

## Islesboro Municipal Building Project Committee (MBPC)

May 24, 2023

### Minutes

Members present: Lauren Bruce, Jay Zlotkowski, Linda Gillies, Pete Anderson, Bill Boardman.

Absent: David Sessions, Derreth Roberts

Ad Hoc Members: Janet Anderson, Murt Durkee, Jennifer West (secretary). Christine Robb, Cressica Brazier

Others: Carrie Reed (Zoom coordinator), Marny Heinen (Z)

Architects: Steve Blatt and Mark Ouelette by Zoom

1. Called to Order- Quorum met (4)

2. Minutes of May 3, 2023 approved as written.

### 3. Updates

#### a) Construction Manager (CM) Selection, Pete and Steve

- Four applicants, three of which were good. Conducted due diligence review.
- After due diligence selected H.E. Callahan out of Auburn.
- Steve, SBA, has worked with them in the past. A woman owned company, Christine Kendall, President.
- Christine Kendall and her project manager with her to the meeting.
- H.E. Callahan has experience constructing health centers. They have a concrete department.
- Plan to start work in October.
- SBA would like to have the CM brought on as soon as possible after contract signed with Town.
- Plan is for the MBPC to approve the selection of the CM and bring it forward to the Select Board this evening.
- Note the building permit will be coordinated thru the CM.

**Motion:** MBPC approves the selection of H.E. Callahan for the position of construction manager and the presenting the selection for approval to the Select Board, motion by Lauren, second by Pete, unanimous approval.

#### b) Revision of Health Center Design.

- SBA has revised the plans based on cost issues that have arisen in other towns.
- Working with IHC staff to modify space sizes.
- Saved all functions except staff lunch room, combined with staff meeting room. Size reduced by 800 SF or by approximately \$300,000.
- Murt asked if the 10,000-gallon tank on-site would be adequate for the additional sprinkler system in the new building or if a second tank would be necessary?
  - i. Mark indicated that the engineers would be evaluating the tank.
  - ii. Murt indicated that the system design was for life safety, to get people out of the building, and to aid in putting the fire out.

#### c) Update on Public Safety Garage, Steve

- They have a new site plan that was discussed in an on-site visit with Gartley & Dorsky.
- Need to research the driveway into Berry's and Houle's, property line straddles it.
- Anticipate orientation change, facing north, lowering building, gravity pitch
- Solar panels possibly on ground.
- Roof lower, approach from driveway shorter.
- Radiant heating in slab.
- Changes made based on civil engineer recommendations.

Meeting adjourned at 5:35 pm