

**Islesboro Municipal Building Project Committee (MBPC)**

**October 23, 2023**

**Minutes**

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

Absent: David Sessions

Ad Hoc Members: Janet Anderson, Cressica Brazier, Murt Durkee, Fred Porter, Jennifer West

Others: Carrie Reed (zoom coordinator), Mike Clayton, By Zoom: Linda Knebel, Taz Stafford, Robert Kochan, Mark Ouellette (S. B. Architects).

1. Quorum met.
2. Approve Minutes of October 4, 2023

**Motion to approve the minutes of October 4, 2023, as written, D. Roberts, seconded by Bill Boardman. No discussion. Motion passed unanimous.**

3. Discuss Project Phasing and Alternatives

- Lauren Bruce reported the results of a meeting that she and Pete attended on October 20th with Mark Ouellette, SBA, and H.E. Callahan (HEC) project staff to go over the budgets for the two buildings.
  - She greatly appreciated the effort that went into their review and the effort made to reduce costs. Pete also was a great asset in helping in the review.
  - The bottom line is that construction costs have gone up and exceed the amount of money approved by the town (\$1.75 million) plus the \$1.75 million plus raised in donations.
  - The committee needs to make a decision on how to proceed:
    - Go to the town and ask for more money or cannot build both buildings.
    - HEC will provide the final maximum cost on November 1, 2023. Currently they are working with the contractors to see if their costs can be reduced further.
    - Currently, not included in the current estimate is:
      - Architectural fees- \$30,000
      - Contingency- 3%
      - Furnishings.
- Mark Ouellette explained that SBA has gone over the design making every effort to reduce costs but stay faithful to the design. "Value engineering design" focuses on what is critical and cannot be taken away from the buildings purpose.
- Janet Anderson said to meet the required notice time line the soonest a Town Meeting could be held would be November 8, 9, 10. She is waiting to hear from the Town Attorney on the Town Warrant wording.
- Discussion of three options:
  - Get more funds for the entire project including the overnight accommodation;
  - Just build the Health Center; or
  - Do nothing and give back the donations.

## Islesboro Municipal Building Project Committee (MBPC)

October 23, 2023

### Minutes

- Donations
  - Linda Gillies said that she has recorded all donations. Not feasible to ask for more donations. Individuals donated for the project as a whole, difficult to do otherwise.
  - Janet mentioned that the Town is currently using the donations to pay for current expenditures.
- Public Safety
  - Fred Porter noted that Public Safety can utilize the existing space with minor changes to take advantage of the larger space. The current file room can be used as an evidence room and one of the exam rooms for interviews. Just need furnishings. At some time they would want to expand the current meeting room space.
- In answer to whether the project could be put on hold for a year, Mark Ouellette noted that contractors cannot hold for more than 30 days. Never get less than current cost and would expect a 5-10% increase.
- Bob Kochan, new resident and a forensic engineer, agreed with Mark's comment. He asked if it can be determined what the impact will be to current land owners on the additional cost to taxes.
- Bill Boardman suggested that the Committee recommend to the Select Board that only the Health Center be built and to request money for that building.
- Linda Gillies pointed out that donations were directed for both buildings.
- Lauren suggested taking the whole project back to the Town and request the additional funds to fund it completely.
- Janet will determine cost to the Town if project is stopped, what are costs from HEC and SBA. Mark noted that HEC would charge an hourly rate for time spent to date.

**Motion- That the Committee recommends to the Select Board that a request for sufficient funds to complete both projects be made to the Town. By Lauren Bruce, Seconded by Bill Boardman, unanimous approval.**

**Adjourned at 6:32 PM.**