

**Islesboro Municipal Building Project Committee
Minutes
November 16, 2022**

Members Present: Derreth Roberts, Lauren Bruce, Bill Boardman, Linda Gillies, Jay Z., Pete Anderson (by Zoom), David Session (by Zoom)

Ad Hoc Members: Janet Anderson, Jennifer West (secretary), Murt Durkee, Fred Porter (by Zoom), Christine Robb (by Zoom),

Ad Hoc Members Absent: Janis Petzel, Dave Dyer

Presenter: Steve Blatt, Steve Blatt Architects (SBA), with Jessie Couture.

Others: Carrie Reed (Zoom coordinator), Dick Degrasse (Energy Committee –EC), Bill Warren, Toby Martin (EC), Page Clason; by Zoom: Marny Heinen, Cressica Brazier (EC), Bill Thomas (EC), Myra Sinnott (EC, by Zoom),

1. Quorum met.

2. Motion to approve minutes of October 27, 2022, Passed unanimous.

3. Brief Updates

- Planning Board Application submitted on October 31. Approved at the November 17th meeting.
- Up-Island Public Safety Garage Timeline, attached.
 - 12-2-22, Bid package available for distribution. Bill Boardman will coordinate. He has identified approximately 10 island contractors for initial distribution.
 - 1-13-23, Bids due back in
 - 1-18-23, Select Board opens bids. If no bids received then the bid package notification will be sent out to local newspapers.
- Owner Representative
 - **Motion: to have owner representative** for Up-Island Public Safety Garage, moved by Bill Boardman, seconded by Derreth Roberts. Unanimous approval.
 - **Motion: Propose Pete Anderson as owner representative.** Moved by Lauren Bruce, seconded by Derreth Roberts. Unanimous approval, Pete recused himself from vots.
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4. Updates by Steve Blatt

- Meeting today with project engineers. Drawings are in progress. Timeline works.

5. Recommendation to have Gartley Dorsky Engineering and Surveying represent Town in the Planning Board application process.

- A complicated application requiring approvals from State agencies.
- Steve agreed as Gartley Dorskey is the project site engineer.
- SBA will coordinate the work.
- SBA responsible for the Fire Marshall review.
- Steve stated that the application should go smoothly and should be submitted soon.
- **Motion: to hire Gartley Dorskey** to submit the application for the Up-Island Public Safety Garage to the Planning Board. Moved by Bill Boardman, seconded by Pete Anderson. Unanimous approval.

6. Fundraising Strategy/timetable, Linda Gillies

- A grant application has been submitted to the Clarence & Anne Dillon Dunwalke Foundation for \$250,000. Should hear back soon.
- So far have commitments for \$580,000. If Foundation grant comes through then will have raised \$830,000 with \$920,000 to go.
- The week of November 28th a community mailing will be sent out, about 600 letters.
- So far only one individual has turned down the request for a donation. This was a physician in a private practice who felt that the building was too big. Comments were reviewed and felt that his practice was not equivalent to the Health Center's mission.

Bond Anticipation Note- Janet is following through with this with help from Vern Zeigler.

7. Discussion of Energy Committee Recommendations

Introduced by Lauren Bruce:

Finally, we have a meeting to discuss the recommendations of the Energy Committee! I know it must seem like a long time to wait- when you have been discussing the energy issues, related to this project, for such a long time. But you should know that any information we received from the energy committee was shared with our committee and Steve Blatt. But tonight is the first time we could have this meeting to discuss together your recommendations first on the Up-Island Public Safety Garage and then the Islesboro Health Center.

We could not have this meeting any earlier as we did not have approval to build the buildings until the vote on September 22nd. Our first meeting of the MBPC after the vote was October 27th. The PB approved building the Up-Island PSG on November 14th. Now we are in a position to discuss the energy recommendations in our MBP committee meeting.

The Energy Committee (EC) has provided two documents, which have been passed on to Steve Blatt, SBA. The following were discussed at the meeting: the *Top 10 Recommendations from Islesboro Energy Committee to Islesboro Municipal Building Committee, updated July 14, 2022* and *Questions from the Islesboro Energy Committee to Architect Steve Blatt for MBPS Meeting, November 16, 2022*. SBA reviewed the Top 10 Recommendations and provided a response (see attached). The questions to Steve Blatt have been revised for the meeting, as they were more adequately discussed as recommendations.

The discussion began with the EC members providing a brief summary of their backgrounds, which ranged from work with State and Federal agencies on energy policy; large scale battery storage firms; research biologist; tracking the Town's use of energy; professional engineers; urban design; and educating the island community on energy.

Steve Blatt spoke about his firm and his energy consultant's approach/experience/expertise of in energy efficiency and sustainable design?

Discussion on the EC General Recommendations:

1. The EC recommends that these projects be designed, engineered and constructed (in consideration of the town approved budget) to meet (as closely as possible) net zero, sustainable, emission-free, carbon-free, clean energy objectives, and healthy, non-toxic working environments.

- Bill Thomas explained that net zero refers to the carbon footprint of the building.
- SBA-
 - Net Zero is a goal for the project, but a high bench mark to meet. We hope that ultimately Net Zero can be met over time.

- Using a heat sink in the slab would be hard to repair if there are issues with the system.
- The design focuses on no fossil fuel used except during power outages when a generator would be needed as an ancillary system. The IHC will be all electric, well insulated, low maintenance. The engineers are more concerned with the IHC meeting net zero than the Public Safety Garage.
- Concerned with the high use of concrete, which is expensive. (note: after the meeting someone mentioned that currently on the island concrete is priced at \$900/yard).
- Dick Degrasse stated that Nova Scotia utilizes slab heating extensively and it is quite successful. He can provide a contact for more information of the use at a fire station in Nova Scotia.

2. The EC recommends that energy efficiency/sustainability elements be communicated in the bid, to the builder, electrician, HVAC provider, etc. Describe your understanding of HVAC in this context.

- The bid package will include construction documents and a project manual, where proprietary elements that must be included are noted.
- SBA
 - Will answer questions from bidders and circulate responses to all the bidders.
 - Construction costs are leveling off but price is not coming down due to the cost of energy.
 - We will probably attend a pre-bid conference on the island.

3. The EC recommends that the engineers, mechanical and/or electrical, have experience with energy efficiency and HVAC.

- SBA
 - Bennett Engineering in Freeport has mechanical, electrical and plumbing expertise. They have worked with SBA for years and currently on a \$75 million project in Skowhegan.
 - All questions should go through SBA. But first through Janet Anderson, as Town is the client.

4. In the introductions, Steve Blatt spoke about his firm and his energy consultants approach/experience/expertise of in energy efficiency and sustainable design.

5. The EC recommends that the electric panel be set up with room to grow and that conduit be installed during construction to handle future cables/wiring, so new technology can be phased in over time without having to revamp the building too much, for example, when all electric ambulances or fire trucks arrive.

- SBA
 - The utility room in the Public Safety Garage has been expanded for future expansion of the electrical panels.
 - The engineers are concerned that the slab will need to be much bigger and deeper.

6. The EC recommends that your designs include battery back-up for the buildings and that adequate space has been allotted within the interior of the buildings to house them.

- These will be done.
- Lauren Bruce mentioned and thanked the Energy committee, who intend to seek grants, rebates, other funding for the batteries, as batteries are not included in the building budgets.

7. The EC recommends that as many rooftop solar panels as space allow be installed as soon as budgets and grant funding will allow, even if the solar production exceeds the building's use, since the excess generation will cover the Town's multiple meters, and for future electrical needs.

- Dick Degrasse- CMP offers two off-peak rates, which require special meters.
- Myra Sinnott- Time of Use plans provide a lower electrical rate during off-peak hours. Require having storage for the energy to be used during high-peak hours.

8. CMP may be establishing Time of Use (TOU) electric rates (to be announced Nov 15). Lauren asked Dick Degresse to talk about TOU rates.

- Discussed above in general terms. Murt Durkee indicated that HVAC is not needed for the Public Safety Garage.

Questions on the Up-Island Public Safety Garage

1. Can you describe in general how this building will function?
 - a. Minimizing heat loss in the winter especially when the doors open.
 - i. Suggest closing doors quickly. Murt suggested remote door closers.
 - c. Is cooling needed in the summer in this building?
 - i. Murt indicated that cooling is not required Murt.
 - d. Enough wall plugs and space/storage for small equipment charging as well as future EV chargers, and for the existing use of heaters/warmers for the ambulance and fire trucks.
Addressed page 1, #5
2. What level of insulation (R- value) are you planning in the ceiling, the walls, and around/under the slab?
What kind of insulation are you proposing?
 - a. *Following provided in Steve Blatt Architects response to Top 10 Recommendations dated 7-14-22.*
 - i. *Wall- R-26.6 to R29.6, cost will determine.*
 - ii. *Attic- 12" dense pack= R48, to increase R value spray foam will be our next option. SBA will have builder provide both for pricing.*
3. How are you planning to heat the slab? *Discussion below.*
 - a. What will be the heat source(s), i.e. radiant hot water, with heat pump hot water? Other?
Electric heat pump with backup propane generator proposed.
 - b. Are there any issues with durability with radiant floor heat in a fire station given the heavy equipment in use?
 - c. What interior temperature will it be designed to maintain at what minimal exterior temperature?
 - d. If CMP does make a TOU rate available, does that change any of the design decisions for the mass of the slab or how to heat it?

Discussion

- SBA
 - Heat pump vs slab.
 - Heat pump is easier to maintain.
 - They plain on a complete analysis for the IHC.
- Cressica Brazier
 - Are failure rates for radiant heat available? Would radiant heat work well for heating trucks?
- SBA
 - They have discussed radiant heat with the engineer. An unoccupied building may not this form of energy. They did eliminate a window to avoid heat loss.
 - Radiant heat requires pumps, two for back up.
- Myra Sinott
 - Battery storage could ultimately be provided for future backup.

- Lauren Bruce
 - Its important to make sure we are positioned to add new technologies as they become available and we can afford them. We must leave space to include future energy solutions.

Meeting adjourned 6:15pm.

Up-Island Public Safety Garage
Tentative Timeline
 November 15, 2022

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| 11/14 | Planning Board approves Up-Island Public Safety Garage application. |
| 11/16 | MBPC Meeting 5:00 to 6:30 |
| 11/29 | Project can go out to bid.
Blatt supplies bid package. Boardman notifies contractors of availability of package. |
| 12/09 | Potential bidders pick up bid package no later then 4:30pm |
| 1/13/23 | Bids due back at Town Office no later than 4:30 PM. |
| 1/17/23 | MBPC meeting – Review bids and make recommendations to the SB. |
| 1/18/23 | SB opens bids chooses contractor. |