

Proposal for Seasonal Services – Boat Docks

Submitted to: Town of Georgia, Vermont

Attn: Town Administrator

47 Town Common Rd N, St. Albans, VT 05478

administrator@townofgeorgia.com

Submitted by:

Lakeside Dock Handlers

71 Pearl Street

Grand Isle, VT, 05458

Contact: Jackson Valley, Colby Beaupre

Phone: (802) 373-5235 (802)752-6799

Email: LSdockhandlers@gmail.com

Date Submitted: September 15, 2025

Cover Letter

Dear Town Administrator and Selectboard,

On behalf of Lakeside Dock Handlers, I am pleased to submit this proposal for the seasonal installation, maintenance, and removal of the boat docks at Georgia Beach. Our team specializes in dock handling, boat wrapping, and marina partnerships across Vermont, with years of hands-on experience in providing reliable waterfront services.

We understand the importance of safety, proper maintenance, and responsiveness in managing public dock systems. Our goal is to ensure that Georgia Beach docks remain safe, secure, and accessible throughout the boating season, while preserving the Town's long-term investment.

We are confident that our experience, experienced team, and attention to detail make us the right partner for the Town of Georgia. Thank you for considering our proposal.

Sincerely,
Jackson Valley and Colby Beaupre
Owners, Lakeside Dock Handlers, LLC

Qualifications & Relevant Experience

- **Dock Services Expertise:** Lakeside Dock Handlers specializes in seasonal dock installation and removal throughout Northwestern Vermont.
 - **Partnership Experience:** We currently partner with Keeler Bay Marina to provide seasonal marina installation, maintenance, and removal. We also do all of our boat wrapping and boat storage at Keeler Bay Marina. This requires similar logistical and safety practices as dock handling.
 - We also help Mooring's Marina install and remove their marina.
 - **Safety & Compliance:** Our team is fully insured and trained.
 - **Local Knowledge:** As a Vermont-based company, we are familiar with Lake Champlain water level patterns and seasonal challenges.
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Scope of Work & Timeline for 2026

1. Seasonal Installation for 2026 will be completed by Dock Doctors, not Lakeside Dock Handlers

2. Seasonal Removal (Fall 2026):

- Remove all docks at the conclusion of the boating season.
- Store docks in a secure and organized manner to preserve condition.
- Perform preventative checks during removal to prepare for the following year.

3. Annual Maintenance:

- Conduct mid-season inspections and minor repairs as needed.
- Perform preventative maintenance to maximize dock lifespan.
- Replace worn hardware, tighten connections, and maintain safety compliance.

4. Water Level Monitoring & Adjustments:

- Monitor water levels throughout the boating season.
- Make adjustments to dock positioning/height as necessary to ensure continued safe access.

Timeline:

- **In-Season Maintenance:** June – September 2026
- **Fall Removal:** October 2026

-We can be semi-flexible with the Timeline to accommodate the town of Georgia's needs

Cost Proposal & Fee Schedule

We propose the following flat-rate pricing for yearly services at Georgia Beach:

- **Dock Removal & Storage (Fall):** \$4,500
- **Annual Maintenance (mid-season + repairs):** \$200 an hour

(The reason we run Annual Maintenance at an hourly rate is that Lake Champlain is so unpredictable. Some years, like 2025, the lake has consistently dropped like a rock, which would require consistent pushing and lowering of the dock. In years past, the lake has risen extremely fast, which would require our team to pull the Georgia Town dock closer to shore. We can't correctly predict how often we will be out there making adjustments to the dock on any given year. A Maintenance hourly rate protects our team and the town of Georgia.)

- **Water Level Monitoring & Adjustments:** Included in maintenance package

(All costs include labor, equipment, transportation, and insurance. Any major repairs or replacement parts beyond standard maintenance will be pre-approved by the Town prior to work.)

References

1. **Keeler Bay Marina** – Dock & Boat Wrapping Partnership
Contact: Mike Gammal
Phone: (802)578-5880

 2. **[Mooring Marina]**
Contact: Sean Gowland
Phone: (802)355-7395

 3. **Dock Doctors**

Contact: Harrison Flynn

Phone:(802)349-4341
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Proof of Insurance & Licenses

- Certificate of Liability Insurance: [Attached PDF or available upon request]
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Conclusion

Lakeside Dock Handlers, LLC is committed to delivering reliable, safe, and professional dock services for the Town of Georgia. We look forward to the opportunity to serve the community and ensure Georgia Beach docks remain in excellent condition for years to come.

Respectfully submitted,

Jackson Valley

Colby Beaupre

Owners, Lakeside Dock Handlers, LLC

Phone: (802) 373-5235

Email: LSdockhandlers@gmail.com

Town of Georgia

Public Works Operating Draft Budget 2026

Actual Thru October 31, 2025

GOAL Is less than a 3.5% overall budget increase

General Ledger Description	2025 Budget	2025 Actual	Variance	2026 Budget	Increase/ (Decrease)	Overall Budget Change	Taxes	How Paying? Impact Fees	Reserves	Comments
1-7-05-28 PUBLIC WORKS	4,100	2,987	(1,103)	4,100	\$0	0.00%				
1-7-05-28-30.20 Town Beach Utilities	15,800	15,492	(308)	17,000	\$1,200	7.59%				
1-7-05-28-30.25 Fire & Rescue Utilities	12,000	11,433	(567)	12,000	\$0	0.00%				
1-7-05-28-30.30 Library Utilities	5,000	5,659	659	5,800	\$800	16.00%				
1-7-05-28-30.35 Old Hwy Garage Utilities	13,200	11,955	(1,245)	13,200	\$0	0.00%				
1-7-05-28-30.70 New Hwy Garage Utilities	18,000	17,426	(572)	19,000	\$1,000	5.56%				
1-7-05-28-30.75 Streetlight Electricity	3,000	2,413	(587)	3,000	\$0	0.00%				
1-7-05-28-45.05 Building Maint. Other	5,000	5,000	0	5,000	\$0	0.00%				
1-7-05-28-45.10 Cemetery Maintenance	0	248	248	250	\$250	#DIV/0!				1/2 Split With Familyx
1-7-05-28-45.15 Cemetery Mowing	5,000	8,066	3,066	n/a	#VALUE!	#DIV/0!				Waiting on quotes
1-7-05-28-45.20 Town Beach Bldg. Maint	5,800	8,487	2,687	n/a	#VALUE!	#DIV/0!				New Siding waiting on quote
1-7-05-28-45.25 Fire & Rescue Bldg Maint.	9,000	5,431	(3,569)	8,500	(\$500)	-5.56%				New Garage door
1-7-05-28-45.30 Library Building Maint.	0	127	127	5,300	\$5,300	#DIV/0!				New Propane Heater
1-7-05-28-45.35 Old Hwy Bldg. Maint	7,500	21,472	13,972	17,500	\$0	0.00%				
1-7-05-28-45.50 Town Hall Building Maint.	17,500	10,904	(6,596)	0	\$0	#DIV/0!				
1-7-05-28-45.60 Janitorial Supply/Svc.	0	0	0	0	\$0	0.00%				
1-7-05-28-45.65 Georgia Historical Societ	7,300	13,410	6,110	9,500	\$1,200	16.44%				
1-7-05-28-45.70 New Hwy Bldg. Maint.	1,100	1,375	275	1,150	\$50	4.55%				
1-7-05-28-48.00 Roadside Flags	0	0	0	0	\$0	#DIV/0!				
1-7-05-28-50.20 Town Beach Equip. Maint.	2,000	972	(1,028)	2,150	\$150	7.50%				
1-7-05-28-51.00 Municipal Trash	500	23	(477)	500	\$0	0.00%				
1-7-05-28-55.50 Town Hall Building Supply	500	0	(500)	500	\$0	0.00%				
1-7-05-28-55.70 New Hwy Bldg. Supply	0	0	0	0	\$0	0.00%				
Total Public Works	\$ 313,654	\$ 142,881	\$ 10,581	\$ 123,450	\$ (313,654)	-100.00%				

Prepared For

TOWN OF GEORGIA HIGHWAY
DEPARTMENT

47 TOWN COMMON RD N

SAINT ALBANS, VT 054786089

(802) 524-3323

Prepared By

Eric Severy
United Ag & Turf
482 Vermont Route 78
Swanton, VT 05488
802-393-1825
eric.severy@uatne.com

Quote Id 1308231

Creation Date 17-Nov-2025

Expiration Date 24-Nov-2025

Quote Summary

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
Z950M ZTrak	\$16,928.21	\$13,272.59	1	\$13,272.59
Equipment Total				\$13,272.59
<hr/>				
Quote Summary				
Total Selling Price				\$13,272.59
Sub-total				\$13,272.59
Balance Due				\$13,272.59

Salesperson : X _____

Accepted By : X _____

Selling Equipment

Quote # 1308231
Customer TOWN OF GEORGIA HIGHWAY DEPARTMENT

Z950M ZTrak	QTY In Group : 1
Hours ---	Suggested List
Serial Number ---	\$16,928.21
Stock Number ---	Selling Price
PUK Parent Serial #	\$13,272.59
	Discount Amount
	(\$3,655.62)

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
0695TC	Z950M ZTrak	1	\$15,299.00	23.0%	(\$3,518.77)	\$11,780.23

Base / Options

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
001A	United States /Canada	1	\$0.00	23.0%	\$0.00	\$0.00
1504	60 In. Side Discharge Mower Deck	1	\$0.00	23.0%	\$0.00	\$0.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$595.00	23.0%	(\$136.85)	\$458.15
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1	\$0.00	23.0%	\$0.00	\$0.00
Total Base / Options			\$15,894.00		(\$3,655.62)	\$12,238.38

Other Charges

Description	List Price
FREIGHT	\$400.00
ENVIROCRATE USER FEE	\$65.00
Pre-Delivery/Set-Up	\$450.00
ASA	\$119.21

Total Adjustments			\$1,034.21
Total Selling Price	\$16,928.21	(\$3,655.62)	\$13,272.59

Extended Warranty Proposal

PowerGard™ Protection Plan

Z950M ZTrak
Date: 17-Nov-2025

Machine/Use Information		Plan Description		Price	
Manufacturer	JOHN DEERE	Plan Type	POWERGARD	Deductible	\$0.00
Equipment Type	Commercial Mowing	Warranty Coverage	Comprehensive - Full Machine	Quoted Price	\$2,166.00
Model	Z950M	Total Months	48	PowerGard List	\$2,166.00
Country	US	Total Hours	1500	Date Quoted	17-Nov-2025

MFWD/Tracks N

GRACE pricing is only good during the first 12 months or 1000 hours of ownership for new tractors during the John Deere basic warranty period. After this period, DELAYED pricing can be purchased up to the end of the John Deere basic warranty for tractors of 24 months or 2000 hours, and having passed a special inspection/certification process. The Total Months and Hours listed above include the John Deere basic Warranty. "Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

PowerGard Protection Proposal Prepared for:		I have been offered this extended warranty and	
_____	Customer Name - Please Print	<input type="checkbox"/>	I ACCEPT the PowerGard Protection
_____	Customer Signature	<input type="checkbox"/>	I DECLINE the PowerGard Protection
		If declined, I fully understand that any equipment listed above is not covered for customer Expenses due to component failures beyond the original basic warranty period provided by John Deere.	

Note: This is not a contract. For specific PowerGard Protection coverage terms and conditions, please refer to the actual PowerGard Protection Plan contract for more information and the terms, conditions, and limitations of the agreement.

What PowerGard Protection is:

The PowerGard Protection Plan is an **extended warranty** program for reimbursement on parts and labor for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Commercial and Agricultural equipment, who purchase the PowerGard Plans for the desired coverage as indicated in this proposal.

What PowerGard Protection is not:

PowerGard Protection is **not insurance**. It also does not cover routine maintenance or high wear items, or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income or loss of value of crops during or after an equipment failure. See the actual product-specific PowerGard Protection Plan agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

PowerGard Protection includes the following features and benefits under the program:

- Pays for parts and labor costs incurred on failed covered components (less any applicable deductibles).
- Does not require pre-approval before repairs are made by the authorized John Deere dealership.
- Payments are reimbursed directly to the dealership, with no prepayment required by the contract holder.
- PowerGard Protection agreements ensure that only Genuine John Deere Parts are used in all repairs.
- PowerGard coverage is fully transferable to future owners, with no transfer fees when coverage remains.
- PowerGard ensures higher resale value and makes equipment more marketable during the sale or trade-in.
- PowerGard allows you to budget your total cost of ownership, with financing available through John Deere Financial or other sources.
- PowerGard helps prevent large, unexpected repair bills during later years of equipment ownership, in exchange for a smaller protection fee up front.

EXIT 18 EQUIPMENT
 27 Morse Drive
 Georgia, VT 05454
 Phone: 802-524-2974
 Fax: 802-524-2974
 Website: www.Exit18Equipment.com
 Email: brenda@exit18equipment.com



Quotation

Quote # : 98326
 Generated on 11/18/2025 10:37:54 AM

Bill To:

Town of Georgia
 47 Town Commons Road
 St. Albans, VT 05478

Ship To:

Town of Georgia
 47 Town Commons Road
 St. Albans, VT 05478
 Phone: 802-307-2259

Part	Description	Qty	Price	Disc	Subtotal	Tax	Total
FER 5902061	IS700BS 2760 SS	1.00	10449.00	1450.00	8999.00	0.00	8999.00

Subtotal:	\$8,999.00
Tax:	\$0.00
Misc Charges:	\$0.00
Misc Tax:	\$0.00
Handling:	\$0.00
Total:	\$8,999.00

This quote is good for 30 days or until prices change, whichever comes first.

Georgia Road Foreman

From: Rene J Fournier Farm Equipment <rjfeq@rjfeq.com>
Sent: Wednesday, November 5, 2025 8:02 AM
To: Georgia Road Foreman
Subject: Exmark Price

You don't often get email from rjfeq@rjfeq.com. [Learn why this is important](#)

Hello, So the current list price on the Lazor is 11700.00 but with municipality discounts sale price would be 9775.00

Thank You
Andre

Model LRE7306KA604A3
23.5HP

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Andre Stefaniak
General Manager
Rene J Fournier Farm Equipment
109 North River St / PO Box 141
Swanton, VT 05488
802-868-4050 Fax 3481

Cadieux's Carpentry
 975 County Rd. Swanton VT. 05488
Phone: 802-393-9302
Email: cadieuxscarpentry@gmail.com



11/18/25

BILL TO	EMAIL	PHONE NUMBER
Town of Georgia Public Works Department Attn: Todd Cadieux		

Description: Georgia Beach Pavilion - Women & Men's Bathrooms

- Paint ceilings
- Paint floors
- Repair vinyl wallboard coverings (strip and reinstall)
- Remove bathroom stalls
- Reinstall bathroom stalls and make taller
- Install trim over all seams
- Install 2 handicap bars per bathroom in the handicap stall (one to the side of each toilet, one on the back wall)
- Install a shatter proof mirror over the sinks
- Install an infant changing stand in each bathroom
- Install soap and toilet dispenser in each bathroom (materials on site)
- Estimated Materials: \$5,980.00**
- Estimated Labor: \$11,680.00**

TOTAL	\$17,660.00

Thank you for your business

Cadieux's Carpentry
 975 County Rd. Swanton VT. 05488
Phone: 802-393-9302
Email: cadieuxscarpentry@gmail.com



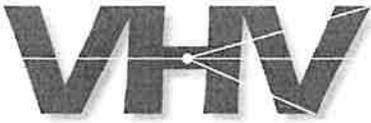
11/18/25

BILL TO	EMAIL	PHONE NUMBER
Town of Georgia Public Works Department Attn: Todd Cadieux		

Description: Georgia Beach Pavilion - Siding	
Remove and install vinyl shakes on the north end Install vinyl shakes on the south end No material costs included. All materials supplied by the town and on site	

TOTAL	\$1,400.00

Thank you for your business



PROPOSAL

March 1, 2024

Todd Cadieux
Public Works Director
Georgia Highway Department
Georgia, VT

Subject: Highway garage unit heaters

Dear: Todd

VHV Company is pleased to provide the following proposal to provide and install natural gas fired unit heaters. I've broken out the pricing as discussed. Pricing includes equipment, gas piping, venting, thermostats, start-up, and testing. Information obtained from our recent site visit was used and forms the basis of our proposal.

Clarifications:

- All work will be performed during normal work hours (7:30 am to 4:00 pm, M-F)
- Electrical of any kind is excluded from this proposal.
- Scissor lifts are excluded from this proposal.
- Roofing work is included in this proposal.
- Unit heaters are 120 volt.

Install one unit heater and three concentric roof vents price: \$17,932.00 Seventeen Thousand Nine Hundred Fifty-Two Dollars.

Install three-unit heaters and three concentric roof vents price: \$41,391.00 Forty-One Thousand Three Hundred Ninety-One Dollars.

Please call if you have any questions. If this proposal is acceptable, please sign and return to me. We appreciate the opportunity to work with you.

Sincerely,

Scott Royce
Service Sales/ Project Manager
Mobile- 802-399-0367