

Municipal Building Project Committee
June 16, 2022
Minutes

Members: Lauren Bruce, Pete Anderson, Derreth Roberts, Jay Zlotkowski, Bill Boardman
Absent: David Sessions

Ex Officio: Janet Anderson, Dorie Henning, Murt Durkee, Vern Ziegler, Fred Porter (Zoom), Linda Gillies,
Janis Petzel, Christine Robb (zoom)

Presenter: Steve Blatt

Others: Carrie Read (Zoom assistant), Jennifer West (secretary),
By Zoom: Phil Seymour,

Meeting called to order by Lauren Bruce. Quorum met by arrival of Bill Boardman and Jay Z.

Pete Anderson provided an overview of the selected site:

- Site is located to the west of the municipal building. The area across from the municipal building is forested wetland.
- Issues that have been addressed include:
 - Wetlands- there is a large forested wetland bordering the proposed site. Gartley & Dorsky has delineated the edge downslope from the project site.
 - The Islesboro Land Use and Development Review Ordinances do not require setbacks from forested wetlands.
 - The DEP, under the Natural Resources Protection Act, does not require a setback from forested wetlands for structures.
 - The Town's District Boundaries Map shows a RPH, Resource Protection Hydric soil, district on the town parcel. Gartley and Dorsky reviewed the project site. The delineated wetland boundary is now the limit of the RPH.
 - Gartley and Dorsky dug two test pits within the area of the proposed building site and determined that there are no hydric soils, which are defined by hydrology found in wetlands, within the proposed site.

Motion: Minutes of May 4, 2022 were approved as written, unanimous.

Motion: To approve Linda Gillies as a member of the Municipal Building Project Committee.
Unanimous approval.

Motion by Lauren Bruce: To approve the building site west of the municipal building.

Discussion: Bill Boardman asked where the current septic system is located, as the site plan shows "apparent septic field". Need to confirm the location of the system either by Gartley and Dorsky or Will Aldrich, site evaluator, who designed the system.

Motion rescinded by Lauren until the septic field has been accurately located.

Presentation by Steve Blatt, Stephen Blatt Architects (SBA): Health Center

- Construction costs are volatile at this time.
- SBA has redesigned the new Health Center from a 68' X 68' to a rectangle 50' X 104'.

- The redesign was a result of several factors including access road behind the municipal building is not ideal due to runoff from the building.
- The major change in the redesign is the inclusion of an apartment for On-call staff; makes it less expensive with good access and more secure.
- The current location of the septic field restricts the location of the new building.
- Ambulance access at south end of building directly into trauma room.
- Rooms planned include:
 - Reception and medical files in southeast corner
 - Two for additional uses such as counseling, dental, physical therapy, telemed.
 - Triage and 3 provider offices along eastern corridor.
 - Middle cross corridor will have 3 exam rooms.
 - West corridor will have central storage, pharmacy, lab with triage in southwest corner.
 - Upper cross corridor: storage room, staff breakroom, meeting room, overnight accommodation.
 - The main entrance is located at the southeast corner where there will be a small porch and ramp.
- Proposed changes after meeting with providers:
 - The corridor from reception will be opened up to allow direct access to the trauma room. The bathroom shown will be relocated.
 - Phlebotomy will be located along eastern corridor where two closets are shown.
 - Reorganize rooms along west wall: pharmacy will be moved closer to the trauma room, laundry and custodial will be relocated.
 - The on-call apartment will be moved to the northwest corner.
- Projected budget:
 - All construction: \$2.128 million plus contingency and architectural, the cost estimate total \$2.450 million. This does not include fire garage or PS/HC renovation.
- Comments:
 - The current design has more option to expand to the north.
 - Move the building further from the parking lot at an angle to allow for several parking spaces for arriving patients.
 - Propose one-way traffic flow through the parking lot with diagonal parking.
 - Question as to where will EMT's and FD staff park when a call is out? Possible expand parking slots, don't anticipate there will be much of a change from what is currently happening.
 - Question: Will the usage of the HC increase? Dorie Henning thinks there maybe a slight change if dental and physical therapy come in. Depends on the schedules of the practitioners.

Steve Blatt presentation on Public Safety Renovation

- Added additional room for town office next to the ADA bathroom.
- Construction cost should be minimal, no exterior work; depends on interior work.
- Cost estimate is \$100,000 if not touched up too much.
- Design is not set in stone.
- The door to the evidence room from reception office should be retained for access.
- Question raised about where will voting take place? Town office meeting room or Public Safety meeting/training? Probably depends on election.

Steve Blatt presentation on Up Island Fire Garage.

- The site is located to the south of Cliff Houle's driveway.
- A wooded lot.
- Murt noted that on a call, fire fighters will leave vehicles at this location and drive down to the central location for mobilization, which should relieve some parking at municipal office.
- Anticipate that the roof pitch is suitable for solar but SBA will verify.
- Heat- the building should not go lower than 65 degrees, as opening the doors results in a rapid decrease in temperature in the winter.
- Possibly radiant heat in slab?
- Building details, which will continue to be refined:
 - dimension 36' X 48';
 - 2 garage doors, 12' high;
 - 3:12 pitch roof with wooden trusses
 - No columns within the interior of building, which will allow parking of smaller vehicle between the two bays.
 - Insulation will be selected not to be impacted by moisture
 - Floor drains
 - Bathroom with shower
 - Two cots in eating area
- Cost Estimate: \$200/foot= \$350,000 maybe more. Trying to keep it as simple as possible.
- Question: will bucket truck fit in garage? Could also refit an area behind the municipal building.
- Murt anticipates that the ambulance will be stored primarily at the central station and only relocated during anticipated storm events.

Question: Is the plan still to hire a construction manager? If so is price currently included in total cost?

- Steve: indicated that the construction manager (CM) is usually hired as a percentage of the project but can be negotiated. If the project does not go forward the CM would want to be reimbursed for time spent.

To-do list:

- ❖ Confirm location of septic field.
- ❖ Approve site
- ❖ Approve 3 designs
- ❖ Approve cost.
- ❖ Hope to bring project to Select Board in July?

Next meeting June 23, 2022, at 6:00 pm.

Respectively submitted by,
Jennifer West