O.D. 18-gauge stainless steel, seamless construction with exposed surfaces in architectural satin finish. Bent ends of tubing pass thru the flanges and are welded for maximum strength. Intermediate supports are contour cut and joined by welding to form an integral part of the grab bar. All welds ground and polished to blend. Mandrel bending process maintains uniform bar diameter. Return provides 1½" standard safety clearance between wall and bar.

Strength

When properly mounted, all Bradley heavy-duty grab bar systems meet or exceed the requirements of ANSI Standard A117.1, the ADA and ABA Accessibility Guidelines for Buildings and Facilities (ADAAG), and the Uniform Federal Accessibility Standard (UFAS). See configurations on following page. All 832 grab bars are rated to support up to 250 pounds. Wall must be reinforced in the area of the grab bar in order to support the load it is intended to support.

Guide Specification

Grab bar shall be fabricated of satin finish stainless steel with concealed mounting flanges in sizes and configurations as indicated. Partition mounting kits are available.

Installation

For instructions on installation, warnings, and maintenance, please visit www.bradleycorp.com.

General-purpose mounting screws are provided; however, installers are advised to use the appropriate fasteners based on the specific substrate to ensure secure mounting.

Optional Features

Product Compliance

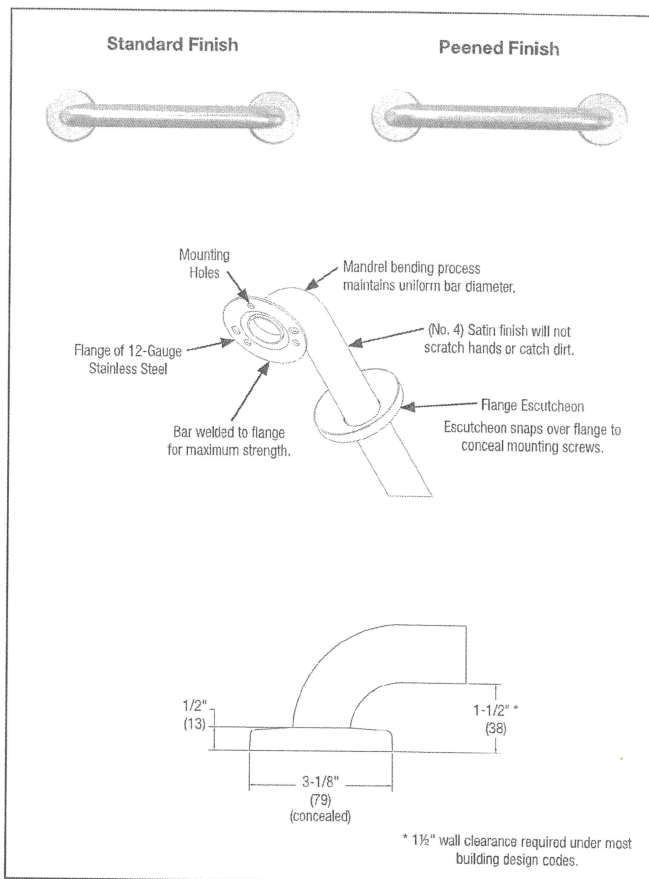
Complies with

- ADA
- ADAAG
- ICC ANSI A117.1
- UFAS



- ☒ Consult local and national accessibility codes for proper installation guidelines.
- ☒ Conformity and compliance to local and national codes is the responsibility of the installer.

Features	Suffix
○ Peened Finish	-2



Bradex® Models

Configuration Number	Shipping Data		Finish Options	
	Cu. Ft.	Wt. Lb.	Satin	Peened
001-12"	0.13	2	X	X
001-18"	0.14	2	X	X
001-24"	0.14	3	X	X
001-30"	0.15	3	X	X
001-36"	0.15	3	X	X
001-42"	0.15	4	X	X
001-48"	0.25	4	X	X
001-54"	0.52	6	X	X
055 (24" X 24")	1.30	4	X	
057 (30" x 30")	2.20	3	X	

NOTE: Models **not listed** in the chart require an additional lead time of 4 weeks.

Orders composed of products indicated as **Bradex®** will be available to ship in three days after receipt of order at the factory. There is no pricing penalty for this service from Bradley.

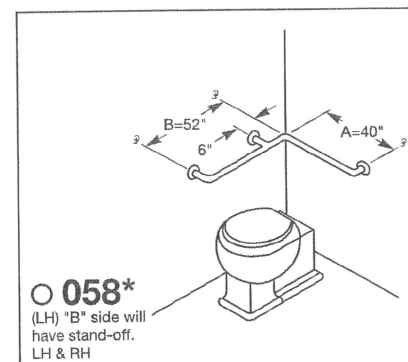
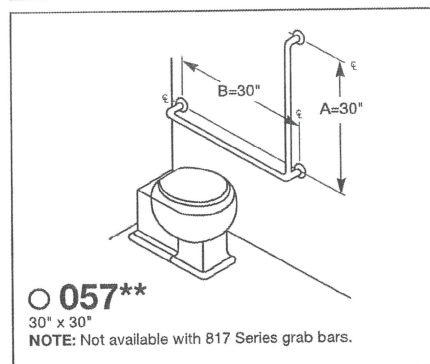
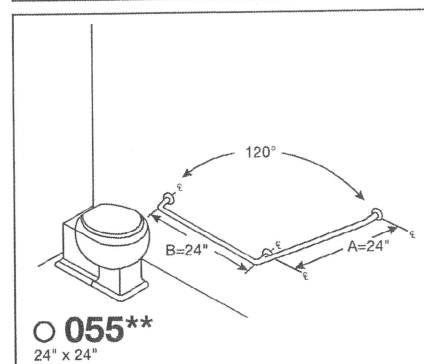
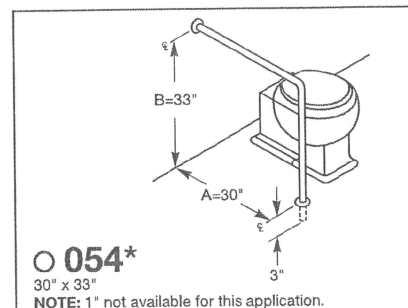
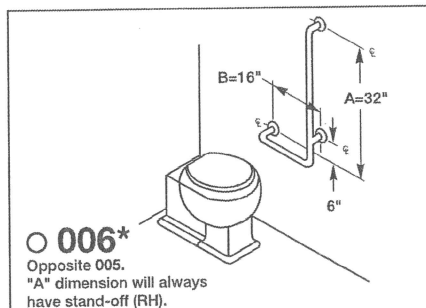
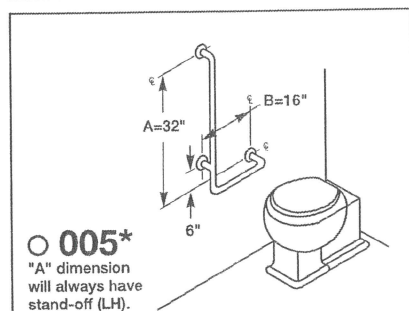
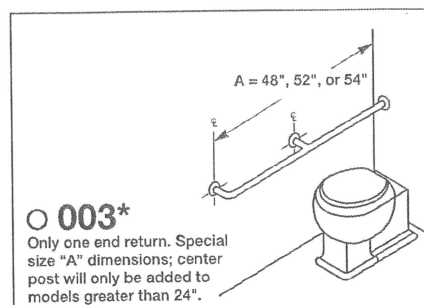
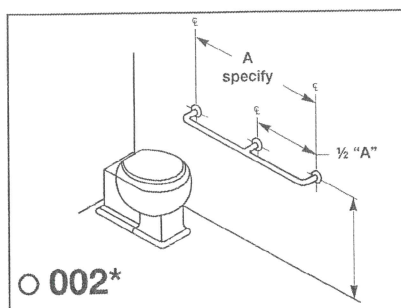
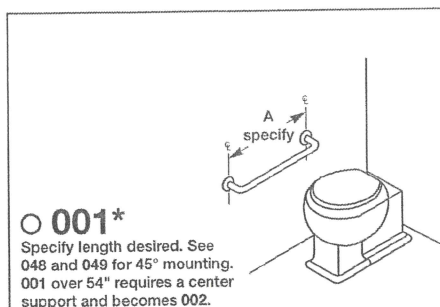


A WATTS Brand

832

Grab Bar Series

Typical Water Closet Applications



* Customizable

** Non-customizable

Orders composed of products indicated as **Bradex**® will be available to ship in three days after receipt of order at the factory. There is no pricing penalty for this service from Bradley.

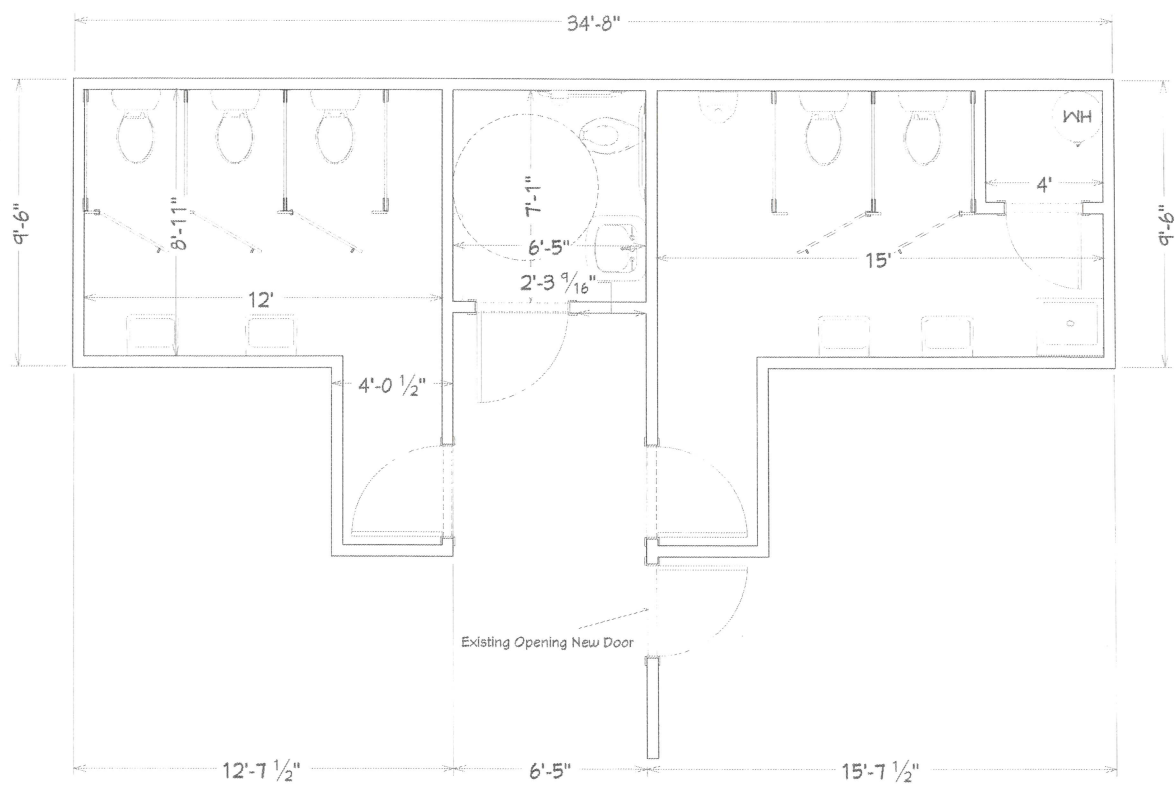
Page 2 of 2

8/23/2024

[View Latest Version](#)

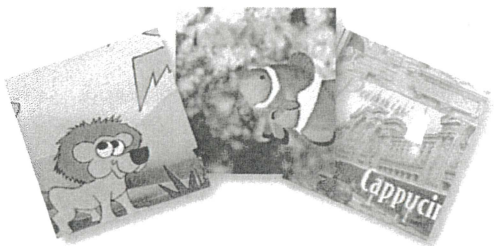
This information is subject to change without notice.
Bradley_GrabBar_832

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P.O. Box 309, Menomonee Falls, WI 53052-0309
800 BRADLEY (800 272 3539) +1 262 251 6000
bradleycorp.com



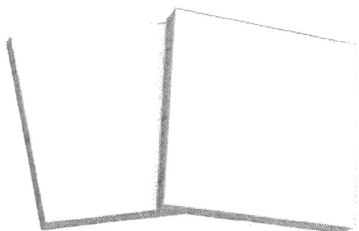
○ 1ST FLOOR
3/4" IN = 1 FT

DATE:	12/16/2024
SCALE:	
SHEET:	P-1
DRAWINGS PROVIDED BY: PROJECT OVERVIEW Moultonborough Lions Club	



Envue™ FRP

Create dramatic photo or graphic mural walls.
See page 12



Laminated FRP

Install directly to studs and add structural rigidity with FRP laminated to plywood or gypsum. See page 13



Classic white

Standard FRP

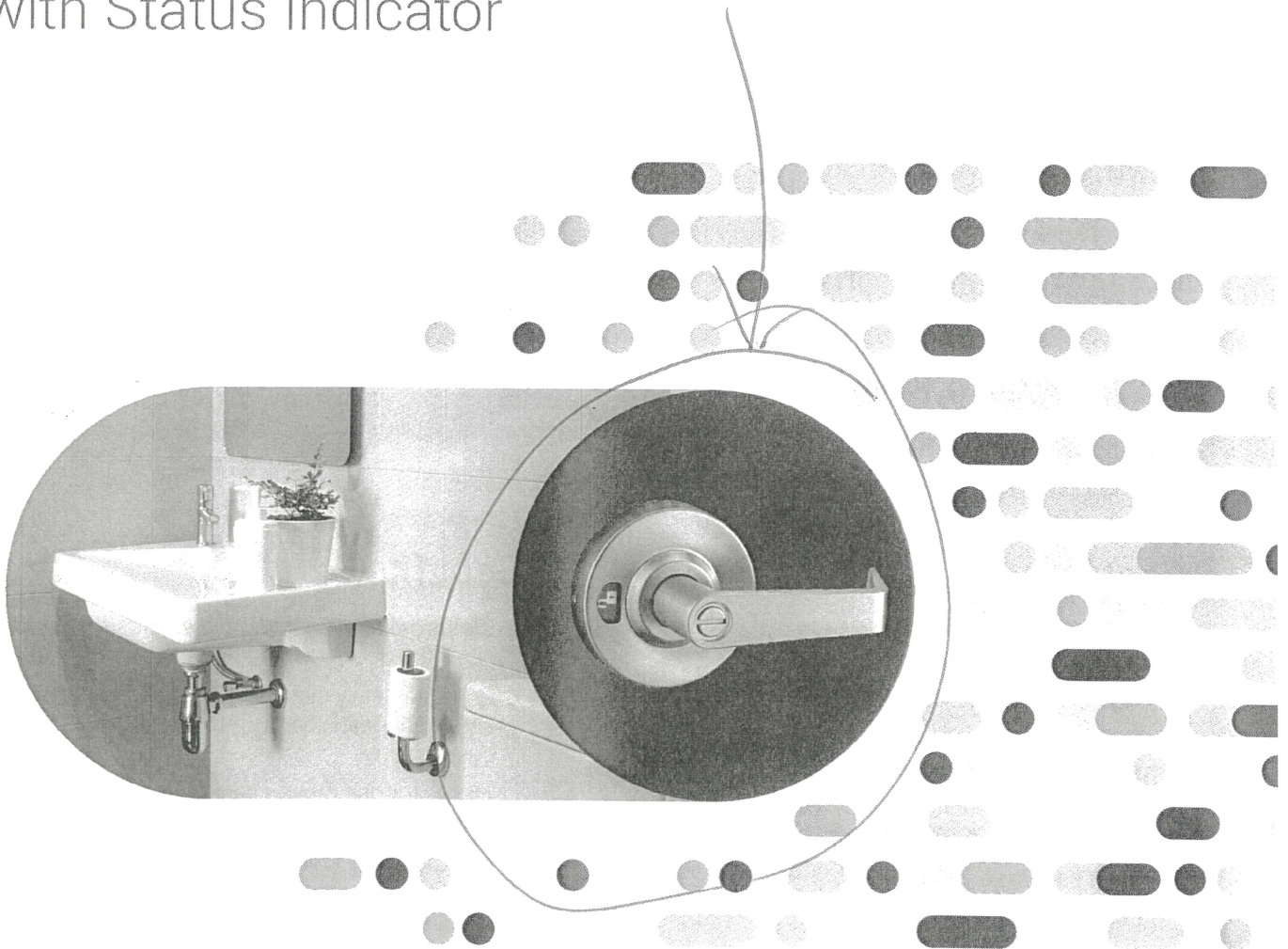
Classic colors on smooth or pebble textured surfaces. See pages 14 and 15

ACCENTRA
ASSA ABLOY

Experience a safer
and more open world

YPL Series

Cylindrical Lock
with Status Indicator



ACCENTRA
ASSA ABLOY

ASSA ABLOY is transitioning the Yale Commercial brand to ACCENTRA. This affects only the brand name; the products and product numbers will remain unchanged. Prior to May 20, 2024, products may be shipped either as Yale Commercial brand or ACCENTRA brand. Products shipping after

The ASSA ABLOY Group is the global leader in access solutions. Every day, we help billions of people experience a more open world.

ASSA ABLOY Opening Solutions leads the development within door openings and products for access solutions in homes, businesses and institutions. Our offering includes doors, frames, door and window hardware, mechanical and smart locks, access control and service.

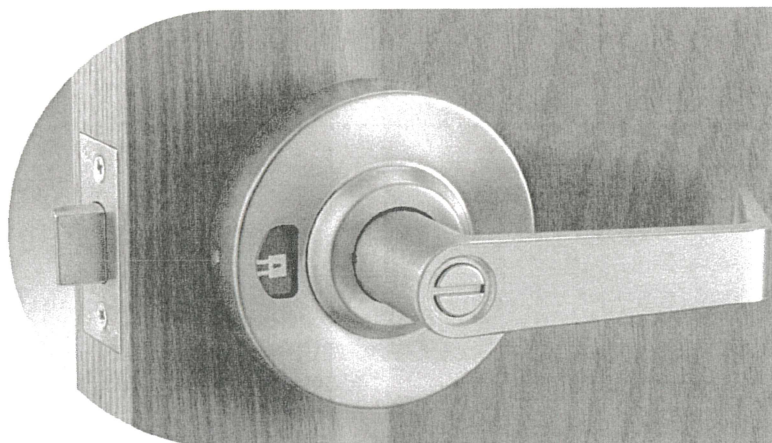
ACCENTRA
ASSA ABLOY

Increased Privacy

Eliminate potentially embarrassing situations and provide peace of mind with the new YPL Series cylindrical lock with status indicator. With a visual display of the occupancy status, the indicator notifies individuals if the door is locked or unlocked, providing an increased level of privacy.

Typical Applications

- Restrooms
- Quiet Rooms
- Nursing Mother's Rooms
- Dressing Rooms
- Conference Rooms



Features

- Bright red or green window display with padlock icon
- Ideal for retrofit applications
- Privacy function with automatic unlock when rotating inside lever or closing door
- Available in 4 beautiful finishes (605, 613E, 626, BSP)
- Patent pending design
- Suitable for multiple applications
- Certified ANSI/BHMA A156.2 Grade 1 and UL/cUL listed for 3 hour doors

Benefits

- Status indicator window allows the user to clearly see if the door is locked or unlocked at a glance
- Quick and easy installation makes upgrading to accommodate a status indicator simple and cost effective
- Allows for one motion egress and prevents lockouts of unoccupied rooms
- Incorporating indicator in the lock, eliminates the need for a separate deadbolt and allows for one motion egress
- Meets strength and durability standards for high use applications



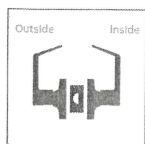
ASSA ABLOY ACCENTRA™ • 225 Episcopal Road, Berlin, CT 06037-4004 • Tel: 1-800-438-1951 • Fax: 1-800-338-0965 • www.accentra-assaabloy.com

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Grade 2 modular, cylindrical locks
ALX Series

Non-keyed functions

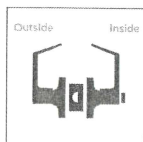


Schlage ALX10
ANSI F75

Passage latch



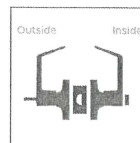
- No key; plain lever both sides; spring latch
- Both levers always unlocked



Schlage ALX40
ALXV40
ANSI F76

Bath/bedroom privacy
lock

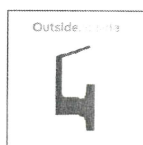
- No key; emergency access coin turn outside; push button inside; spring latch
- Inside push button locks outside lever
- Turn inside lever or close door to release button and prevent lock-out; outside coin turn provides emergency access
- Field selectable Vandgard® feature
- Inside lever is always free for immediate egress



Schlage ALX44
ALXV44
ANSI -

Hospital privacy lock

- No key; emergency turn-button outside; push button inside; spring latch
- Inside push button locks outside lever
- Turn inside lever or close door to release button and prevent lock-out; outside turn-button provides emergency access
- Field selectable Vandgard® feature
- Inside lever is always free for immediate egress

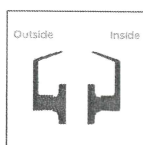


Schlage ALX170
ANSI -

Single dummy trim

- No key; rigid plain lever outside; no hardware inside; no latchbolt
- Use as door pull or matching inactive trim

Note: Not available for in-field function changes.



Schlage ALX172
ANSI -

Double dummy trim

- No key; rigid, plain lever both sides; no latch
- Use as door pull or matching inactive trim

Notes: Latch cover available. Not available for in-field function changes.



Key



Dead latch



Spring latch



Emergency
turn button



Push button

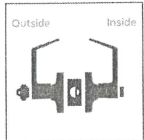


Turn/push
button



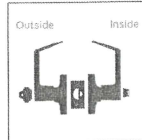
Grade 2 modular, cylindrical locks
ALX Series

Single cylinder deadbolt functions



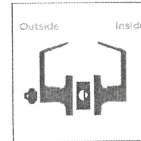
Schlage ALX50
ALXV50
ANSI F82
Entrance/office lock

- Key cylinder outside; push button inside; deadlatch
- Inside push button locks outside lever
- Unlock with key outside or by rotating inside lever
- Field selectable Vandlgard® feature
- Inside lever always free for immediate egress



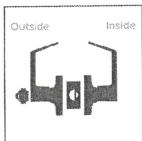
Schlage ALX53
ALXV53
ANSI F109
Entrance lock

- Key cylinder outside; push/turn button inside; deadlatch
- Inside button locks outside lever by pushing button or pushing and turning button
- Pushed button: unlock with key outside or by rotating inside lever
- Pushed/turned button: key outside retracts latch only; unlock by returning inside button to home position then using key or rotating inside lever
- Field selectable Vandlgard® feature
- Inside lever always free for immediate egress



Schlage ALX70
ALXV70
ANSI F84
Classroom lock

- Key cylinder outside; plain lever inside; deadlatch
- Key in outside lever locks or unlocks outside lever
- Field selectable Vandlgard® feature
- Inside lever always free for immediate egress



Schlage ALX80
ALXV86
ANSI F86
Storeroom lock

- Key cylinder outside; plain lever inside; deadlatch
- Outside lever always fixed
- Key can retract the latch
- Field selectable Vandlgard® feature
- Inside lever always free for immediate egress



Key



Dead latch



Spring latch



Emergency
turn button



Push button

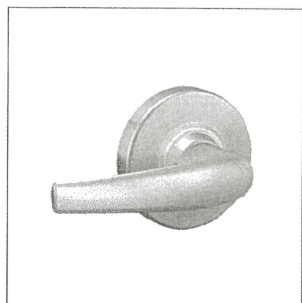


Turn/push
button

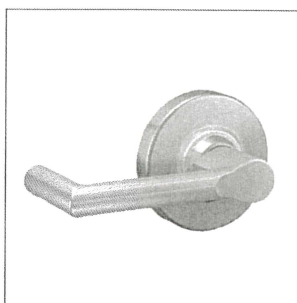


Grade 2 modular, cylindrical locks
ALX Series

Lever styles



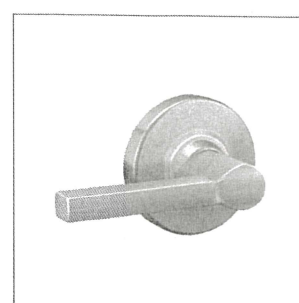
Athens (ATH)
8AT - Milled tactile warning



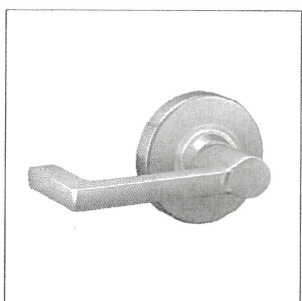
Boardwalk (BRK)
8BK - Knurled tactile warning



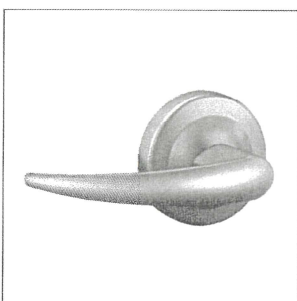
Broadway (BRW)
8BW - Knurled tactile warning



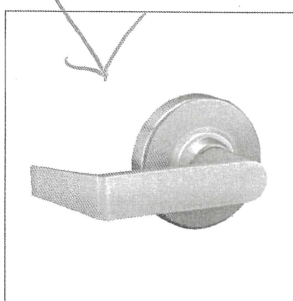
Latitude (LAT)
8LT - Milled tactile warning



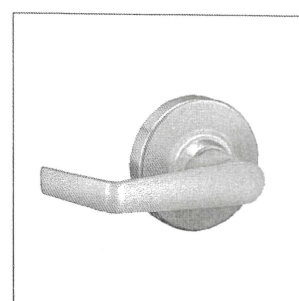
Longitude (LON)
8LN - Milled tactile warning



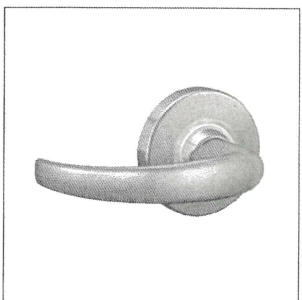
Omega (OME)



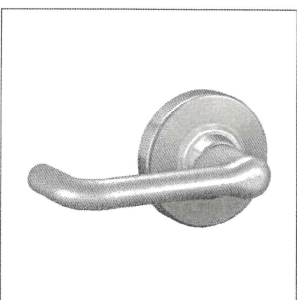
Rhodes (RHO)
8RO - Milled tactile warning



Saturn (SAT)



Sparta (SPA)
8SP - Milled tactile warning



Tubular (TLR)
8TR - Knurled tactile warning

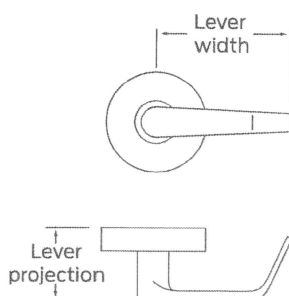
Dimensions

Lever	Width	Projection
Athens (ATH)	4 $\frac{9}{16}$ "	3 $\frac{5}{16}$ "
Boardwalk (BRK)	4 $\frac{15}{16}$ "	3 $\frac{1}{16}$ "
Broadway (BRW)	4 $\frac{1}{2}$ "	3 $\frac{1}{16}$ "
Latitude (LAT)	4 $\frac{1}{2}$ "	3 $\frac{1}{8}$ "
Longitude (LON)	4 $\frac{15}{16}$ "	3 $\frac{1}{8}$ "
Omega (OME)	5 $\frac{1}{16}$ "	3 $\frac{5}{16}$ "
Rhodes (RHO)	4 $\frac{9}{16}$ "	2 $\frac{15}{16}$ "
Saturn (SAT)	4 $\frac{7}{16}$ "	2 $\frac{15}{16}$ "
Sparta (SPA)	4 $\frac{15}{16}$ "	3 $\frac{1}{2}$ "
Tubular (TLR)	4 $\frac{15}{16}$ "	3"

Rose Diameter

Standard	3 $\frac{7}{16}$ "
----------	--------------------

Return to door meets $\frac{1}{2}$ " requirement for Boardwalk (BRK), Longitude (LON), Omega (OME), Rhodes (RHO), Sparta (SPA) and Tubular (TLR) levers



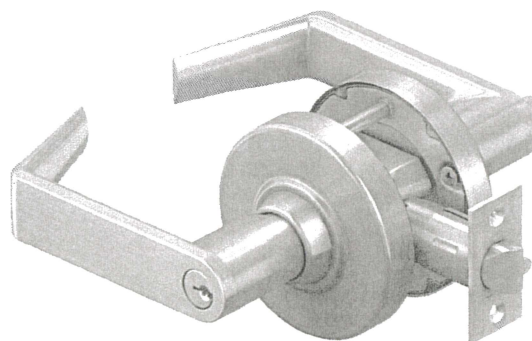


Grade 2 modular, cylindrical locks

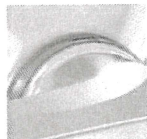
ALX Series

Overview

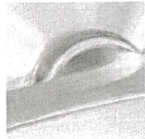
The Schlage® ALX Series is a grade 2 lock unlike any other. Designed to exceed expectations, it features a single, patent pending chassis design that supports most functions and all cylinder applications. As a modular lock, ALX Series enables in-field function set up or exchange and a field-selectable Vandlgard® feature on all locking functions. Exceptional durability comes from a stainless steel latch bolt and deep-drawn spindles with 5 points of lever engagement and grade 1 compression springs that prevent droop and wobble. Perfectly suited to the ND grade 1 series, ALX also allows you to seamlessly suite between the two to gain grade 1 strength, security and functionality when and where you need it.



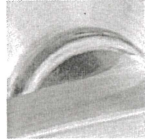
Finishes



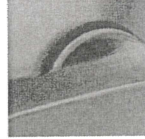
605
Bright Brass



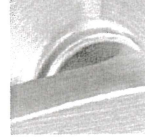
606
Satin Brass



612
Satin Bronze



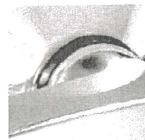
613
Oil Rubbed
Bronze



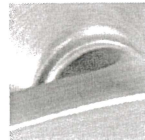
619
Satin Nickel



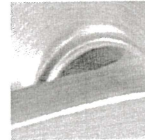
622
Matte Black



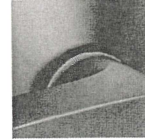
625
Bright Chrome



626
Satin Chrome



626AM
Satin Chrome,
Antimicrobial



643e
Aged Bronze



Grade 2 modular, cylindrical locks
ALX Series

Cylinders

Conventional cylinder		ATH	BRK	BRW	LAT	LON	OME	RHO	SAT	SPA	TLR
P6	6-pin Conventional (standard)	1	1	1	1	1	1	1	1	1	1
Z	SL 7-pin Conventional (A2 pinning)	1	1	1	1	1	1	1	1	1	1
L	Less Conventional cylinder	1	1	1	1	1	1	1	1	1	1
L-C06	Less cylinder, made to fit Corbin 2000-033	1	-	-	-	-	-	1	-	1	1
L-SAR	Less cylinder, made to fit Sargent C11-1, C10-1	1	-	-	-	-	-	1	-	1	1
Full size interchangeable core (FSIC)											
R	6-pin FSIC (full size)	1	1	1	1	1	1	1	-	1	1
M	SL 7-pin FSIC (A2 pinning)	1	1	1	1	1	1	1	-	1	1
J	Less FSIC	1	1	1	1	1	1	1	-	1	1
J-C06	Less FSIC, made to fit Corbin 8000	1	-	-	-	-	-	1	-	1	1
J-C07	Less FSIC, made to fit Corbin 8000-7	-	-	-	-	-	-	1	-	-	-
J-SAR	Less FSIC, made to fit Sargent 6300	1	-	-	-	-	-	1	-	1	1
T	Refundable construction FSIC	1	1	1	1	1	1	1	-	1	1
Small format interchangeable core (SFIC)											
G7	7-pin SFIC (slide capping)	1	1	1	1	1	1	1	-	1	1
B	Less SFIC	1	1	1	1	1	1	1	-	1	1
BDC	Disposable construction SFIC	1	1	1	1	1	1	1	-	1	1
H	Refundable construction SFIC	1	1	1	1	1	1	1	-	1	1



Grade 2 modular, cylindrical locks
ALX Series

Specifications

Chassis

Material	Steel, zinc dichromated for corrosion resistance
Door thickness	Standard: 1 ³ / ₈ " to 1 ³ / ₄ "

Trim

Handing	Non-handed
Levers	Pressure cast zinc, plated to match product finish specification
Roses	Wrought brass, bronze or zinc plated to match finish specification

Latch

Backset	Standard: 2 ³ / ₄ " Optional: 2 ³ / ₈ ", 3 ³ / ₄ ", 5"
Faceplate	Standard: 1 ¹ / ₈ " x 2 ¹ / ₄ " square corners Optional: Multiple options with square or radius corners
Latch	Standard: ⁷ / ₈ " bolt diameter, up to 1" housing diameter, ¹ / ₂ " throw in stainless steel Optional: 1" bolt diameter with ¹ / ₂ " throw, ³ / ₄ " anti-friction fire latch
Strike	Standard: ANSI Curved Lip: 1 ¹ / ₄ " x 4 ⁷ / ₈ " x 1 ³ / ₁₆ " Optional: T strike

Keying

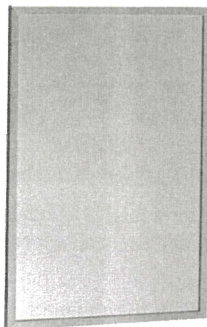
Cylinder format	6-pin Conventional (standard); also available in FSIC, SFIC and 7-pin SL cylinder formats plus less cylinder options designed to fit competitive cores from Sargent and Corbin Russwin
Keying	Standard: Everest 29 S123 patented open keyway, keyed different (KD) Optional: Classic open, Everest 29 restricted, and legacy keyways

Warranty

	10-year limited
--	-----------------

Certifications

ANSI/BHMA	Certified A156.2-2011 Series 4000, Grade 2; exceeds standard for lever and spindle strength and durability
ICC	Complies with ICC A117.1 for Accessible and Usable Buildings and Facilities
UL/cUL	All locks listed for A label single fire door 4' x 8' or 4' x 10' 3-hour; pair doors 8' x 8' 3-hour; and 8' x 10' 90-minute. Letter F and UL symbol on latch front indicate listing.
UL 437	Optional UL listed high-security cylinders available in Conventional format
CA Fire Code	All levers with a return to door of ¹ / ₂ " (64 mm) or less comply (Boardwalk, Longitude, Omega, Rhodes, Saturn, Sparta, and Tubular)
FL Building Code	ASTM E330, E1886, E1996 and Miami Dade (TAS 201, 202, 203) requirements for hurricanes
Federal	Meets FF-H-106C Series 161
ADA compliant	All lever designs meet Americans with Disabilities Act requirements

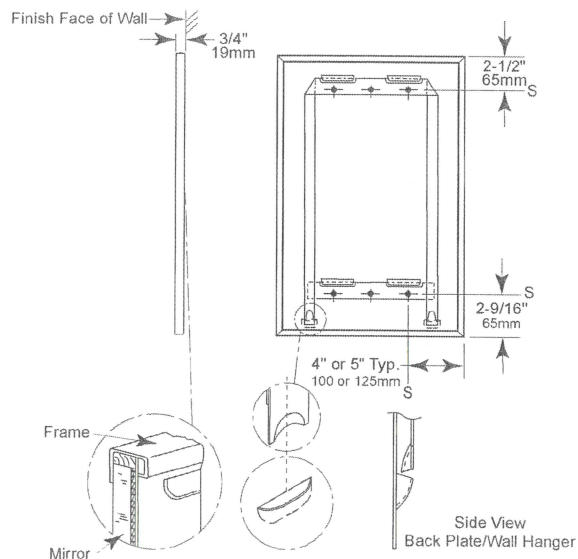


Designer's Notes:

1. Special-order sizes available on request.
2. Maximum size mirror available, 96" x 72" (244 x 183cm); minimum size, 12" x 12" (30 x 30cm).
3. All Bobrick framed mirrors are manufactured to overall width and height dimensions. EXAMPLE: A 24" x 36" (61 x 91cm) mirror will be furnished 24" x 36" (61 x 91cm) outside-of-frame to outside-of-frame.
4. To specify special sizes use Series Number followed by width x height in inches. EXAMPLE: B-165 2024 20" x 24" (51 x 61cm)
5. Bobrick framed mirrors are manufactured to a tolerance 1/8" (3.2mm).
6. For sufficient space to lift mirror onto wall hanger(s), provide 1" (25mm) minimum clearance above top of mirror frame.
7. Provide 1/2" (12.7mm) minimum clearance on each side.

**Snap Locking Design
(Rear View)**

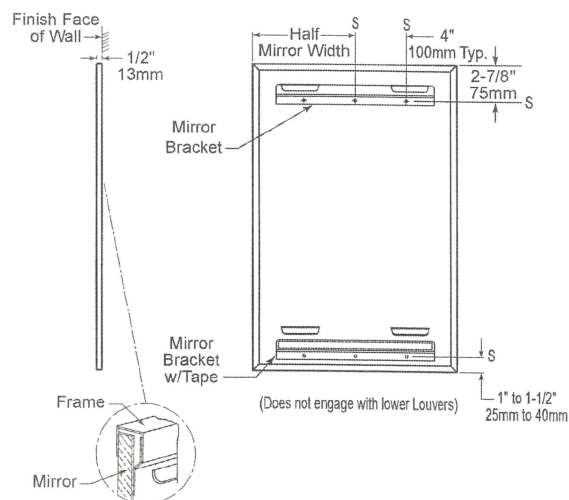
Figure: 1



**"2S" Tab Design
(Rear View)**

- for all other mirrors up to a width of 36"

Figure: 2



STANDARD B-165 SERIES MIRRORS

MODEL NO.	OVERALL SIZE	
	W	H
B-165 1824	18" (46cm)	24" (61cm)
B-165 1830	18" (46cm)	30" (76cm)
B-165 1836	18" (46cm)	36" (91cm)
B-165 2430	24" (61cm)	30" (76cm)
B-165 2436	24" (61cm)	36" (91cm)
B-165 2448	24" (61cm)	48" (122cm)
B-165 2460	24" (61cm)	60" (152cm)

Note: Mirrors greater than 36" in width will have multiple hanger brackets with a typical 8" off each edge.

continued . . .

MATERIALS:

Frame — Type-430 stainless steel, 1/2" x 1/2" x 3/8" (13 x 13 x 9.5mm) channel with 1/4" (6mm) return at rear for Snap Locking Design; 1/2" x 1/2" x 1/2" (13 x 13 x 13mm) channel for Lock Tab Design, with bright polished finish. One piece frame with 90 degree mitered corners. Galvanized steel back has integral horizontal hanging brackets near the top for hanging the mirror and near the bottom to prevent the bottom of the mirror from pulling away from the wall.

Mirror — No. 1 quality, 1/4" (6mm) select float glass: selected for silvering, electrolytically copper-plated by the galvanic process, and guaranteed for 15 years against silver spoilage. Back is protected by full-size, shock-absorbing, water-resistant, nonabrasive, polyethylene padding.

Concealed Wall Hanger — For snap locking design: Heavy gauge steel construction. Incorporates upper and lower members, which engage backplate louvers to keep mirror against the wall. For "2S"-Tab design: Incorporates upper bracket engaging in upper louver and double sided tape below the bottom louver securing mirror to concealed wall hanger.

INSTALLATION:

Mount wall hanger on wall with screws (not furnished) at points indicated by an S. For plaster or dry wall construction, provide backing to comply with local building codes, then secure wall hanger with screws (not furnished). When providing a concealed backing, allow backing to cover minimum range of mounting hole locations shown on drawing. For other wall surfaces, provide fiber plugs or expansion shields for use with screws (not furnished), or provide 1/8" (3mm) toggle bolts or expansion bolts.

Snap Locking Design: Hang mirror on wall hanger with all four backplate louvers engaged behind horizontal wall hanger members. To do this, mirror must be centered in front of the wall hanger horizontally, pressed flat against the wall approximately 1" (25mm) above final position and then lowered into final position.

"2S" Tab Design: Comprises of two brackets, while the bottom one is furnished with double side tape. Bottom hanger bracket's mounting holes must be 1" - 1 1/2" above mirror's bottom edge. Note: Bottom hanger bracket is not supposed to engage with louvers of mirror's backplate. Hang mirror on wall top hanger bracket with the top two louvers engaged behind top wall hanger bracket. To do this, mirror must be centered in front of the wall hanger horizontally, pressed only at the top against the wall approx. 1" (25mm) above final position and then lowered into final position. When lowering, pull mirror's bottom edge off the wall by preventing bottom bracket from engaging. Once lowered, mirror must be pressed against wall to engage with double sided tape of lower wall hanger bracket.

Snap Locking Design — Locking devices automatically secure mirror to concealed wall hanger when it is lowered into final position (see figure 3). Locking devices may be unlocked by inserting two flat blade screwdrivers behind each side of mirror near the bottom or under the bottom of the mirror and pulling mirror bottom forward and then up.

"2S" Tab Design — Secure mirror to concealed wall hanger by pressing mirror against double sided tape of lower hanger once it is lowered into final position (see figure 4).

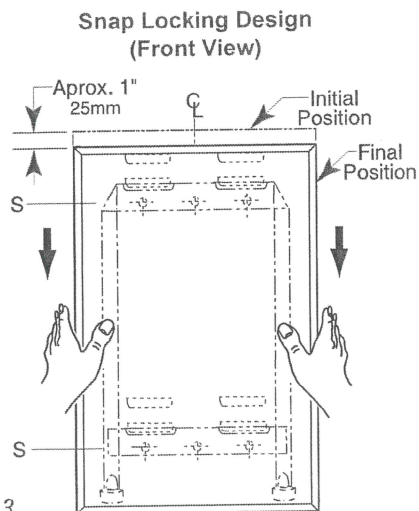


Figure: 3

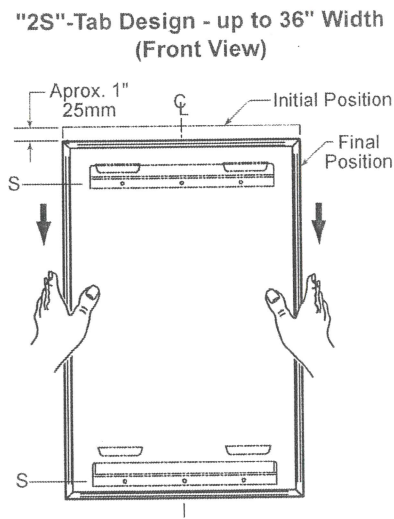


Figure: 4

SPECIFICATION:

Mirror shall have a one-piece type-430 stainless steel channel frame, with 90° mitered corners; all exposed surfaces shall have bright polished finish. Select float glass mirror shall be guaranteed for 15 years against silver spoilage. The back shall be protected by full-size, shock-absorbing, water-resistant, nonabrasive, polyethylene padding. Galvanized steel back shall have integral horizontal hanging brackets located at top and bottom for mounting on concealed wall hanger to prevent the mirror from pulling away from the wall. Locking devices secure mirror to concealed wall hanger. Mirror shall be removable from the wall.

Framed Mirror shall be Model B-165 _____ (insert width and height) of Bobrick Washroom Equipment, Inc., Clifton Park, New York; Jackson, Tennessee; Los Angeles, California; Bobrick Washroom Equipment Company, Scarborough, Ontario; Bobrick Washroom Equipment Pty. Ltd., Australia; and Bobrick Washroom Equipment Limited, United Kingdom.

Winsor Homes, LLC

429 DW HWY
Meredith, NH 03253
(603) 279-6548
info@winsorhomes.com

Moultonborough Board of Selectmen
PO Box 139
Moultonborough, NH 03254

January 10, 2025

To the Moultonborough Board of Selectmen,

We are seeking permission to store five (5) of our modular home units at the Moultonborough Neck Fire Department parking lot at the beginning of March 2025. We are thankful that you have allowed us to store our units in this location in the past. Our goal is to ship the modular units a day or two prior to the scheduled modular crane set of March 10, 2025. The storage timeframe will most likely be a couple of days but could be as long as one week depending on weather and scheduling factors beyond our control that would delay our ability to set the home. We would only use the parking lot for storage and all modular work such as removal of shipping plastic, etc. would take place at the jobsite.

If the Moultonborough Neck Fire Department parking lot is not an option, we would gladly accept use of the Moultonborough Highway Garage at 68 Highway Garage Road, Moultonborough as a second option. The same number of units (5) and timeframe would apply. We appreciate your assistance.

Sincerely,



David R. Winsor
Owner, Winsor Homes, LLC



WINSHOM-01

MPIGEON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Meredith Insurance Agency PO Box 683 2 Lake Street Meredith, NH 03253	CONTACT NAME: PHONE (A/C, No, Ext): (603) 707-4322 FAX (A/C, No): E-MAIL ADDRESS:
INSURED Winsor Homes, LLC 429 Daniel Webster Highway Meredith, NH 03253	INSURER(S) AFFORDING COVERAGE INSURER A : Fireman's Fund INSURER B : Acadia Insurance Company INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 31325

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:	X		CPA5323056-17	10/15/2024	10/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CAA5580516-10	12/27/2023	12/27/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	WCA5323057-18	10/15/2024	10/15/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

It is agreed and understood that the Certificate Holder is named as Additional Insured with respect to General Liability when required by written contract.

Kathleen Winsor is listed as excluded in regards to the workers comp.

CERTIFICATE HOLDER

CANCELLATION

Town of Moultonborough PO Box 139 Moultonborough, NH 03254	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---



**Town of Moultonborough
Public Works**

P.O. Box 139, 68 Highway Garage Rd
Moultonborough, NH 03254
603-253-7445- Office
e-mail: ctheriault@moultonboroughnh.gov

**Chris Theriault
Director of Public Works**

Date: January 9, 2025
To: Board of Selectmen
Re: OIL & PROPANE CONTRACT

On December 5, 2024, the Town of Moultonborough Public Works Department solicited proposals for the delivery of Propane to seven (7) propane tank locations and #2 Heating Oil to three (3) oil tank locations throughout town. Proposals were due by January 3, 2025.

We reached out to five (5) providers including 603 Oil & Propane, Eastern Oil & Propane, Foley Oil & Propane, Stafford Oil & Propane, and Superior Plus Energy (Rhymes Oil & Propane). We were successfully able to speak with 4 out of the 5 providers to send the RFP via email. We were not able to get through the Rhymes voicemail system within 20 minutes of being on hold. We did not include AmeriGas, our current provider, because we have had many issues with their service for quite some time (ie. running low/out of propane at multiple town facilities).

Stafford Oil and 603 Oil were the only two providers that reached out for a site walk of our facilities and provide a proposal for our Oil and Propane needs. Attached are the proposals provided.

Overview Comparison:

Stafford Oil: (16-month contract) Price of \$2.349 per gallon propane and price of \$3.149 per gallon of #2 heating oil.

603 Oil: (1-year contract) Price of \$1.99 per gallon propane and price of \$2.89 per gallon of #2 heating oil.

(2-year contract) Price of \$1.93 per gallon propane (2-yr) and price of \$2.89 per gallon of #2 heating oil (1st yr).

(3-year contract) Price of \$1.82 per gallon propane (3-yr) and price of \$2.85 per gallon of #2 heating oil (1st yr). Plus, annual cleanings of all oil and propane burners.

(5-year contract) Price of \$1.69 per gallon propane (3-yr) and price of \$2.79 per gallon of #2 heating oil (1st yr). Plus, annual cleanings of all oil and propane burners.

We would like to get approval to terminate service with AmeriGas as our propane provider and Irving Oil for our #2 Heating Oil. Our current AmeriGas Contract ended December 31st; it is a floating price above index. We do not currently have a Contract with Irving Oil.

Recommendation: The Board of Selectmen approve the request as follows: "Motion to enter into a 5-Year Contract with 603 Oil & Propane as provided in the proposal submitted on December 24, 2024" and authorize the Town Administrator to sign."

Chris Theriault

From: Chris Theriault
Sent: Thursday, December 5, 2024 2:10 PM
To: Public Works
Subject: Request for Proposal for Propane and #2 Heating Oil
Attachments: RFP for Propane and Oil 20241205.pdf

Tracking:	Recipient	Delivery
	Public Works	Delivered: 12/5/2024 2:12 PM
	'603 Oil Co.'	
	'slaramie@staffordoil.com'	
	'jdiprizio@eastern.com'	
	'info@foleyoilco.com'	

Good Afternoon,

The Town of Moultonborough Public Works Department is soliciting proposals for the delivery of Propane to seven (7) propane tank locations and #2 Heating Oil to three (3) oil tank locations throughout town.

Please see the attached request for more information.

Thank you for your interest in providing these services.

Chris Theriault
Director of Public Works
Town of Moultonborough
P.O. Box 139
Moultonborough, NH 03254
Ph: 603-253-7445
ctheriault@moultonboroughnh.gov

This electronic mail (including any attachments) may contain information that is privileged, confidential, and/or otherwise protected from disclosure to anyone other than its intended recipient(s). Any dissemination or use of this electronic mail or its contents (including any attachments) by persons other than the intended recipient(s) is strictly prohibited. If you have received this message in error, please notify us immediately by reply e-mail so that we may correct our internal records. Please then delete the original message (including any attachments) in its entirety.



**Town of Moultonborough
Public Works**

P.O. Box 139, 68 Highway Garage Rd
Moultonborough, NH 03254
603-253-7445- Office

e-mail: ctheriault@moultonboroughnh.gov

**Chris Theriault
Director of Public Works**

December 5, 2024

The Town of Moultonborough Public Works Department is soliciting proposals for the delivery of Propane to seven (7) propane tank locations and #2 Heating Oil to three (3) oil tank locations throughout town.

The propane tank locations are as follows:

1. Kraine Meadow Park Rink Building (1 @ 120g), Playground Drive, *(AmeriGas Owned)*;
2. Public Safety Building (2 @ 1000g UG), 1035 Whittier Highway, *(AmeriGas Owned)*;
3. Town Hall (1 @ 1000g UG), 6 Holland Street, *(Town Owned)*;
4. Waste Management Facility (1 @ 250g, 1 @ 120g), 253 Holland Street, *(Town Owned)*;
5. Highway Garage (1 @ 500g), 68 Highway Garage Road, *(AmeriGas Owned)*;
6. Highway Garage Well (1 @ 120g), 68 Highway Garage Road, *(AmeriGas Owned)*;
7. Moultonborough Function Hall (2 @ 120g), 139 Old Route 109, *(AmeriGas Owned)*

The town is averaging a total of about 13,000 gallons/year of propane burned. Proposal shall include contract options available from supplier, including all necessary installation parts and labor, all necessary testing required for the existing underground tanks to be taken over by supplier, and tank monitoring devices installed on each set of tanks to ensure the Town will not run out of propane.

The #2 heating oil locations are as follows:

1. Moultonborough Function Hall (1 @ 275g), 139 Old Route 109;
2. Recreation Building (1 @ 275g) 10 Holland Street;
3. Moultonboro Neck Fire Station (2 @ 275g), 948 Moultonboro Neck Road

The town is averaging a total of about 2,700 gallons/year of #2 heating oil burned. Proposals shall include contract options available from supplier, including all necessary installation parts and labor, all necessary testing required for the existing tanks, and tank monitoring devices installed on each set of tanks to ensure the Town will not run out of #2 heating oil.

Please provide a detailed proposal by **January 3, 2025**.

To visit and look at each location, please contact us at (603) 253-7445 or email us at ctheriault@moultonboroughnh.gov.

Thank you for your interest,

HAND DELIVERED JANUARY 3, 2025



Stafford Oil & Propane is pleased to provide the following quote to the Town of Moultonborough Public Works Department for the delivery of Propane to seven (7) propane tank locations and #2 Heating Oil to three (3) oil tank locations throughout town for the period January 15, 2025 through May 31, 2026.

During our walk through we identified the following things that would need to be addressed. The below items will be at no charge to the town. If any additional issues are found as we install the tanks, we will bring them to your attention and provide a price to address those issues.

The propane tank locations are as follows:

1. Kraine Meadow Park Rink Building (1 @ 120g), Playground Drive, (AmeriGas Owned)

We will install a new tank, regulator, and connect to your existing connection. The tanks will be moved down the building to meet code. Currently they are too close to an ignition source. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators.

2. Public Safety Building (2 @ 1000g UG), 1035 Whittier Highway, (AmeriGas Owned)

We will replace at a minimum the tank that was manufactured in 1966. We may also need to replace the other tank depending upon the results of our negotiations with AmeriGas to purchase that tank. For the winter we propose to place at least one above ground 1,000-gallon tank and hook it up to your existing system. In the spring we will work with you and your team to swap the underground tank(s) out for a new tank(s). You will be required to do all trenching but Stafford will be there to work with you when this work is scheduled. We will also take our 1,000-gallon aboveground tank(s) back after we transfer the remaining propane out of it. Once completed you can call AmeriGas to have them pick up the old tank(s). We will also upgrade your regulators on the tanks and the building. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators.

3. Town Hall (1 @ 1000g UG), 6 Holland Street, (Town Owned)

We will need to add a piece of wire to your anode bag and connect it to the riser. Your current wire is too short to reach the riser and your tank is only half protected currently. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators.

4. Waste Management Facility (1 @ 250g, 1 @ 120g), 253 Holland Street, (Town Owned)

In the spring we will have you dig a small trench at the tank and we will bury the line that is currently not buried. We will also sleeve the line down to the ground so that it won't be accidentally cut when people are performing maintenance such as weed whacking. We will also add a dielectric union at your regulator to protect the buried line. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators.

5. Highway Garage (1 @ 500g), 68 Highway Garage Road, (AmeriGas Owned)

We will disconnect and set your 500 above ground tank aside. We will then install two 118-gallon tanks in its place. We will also replace both regulators. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators.

6. Highway Garage Well (1 @ 120g), 68 Highway Garage Road, (AmeriGas Owned);

We will install three new tanks, regulators and connect to your existing connection. Currently your tanks are undersized for the Btu load of the generator so an additional tank is needed here. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators

7. Moultonborough Function Hall (2 @ 120g), 139 Old Route 109, (AmeriGas Owned)

We will install a new tank, regulator, and connect to your existing connection. Once everything is hooked up, we will leak check the system and perform a flow and lock up on the regulators.

Stafford Oil & Propane recommends that you put all your tanks on will call with AmeriGas. You will need to monitor the tanks to make sure you do not run out of gas, and call for a delivery if you need to. The reason you should do this is that all tanks over 125 gallons cannot be transported legally will more than 5% in the tank. The cost for AmeriGas to pump these tanks out can get expensive for the town.

Stafford will work with you to transition away from AmeriGas and will do what we can safely, to start that process and schedule it with you to minimize any interruptions in service.

Stafford will install tank monitors on all tanks referenced above. These monitors will help us make sure we satisfy your fuel needs in a timely manner.

The #2 heating oil locations are as follows:

1. Moultonborough Function Hall (1 @ 275g), 139 Old Route 109

We will perform a full inspection of the tank before your first fill.

2. Recreation Building (1 @ 275g) 10 Holland Street

We will perform a full inspection of the tank before your first fill.

3. Moultonborough Neck Fire Station (2 @ 275g), 948 Moultonborough Neck Road.

We will address the piping on these tanks to make them more efficient and perform a full inspection of the tank before your first fill.

Stafford will assess the situation regarding monitoring for the oil tanks and, if needed, we will install monitors on your above referenced oil tanks.

We offer a fixed price of \$2.349 per gallon for up to 20,000 gallons of propane and a fixed price of \$3.149 per gallon for up to 7,000 gallons of #2 heating oil to be delivered to the locations listed above for the period January 15, 2025 through May 31, 2026. These prices are offered with the understanding that all propane and oil gallons will be paid for within 30 days of delivery. The price offered for #2 heating oil is subject to the Town of Moultonborough's approval for the price offered for propane. All gallons

delivered in excess of the amounts mentioned above, and all fuel delivered outside of the January 15, 2025 and May 31, 2026 dates, will be billed at Stafford Oil & Propane's prevailing retail price on the day of delivery less a 50-cent/gallon discount.

Our fixed price offerings are based upon current energy market prices and, in order to be able to honor the fixed prices mentioned above, Stafford Oil & Propane will need to lock in our cost with our suppliers. Stafford Oil & Propane reserves the right to rescind this fixed-price offering if large price swings occur in the energy markets between now and when Stafford Oil & Propane is notified of a decision regarding this offer by the Town of Moultonborough which would cause Stafford Oil & Propane to not be able lock in current pricing with our suppliers. If our bid is accepted, we require that each of the locations listed above honor their commitment by not purchasing propane or heating oil from another supplier while the contract is in effect as long as we honor our obligations.

If you have any questions, the best way to get in touch with me is by contacting me by phone at 603-524-1480 or by e-mail at cjstafford@staffordoil.com.

Sincerely,



Curtis Stafford
Stafford Oil & Propane
PO Box 220
231 Court Street
Laconia, NH 03247
Phone: 603-524-1480
E-mail: cjstafford@staffordoil.com

Chris Theriault

From: 603 Oil Co. <info@603oil.com>
Sent: Tuesday, December 24, 2024 12:43 PM
To: Chris Theriault
Subject: Re: Request for Proposal for Propane and #2 Heating Oil
Attachments: TownMoultonborough2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Chris,

Please find our proposal attached. Let us know if there are any questions.

Will this be decided upon during a public meeting that someone could attend? Also please let us know when this is received.

Thank you,
John Annaian
603 Oil & Propane
www.603oil.com

On Thu, Dec 5, 2024 at 2:10 PM Chris Theriault <ctheriault@moultonboroughnh.gov> wrote:

Good Afternoon,

The Town of Moultonborough Public Works Department is soliciting proposals for the delivery of Propane to seven (7) propane tank locations and #2 Heating Oil to three (3) oil tank locations throughout town.

Please see the attached request for more information.

Thank you for your interest in providing these services.

Chris Theriault

Director of Public Works

Town of Moultonborough

603 OIL & PROPANE COMPANY
1236 WHITTIER HIGHWAY, MOULTONBOROUGH NH

To whom it may concern,

We at 603 Oil & Propane, located 30 seconds down the road from the major town-owned fuel properties, would be happy to provide the Town of Moultonborough fuel!

Included with ANY option:

- We provide (as part of a lease) **all new above ground propane tanks** and regulators to all facilities in question. Some of the town-owned tanks are older than 40 years and while probably okay, new ones will provide a better peace-of-mind. We have already replaced the leaking 1,000 gallon underground tank at the Town Hall due to a propane leak and it failing its cathodic test. The Town owns this tank, and being new, it will not be replaced. We also currently own the two 1,000 gallon underground tanks at the Public Safety Building.

- We will install a tank monitor on all propane tanks and on each oil tank. This satisfies your requirement in your proposal sheet.

- We will provide the owners cell phone number to the property manager in charge of fuel deliveries as an emergency contact.

- We will provide all town employees a discount of **10 cents off per gallon** of oil for the duration of the contract.

One Year Contract (Option 1):

We will provide propane for \$1.99 per gallon for one year from the date of signing. All bonuses above are included.

We will provide oil at \$2.89 per gallon for the duration of the contract.

According to the FY2024 averages, this option will save the Town 38 cents per gallon, or \$4,900 per year on propane, and 54 cents per gallon, or \$1,400 per year on oil.

Two Year Contract (Option 2):

We will provide propane for \$1.93 per gallon for two years from the date of signing. All bonuses above are included.

We will provide oil at \$2.89 per gallon for the first year of the contract, and can provide a new locked in price for the next year.

According to the FY2024 averages, this option will save the Town 44 cents per gallon, or \$5,700 per year on propane, and 54 cents per gallon, or \$1,400 per year on oil.

Three Year Contract (Option 3):

We will provide propane for \$1.82 per gallon for three years from the date of signing. All bonuses above are included, as well as we will provide annual oil burner cleanings for the duration of the contract for any property burning oil, and will provide one cleaning at all properties burning propane at no cost.

We will provide oil at \$2.85 per gallon for the first year of the contract, and can provide a new locked in price every year.

According to the FY2024 averages, this option will save the Town 55 cents per gallon, or \$7,100 per year on propane, and 58 cents per gallon, or \$1,500 per year on oil.

Five Year Contract (Option 4):

We will provide propane for \$1.69 per gallon for three years from the date of signing, and two additional years thereafter at a new low price based on market pricing for a total of five years. The price will be locked in for the first three years, and the following two may change depending on market conditions. We will provide annual oil burner cleanings for the duration of the contract for any property burning oil, and will provide one cleaning at all properties burning propane at no cost.

We will provide oil at \$2.79 per gallon for the first year of the contract, and can provide a new locked in price every year.

According to the FY2024 averages, this option will save the Town 68 cents per gallon, or \$8,800 per year on propane, and 64 cents per gallon, or \$1,700 per year on oil.

We do not charge any additional delivery fees. The price you see above is the price you will get. There are no diesel fuel surcharges or hazmat fees.

Why use us?

- We are located 30 seconds from the center of town.
- We do not have an overseas call center and our office is located in town. You can call us at 603-253-7900 and get an answer from a local person.
- By using us, you are supporting a Moultonborough business.
- We are responsible with our fuel equipment and ensure problems are fixed within a reasonable amount of time, such as discovering the leak at the Town Hall.
- We are fair with our pricing for work. We provided the Town Hall tank at a discounted price since it was an unexpected town expense, and any future work, if required, will be provided at a competitive rate.
- We have experience fueling other local towns, as well as the Moultonborough Library.
- We are a full-service company and have staff on hand to complete 24/7 emergency repairs or annual service.
- We are not a corporate company.
- By providing tank monitors on all tanks, there will be no run-outs.

We also can provide off-road or on-road diesel for the Highway Department.

We thank you for providing us this opportunity.

Rick & Amy Annaian
603 Oil & Propane Co.