

Municipal Building Project Committee  
Meeting Minutes  
September 20, 2024

Attendees: Lauren Bruce, Andrew "Pete" Anderson, Linda Gillies, Bill Boardman, Derreth Roberts

Absent: Jay Z., David Sessions

Audience: Murt Durkee, Janet Anderson

By Zoom: Jennifer West (secretary), Christine Robb, Fred Porter

1. Quorum established
2. Minutes of April 29, 2024 approved, unanimous.
3. Update
  - A. Islesboro Health Center, Pete Anderson
    - a. Linda Gillies- pleased to announce that Garden Day is contributing the money raised to put forward towards plantings at the IHC.
    - b. The Health Center Is on schedule, the rest of the roof trusses will be up next week, weather permitting. The crew is working on-site until 6pm as they are housed on the island.
  - B. Public Safety Garage, Lauren Bruce
    - a. The bid process for the PSG over the last year is summarized in the attached page. There have been three bids received ranging from \$1,005,864 to \$1,400,000; over twice as much as originally budgeted. Current thought is a metal building, which is hoped to come in within budget.
    - b. Questions?
      - i. Is the metal building insulated? Yes, package would include upgraded insulation.
      - ii. Heat pumps will be included at this time.
      - iii. Septic and well are not included at this time, depends on how bids come in if monies available.
    - c. Propose to forego bid process
      - i. Is this legal?
      - ii. Janet explained that a surety bond will be required from the builder. She will check with the Town Attorney.
    - d. Additional Questions
      - i. Murt: EMA building, the bid was excessive. The group decided to be construction manager and hire individual subs.
      - ii. Fred: Will the money be available in the spring for the renovations of the current HC for Public Safety?
        1. Pete- yes, money has been designated for the renovations.
        2. What if the PSG goes over? Lauren- trying to make this work within the budget. We have been trying these last 8 months to come up with a solution for the PSG.
    - e. Motion by Pete: To recommend to the Select Board to offer Northport Builders a cost plus not to exceed contract, provided they can come in with pricing that is under the \$432,000.
      - i. Discussion:
        1. Bill- can we come under \$432,000?

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2. Agreed to amend motion to \$400,000.
  - f. **Amended motion:** To recommend to the Select Board to offer Northport Builders a cost plus not to exceed contract, provided they can come in with pricing that is under the \$400,000. By Pete Anderson, seconded by Bill Boardman, unanimous.
- C. This will be taken to the Select Board on Wednesday, September 25<sup>th</sup>.

Adjourned at 4:56 pm.

Jennifer West

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Bid Process for Public Safety Garage to-date

1. Town Bid opened February 14, 2023
  - a. Town handed out bid package to island businesses plus published a notice of bid.
  - b. Only bid received was from Maine Coast Construction for \$1,005,864.
2. H.E. Callahan- bid October 24, 2023
  - a. Bids received under contract manager process in which the two buildings were combined.
  - b. Bid for the PSG alone was \$1,034,417.42
3. Ledgewood- March 19, 2024
  - a. Bids received under contract manager process for both buildings.
  - b. Quote for PSG alone was \$969,410 excluding contingency of 5% and fee & services, which brought it up to \$1,400,000.
4. Metal Buildings- on-going 2024
  - a. Titan Steel Structures= \$64,580 for building, same exclusions as above. Building size 40wX55LX16H. Discounted rate as of April 26, 2024
  - b. Federal Steel Buildings= \$59,233 for building, insulated walls and roof for a 40X50X14 foot building. Roof with slight peak. Federal recommends Northport Builders for construction management.
    - i. Federal's estimated cost with construction manager for building, erection of building & foundation is \$230,000; yet to be included is cost of site work, mechanical/electrical, plumbing and construction manager fee.
    - ii. Final cost not to exceed \$430,000, based on motion of committee.