

Islesboro Municipal Building Project Committee (MBPC)

Minutes

February 14, 2023

Members present: Lauren Bruce, Jay Zlotkowski, Linda Gillies, Pete Anderson, Derreth Roberts.

By Zoom: David Sessions

Absent: Bill Boardman

Ad Hoc Members: Janet Anderson, Murt Durkee, Jennifer West (secretary)

By Zoom: Fred Porter, Christine Robb,

Architect: Steve Blatt and Jessie Couture (Steve Blatt Assoc.),

Others: Carrie Reed (Zoom coordinator), Dick Degrasse, Cressica Brazier (Z)

Bidder: George Westgate, Maine Coast Construction

Bid Opening for Public Safety Garage (PSG) started at 3:00 pm. Presented by Steve Blatt

Only one bidder, George Westgate of Maine Coast Construction, attended the pre-construction meeting. Reviewing the bid from Maine Coast Construction, the bid was signed, bond provided.

Base Bid:	\$1,586,400.00
Add Alternate 1:	2,989.85
Add Alternate 2:	29,056.13
Add Alternate 3:	23,000.00
Add Alternate 4:	41,975.00
Add Alternate 5:	(builder did not provide an amount)

At the end of the bid reading George Westgate left the meeting.

Steve noted that the bid comes out to \$578/SF which is way over what would be expected. If the bid was closer to the estimate there would be an opportunity to negotiate but as it is too far above he recommends rejecting the bid.

Murt wanted to let everyone know that on this date, 55 years ago, George Durkee, Islesboro Fire Chief, brought down from Canada a new fire truck purchased for the town. This date is important in this new construction for the fire department.

MBPC Meeting Started.

1. Quorum Met. Meeting brought to order.
2. Approval of Minutes of January 17, 2023- approved unanimous.

3. Bid Discussion

Steve Blatt comments:

- No island firms bid on the project.
- Interest by four possible Construction Manager candidates.
- May propose some changes in PSG efficiencies.
- Recommends rejecting all bids and make the Health Center and Public Safety Garage one project.

Jay: When does the Construction Manager (CM) get paid?

Steve:

- Not until contract is signed but maybe reimbursed if project does not go forward.
- It may take up to 8 months to complete the bid package.
- Each CM applicant provides their fee.

Pete: Agrees to combine the bids.

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Motion: The Construction Manager interviews will be conducted by Steve Blatt with Jay, Pete, and Bill from the committee. Unanimous approval.

Jay: Is there any other way to proceed other than merging the projects?

Steve: Can look at modifying the PSG design. Unsure of what brought up the cost- site construction, metal roof, roof pitch, asphalt, solar panels, etc.? All items that can be reviewed and modified if necessary. Economies of scale if the two projects are combined- cement deliveries coordinated, asphalt, et.

Jesse: The bidder did not include a cost for Alternate 5.

The Alternative additions to the base bid are:

Alt. 1- a thicker ZIP sheathing on the exterior. Base bid is the minimum we need for code but the energy committee wanted higher efficiency which is why we added as an alternate.

Alt. 2.- spray foam

Alt. 3.- 12 solar panels

Alt. 4- 26 solar panels

Alt. 5- pex radiant tubing in slab

Discussion of holding off on a decision to combine the two projects to determine why the bid was so high. Steve indicated that the role of the CM would be to determine what, if any, modifications would be necessary prior to putting out to bid.

Motion: Recommend rolling the two projects, Health Center and Public Safety Garage, together into one project and to hire a Construction Manager for the two projects. May need to consider modifications to design. Unanimous approval.

Motion: Reject the bid for the Public Safety Garage presented by Maine Coast Construction. Unanimous approval.

4. Update from the Campaign Committee, Linda Gillies

Additional funds have been committed to the project. Currently amount committed is at \$1,612,979 plus change. Getting closer to reaching the goal.

5. Thank you's

Website Update

Thank you to Carrie Reed for updating the website.

Managing tracking of donations

Thanks to Janet Anderson.

6. Comments or questions from the community?

Dick Degrasse, energy committee, explained that he continues to work with the PUC and CMP on off peak rate, which would be used by a radiant heating system.

Adjourned meeting at 4:00 pm.