

Islesboro Municipal Building Project Committee (MBPC)

April 29, 2024

Minutes

✓ APPROVED

9/20/24

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

Absent: David Sessions, Jay T. Zlotkowski

Ad Hoc Members: Cressica Brazier, Murt Durkee,

Via Zoom: Fred Porter (via Zoom)

Others: Town Manager Janet Anderson, Carrie Reed (Zoom coordinator), Bill Thomas, Peter Rothschild

Via Zoom: Elizabeth Hayden

1. L. Bruce called the meeting to order at 5:00 pm. Quorum met.

Lauren thanked everyone. We had a successful vote at the Special Town Meeting on April 24<sup>th</sup>. Special thanks to Cressica Brazier, Linda Gillies, Carrie Reed, Derreth Roberts, and Pete Anderson.

2. Approve Minutes of March 12, 2024

**Motion to approve the minutes of March 12, 2024, as written, A. Anderson, seconded by Bill Boardman. No discussion. Motion passed, 5 yes, 0 no, unanimous.**

3. Next Steps for the MBP

- Pete reported that Peter Pelletier is excited to begin work on the Health Center. He's looking at the end of May; he just needs to check with all his subs and make sure they're still on board. He sent the Guaranteed Maximum Price (GMP) update today.
- We've got the well driller lined up, probably about 3 weeks out. He's got to get in there before we start excavating.
- Peter Pelletier is updating the schedule and timeline. We will have a meeting when we receive the updated timeline.
- Up-Island Public Safety Garage suggestions
  - Metal Building. Pete stated we have 3 preliminary quotes from manufacturers. Donnie Shand sent us the name of the company that did one for the Tarratine Club. Mark Ouellette has been looking into a couple others. There's a wide range of prices. We need to talk to them to determine what's included and what's not so we can judge them against the others. Cressica has started a spreadsheet for costs and what they include. She, Mark, and Pete will have a Zoom meeting tomorrow to go over who will call which company.
  - Bill Boardman asked about the slab. That could be a separate job. Do we have the dimensions of the slab? Pete answered that the metal building company may change the dimensions.
  - Lauren stated that Jay T. would like an estimate for a stick-built structure, from EBS or Viking, to see what a basic cost would be without a contractor.
  - Carrie & Bill Thomas and others have asked about using Durkee's Garage. Murt has stated that won't work because the bays need to be higher. Pete added that Richard has no desire to split the property.
  - Impy asked if anyone has suggested a 3D printer. UMaine at Orono has the largest 3D printer in the world, and they have built a house with it. Lauren answered that Holly has suggested that. We will look into it.
  - Lauren stated that the committee is also looking into SIP (structurally insulated panel) construction. We've got some initial prices, which look like they will be higher than a metal building. They have better R-values, so there's a tradeoff. Pete added that they are more expensive in other ways. You've got to do the trusses for the roof, sheathing, roofing materials, siding, trim, etc. They all add to the cost.
  - Bill Thomas suggested an old-fashioned barn raising to do a SIP structure ourselves and reduce the cost. Pete answered that the lawyers wouldn't like that. There are liability issues.

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- Peter Rothschild asked why the garage needs to be insulated. Pete answered because of the contents of ambulance, and water in the trucks. Peter suggested the slab be built by Brothers in Arms, separate from the project.
- Bill Boardman stated he has talked with James Nelson from Brothers in Arms. James is building a metal structure on his property, and he's hiring a group of Amish builders from Thorndike who specialize in metal buildings. He will provide a number for them.
- Cressica is going to help with making sure we have the energy aspects, and spreadsheets to analyze expenses.
- Meeting with Mark Ouellette tomorrow to go over options.
- Need housing for one person, the site supervisor, for a year starting end of May. Email Lauren with any possibilities.

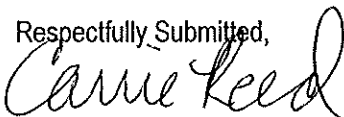
#### 4. Public Questions & Comments

- Bill Thomas suggested radiant heat in the slab, and even if we can't pay for the heating system yet, we should install the plumbing for it. He also suggested installing double plumbing as back-up. PEX tubing is not expensive.
- Murt Durkee requested that, for the design of the Up-Island Public Safety Garage, please keep the Fire Department in the loop. He hopes we can go back to the first design, with a pitched roof. He's fine with either wood or steel construction.
- Derreth asked about the estimated timeline. Lauren answered that we will get that as soon as we nail down the main ingredients. We will look for savings with simultaneous tasks for both buildings.
- Bill Thomas suggested a modular approach. For example, insulation can be done incrementally.

#### 5. Adjourn.

**Motion by A. Anderson, seconded by B. Boardman, to adjourn meeting at 5:20pm. No discussion. Motion passed, 5 yes, 0 no, unanimous.**

Respectfully Submitted,



Carrie Reed