

Islesboro Municipal Building Project Committee (MBPC)

October 4, 2023

Minutes

APPROVED

10/23/23

Members present: Lauren Bruce, Linda Gillies, Andrew (Pete) Anderson, Derreth Roberts, Bill Boardman, David Sessions, Jay Zlotkowski

Absent: Jennifer West, Secretary

Ad Hoc Members: Janet Anderson, Cressica Brazier

Others: Carrie Reed (Zoom coordinator), Murt Durkee, Mike Clayton

Via Zoom: Mark Ouellette (S.B. Architects), Marc LeBlond (H.E. Callahan), Jackson White (H.E. Callahan), Terry Cowan, Elizabeth Hayden

1. Chair Lauren Bruce called the meeting to Order at 5:30pm- Quorum met with all voting members present.
2. Minutes of June 29, 2023

Motion to approve the minutes of June 29, 2023, as written, D. Roberts, seconded by D. Sessions. No discussion. Motion passed, 7 yes, 0 no, Unanimous.

3. Updates on the Municipal Building Project

- Lauren Bruce reported that there was a budget meeting last Friday, September 29th, with three members from H.E. Callahan, Steve Blatt and Mark Ouellette from S.B. Architects), Pete Anderson, and Lauren Bruce. They dug into the budget and looked for anything possible to bring down the cost of construction, to get below our budget of \$3.5M. They want construction to start in November, and completion in May or June.
- Pete Anderson reported that Wendy Collet at H.E. Callahan and her team are now working on final numbers. We are over budget, so are looking for items that we can pull back from the initial build that will save money. There are some things we can do, none of which will hinder the operation of the Health Center or the Up-Island Public Safety Garage. One thing that's been identified is the overnight accommodations. The Fire Marshall stated it needs sprinklers; preliminary cost came in at \$150,000. Mark has been working with the Fire Marshall to see if there's another way to do the sprinkler (hooked up to domestic water, would cut it down to \$1500), but the overnight accommodations can be done in another phase of building later.
- Pete also reported that for the Up-Island Public Safety Garage, we can wait on the well, septic, kitchenette, toilets, etc. for another phase of building.
- Lauren clarified that we can't use the overnight accommodations if the Fire Marshall has not approved the space, and if we wait on installing the sprinkler system, we can still use the apartment upstairs in the Municipal Building as overnight accommodations for Health Center staff.
- Lauren added that Cressica Brazier from the Energy Committee wrote a grant application that has been endorsed by Senators King and Collins, which would provide \$845,000 for energy and medical-related materials.
- Mark Ouellette reported that currently they are bidding; the documents have been issued to H.E. Callahan and the subcontractors. We are entertaining bid questions. We are experiencing extraordinarily high construction costs in addition to the complexities of island construction, so we came in high. Our team prepared and implemented strategies in the documents, and are getting ideas together on phasing. The focus is on items that can be deferred and added on later without affecting the immediate performance of both buildings.

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For the Health Center Building:

- Apartment: sprinkler system. Provide the shell and infrastructure, but not set up the space (finishing, partitions, etc.).
- Site lighting
- Parking restriping and one-way direction

For the Up-Island Public Safety Garage:

- Defer internal walls, bathroom, plumbing. Build the shell, heating, and lighting. Provide porta-potties.
- Water well, septic field
- Entry drive: use existing road, pave later.

- We are hoping to experience cost savings by working with certain contractors who may have some buying power for materials.
- Construct the two buildings simultaneously, which will have cost savings with shared materials, cut and fill, etc. Reduces ferry costs and transportation costs. Economy of scale.
- Jackson White stated that the final plans have been circulated, and the project has been posted publicly on construction resource sites. We're expecting a better response after our budget process. We're waiting to receive pricing from our subcontractors. October 13th is the bid due date, and the intention is to have that out on the 16th or 17th. The goal is to be breaking ground mid- to late-November.
- Marc LeBlond stated that Wendy Collet has been working hard to get the subcontractors and pricing so we can get the ball rolling.

4. Comments and Discussion.

- Bill Boardman stated that it sounds like anything that we're pulling can be put back in. Pete answered that is correct, and won't hinder the operation of either facility.
- David Sessions asked about the financial target. Pete answered that it's \$3.6M is the total budget, and some needs to be saved for the remodel of the municipal building once the Health Center moves out. Bill B. clarified that it's \$1.75M before we have to go back to the Town; if we get Cressica's grant, that can be added on-top of that.
- Bill Boardman recommended that when we find a contractor for fill, they should get ferry reservations. Jackson confirmed that Wendy has been in working on transportation and has been in touch with the ferry service.
- Jay Zlotkowski stated that when we voted as a Town for this money, it was for the finished projects. How does that play out now? Where do we get the rest of the money to finish? Is it from people donating or will we have to dip into budget next year? Lauren answered that there may be more donations, and we may have to go back to the Town.
- Lauren clarified that the potential federal grant can only be used for Health Center-related equipment, and not for the well and septic for the Up-Island Public Safety Garage.
- Murt Durkee confirmed that it's not urgent to have well & septic at the Up-Island Public Safety Garage.
- Jay asked regarding procedure, if we're going to have to go back to the Town for money, can we start a project knowing that we need more money for it when we voted to complete the project with the money that was allocated?
- Pete Anderson answered that the facilities will be operational, and basically complete except for minor details.

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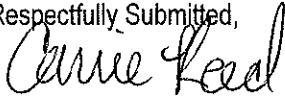
- Linda Gillies stated she received renderings of revised designs. They are both somewhat smaller. Is there a 13.5% reduction in the size of the Health Center?
- Mark Ouelette answered that for the Health Center building, the first plan was 5000 square feet, and is now 4500 square feet. The 13% reduction is still accurate. Floor plan hasn't changed since the committee's last meeting. For the Up-Island Public Safety Garage, we reduced volume by lowering the pitch of the roof.

5. Comments or questions from the community

- None

Meeting adjourned at 6:05pm.

Respectfully Submitted,



Carrie Reed

