



TOWN OF EAGLE LAKE
BOARD OF SELECTMEN'S MEETING
February 11, 2025

1. **CALL TO ORDER: TIME 2:00 P.M.:** The meeting was called to order by Board Chair Arthur Carroll at 2:00 P.M.
Board members present included: Eagle Lake Board Chair Arthur Carroll, Apryl Gagnon, Paul Nadeau and Raymond Saucier.

Others present included: Eagle Lake Fire Chief Robert St. Germain, Jeff Fournier, Eagle Lake building contractor Reed Devoe from Devoe Construction and Eagle Lake Town Manager John Sutherland.

2. **REVIEW AND DISCUSS THE DESIGN AND PROPOSED COST OF THE SLY BROOK ROAD SUBSTATION**

Eagle Lake Town Manager, John Sutherland, welcomed everyone to the meeting. John stated the purpose of the meeting is to sit down with Eagle Lake building contractor Reed Devoe to discuss options and cost proposals for the Sly Brook Road substation. Previously, we only had estimates to work with and now we are attempting to get a real estimate from a local contractor on an amount we can reasonably expect the substation to cost us. The meeting up with overhead photos of the property and discussed how the proposed building could be situated on the property. Eagle Lake Selectman Paul Nadeau stated that we are proposing to purchase a two-acre parcel from a larger piece. The property owner is agreeable to working with the town so a larger piece could be considered. Paul also stated we do not need to focus on a square parcel, it could be rectangular if that suits our needs. John added a proposed layout of the interior of the building. John said that was just a proposed drawing designed for conversation.

Reed Devoe stated that a 60' X 80' building will budget \$50,000 just for the slab. If we use a 48" foundation around the slab, we can expect to increase the cost by \$40-50,000. For a heating source Reed said that a forced hot air furnace will cost around \$5,000 and a radiant floor heating system will add \$20,000 to the price tag. Reed added that he feels it will be cheaper to stick build a structure instead of looking at a prefab steel building. He estimated about 25% less. Reed stated that he would budget \$50,000 for electrical. Reed added that trusses will cost \$40,000 and expect to pay \$10-15,000 per overhead door. Reed was asked what he recommends for insulation. Reed says that he uses R21 for the walls and R50 insulation for the ceiling.

Eagle Lake Fire Chief Robert St. Germain began discussing a filling station inside the substation to reload fire engines. Robert said that he would like a 10,000-gallon reservoir for the filling station. He stated that it would fill truck one three times. If we are using Fort Kent for mutual aid, they would have access to the resource as well. Redd stated that he would budget \$30,000 just for the concrete. The well and pump will be extra.

Jeff Fournier added that trucks will come in during the winter months with snow, ice and road grime on them. He recommended looking at a heat exchanger to remove moisture. Reed

estimated that we should budget \$3,500 for a heat exchanger. Heating options was also discussed. One option was to look at a propane heater for the bays and heat pumps for office space. This will eliminate the need for additional copper piping.

The Board thanked Reed Devoe and Jeff Fournier for their time and appreciated their contributions to the conversation. Reed said that he would work up a couple of different proposals so the Board could review different options and the estimated cost of each. Jeff Fournier stated that he has a contact that can make a set of building plans. They are not Engineer stamped but they would give a contractor an idea on the scope of our project.

The Board thanked everyone for their participation and appreciated their input.

3. PUBLIC COMMENT

The was no public comment.

4. ADJOURN

The meeting adjourned at 4:10.