



July 7, 2021
PUBLIC OPEN HOUSE
5:00PM – 8:00PM

New Police Station



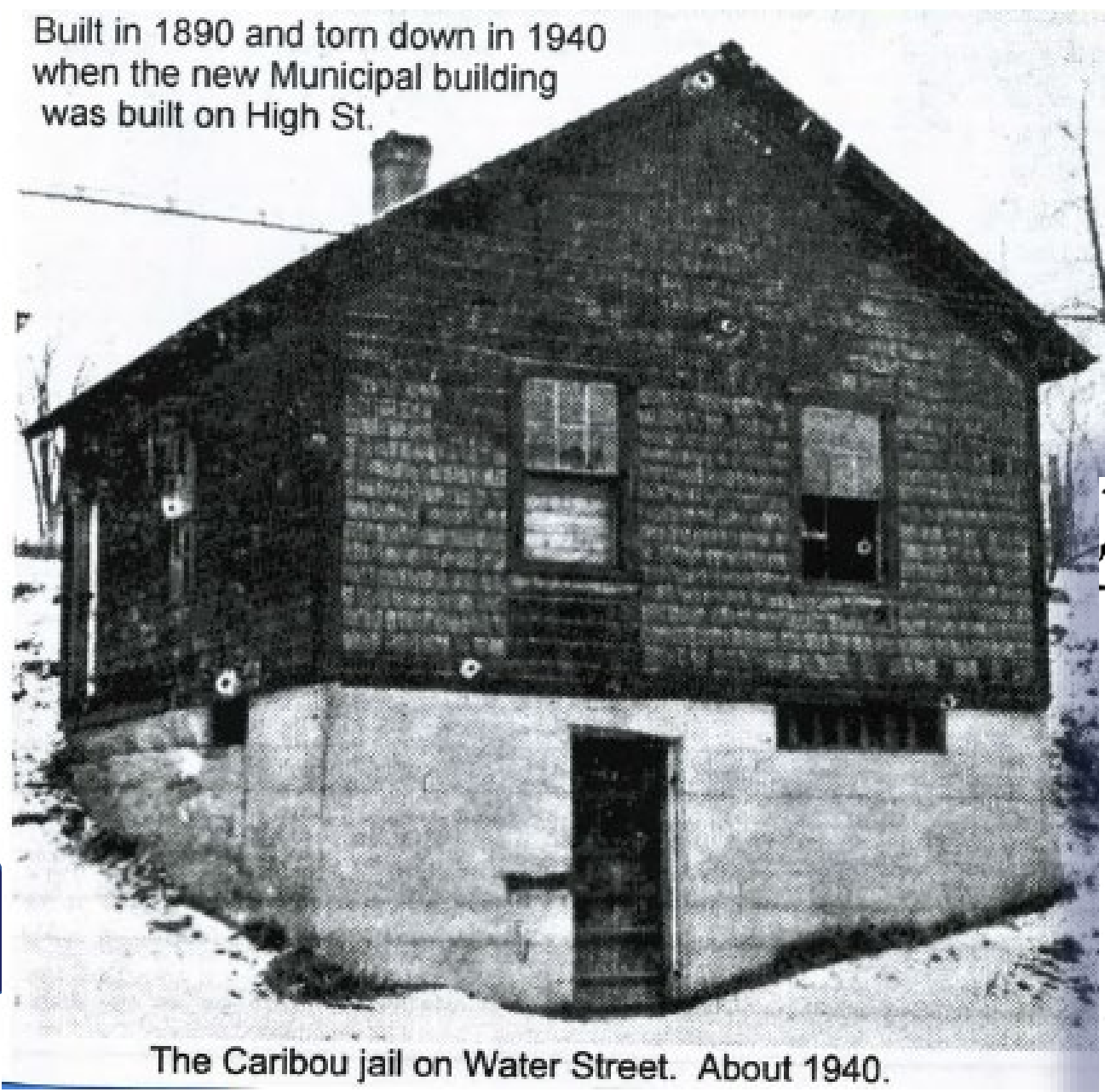
Police Station Study
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Station History



Picture of city hall in 1952, which included city administration on the upper floor, fire department on main level and the police station/courthouse on the lower level.



Built in 1890 and torn down in 1940 when the new Municipal building was built on High St.

The Caribou jail on Water Street. About 1940.



Pictures of Police Station in 1977 prior to renovation as the current station configuration. The renovation included new dispatch office, new kitchen/photo lab, renovated jail cells for male/female and juveniles, and converted clerk's record room as evidence storage.



Pictures of current Station and station interior.

- A. Station 3-bay garage/wash bay for vehicles.
- B. Water damaged ceiling tiles due to condition of old plumbing.
- C. Kitchen/photo development room now used for general storage.
- D. Locker room / evidence processing room, department conference room, and hand washing location just outside of single occupant bathroom.



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Anyone who wishes to take a tour of the station is welcome.
Please call 493-4208 for an appointment.



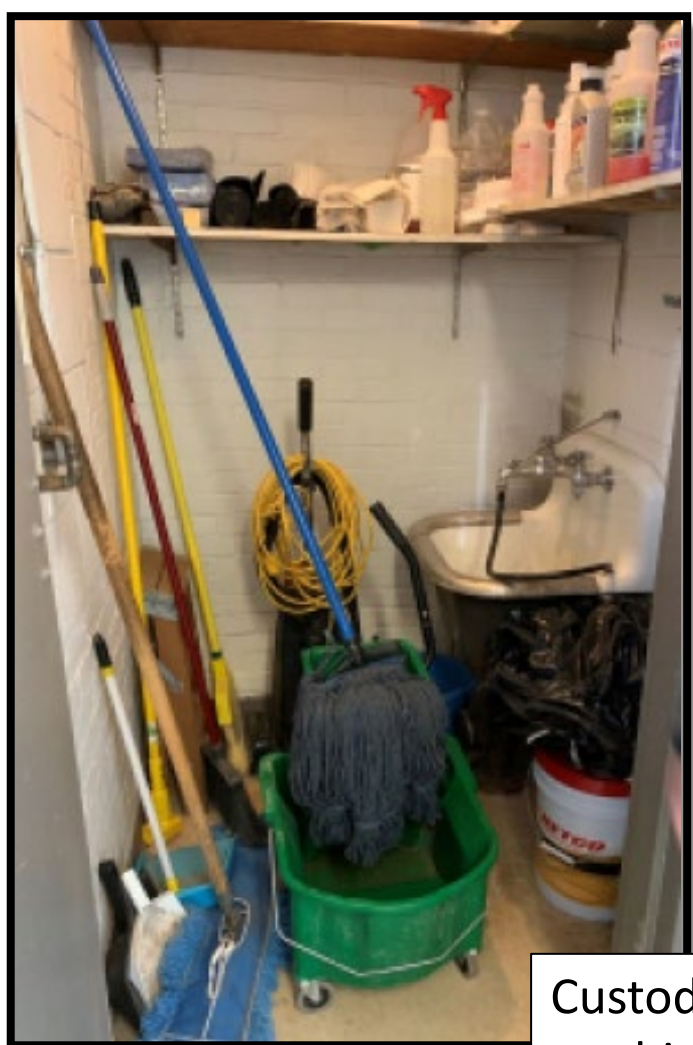
What standards need to be considered with a new station?

State mandates and national standards regularly change elements of law enforcement. The following are a list of some changes in recent years

Station Element	Standard/Best Practice	Current Station Status
Interview Rooms	Have to be able to video and record	Upgraded to meet this
Prisoner Handling	Jail cells have 10 additional sq.ft.	Compliant to old building codes
Prisoner Processing	Should have separate rooms for processing and medical related functions.	Station can only handle one prisoner at a time due to space and equipment. Uses the same room as OUI processing.
Child Molestation Cases	Provide separate entrance for victims	Use standard interview room accessed through police station main entrance.
Drug Processing	Must be vented. Have processing area.	No properly vented space. Using officer locker room.
Armory	Have armory with secure access	Have no armory
Evidence Handling & Storage	Have separate rooms for holding, logging and storing of evidence.	Using officer locker room and need offsite storage locations due to space.
Secure Areas	All personnel are behind secure areas. Detainees have limited access to areas and sensitive information	Not in compliance. Detainees must be moved through sensitive areas.
Multi-Gender Facilities	Have separate facilities for male and female officers.	No separate locker rooms or sanitary facilities for female officers.
Decontamination	Decontamination needed for detainees and officers.	No decontamination area in station.
Canine	Should have wash area and rest area.	Utilize wash bays in garage and interior floor space for rest area.
Vehicle Storage	Have secure vehicle storage area for asset protection and detainee control.	Have limited garage space for some vehicles but not secure area for all equipment nor detainee moving.
Records Storage	Records on site behind secured areas	Limited on-site records. Need off-site storage of records along with evidence.



Picture of staff bathroom that does not comply with current ADA standards for grab bars, turnaround areas, and washing facilities.



Custodial closet with inaccessible eye washing station connected to sink.





What are the options?



Stand Alone Station

Minimum 1.5 acres



Combine with Fire/EMS

Minimum 3.5 acres



Combined with Fire/EMS and Emergency Operations

Minimum 4.0 acres



New Government Campus

Minimum 6.0 acres





Where is the city in the process?

- 2014** – City Comprehensive Plan: “Form a community committee to begin identifying police department building needs, selecting a site, and developing a financing model”
- 2017** – Ames Architects provides concept building design for fire/police facility
- 2018** – City Council approves organization of citizen’s advisory committee to evaluate facility options and locations.
- 2018** – City Council approves \$25,000 contract with Port City Architects to provide concepts and cost estimates for new facilities.
- 2018** – After reviewing criteria and Port City provided info, the citizens committee recommends a police/fire/EMS building on Birdseye site subject to funding.
- 2019** – Due to seeming of funding, Citizen’s committee recommends pursuing stand-alone police station on the Birdseye site.
- 2019** – Council approves the search for an architectural firm to complete a study of station operations, prepare concept footprint and layout of new station and prepare preliminary building designs with a cost estimate for voter consideration. Consultant to consider new and existing building options.
- 2020** – Council approves contract with Artifex Engineers and Architects in collaboration with MW Studios to complete police station study.
- 2020** – Artifex and MW Studios completes organization survey, evaluation of potential existing buildings, prepares “ideal” building concept for review. Additional progress halted due to COVID-19 and budget constraints.
- 2021** – City Council committee organized to pick up work with Artifex. Milestones to accomplish include; Site selection, refine building design, have preliminary cost estimate on the November 2021 ballot for voter consideration.

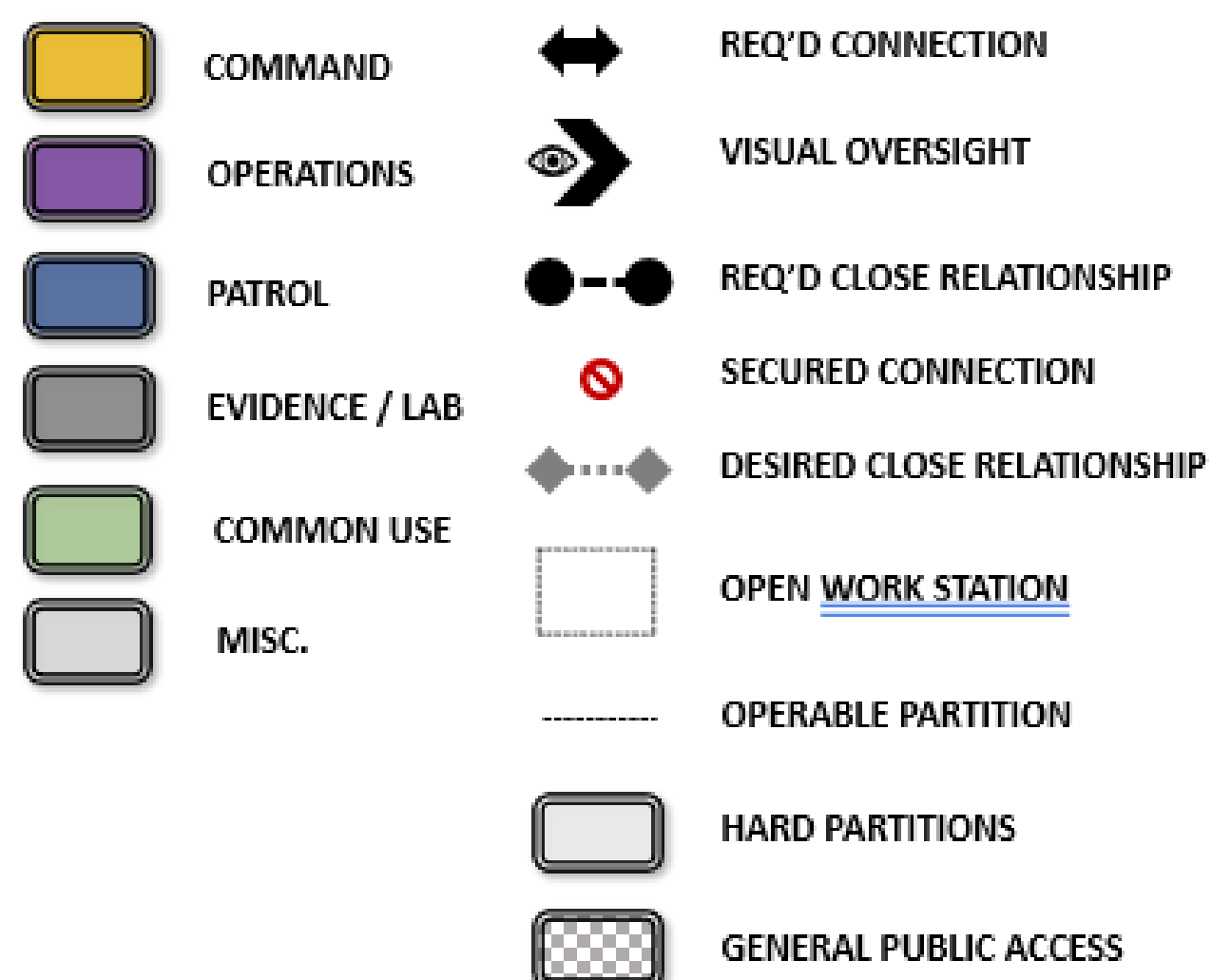


Existing buildings evaluated by Artifex and MW Studios for possible use as new or expanded police stations

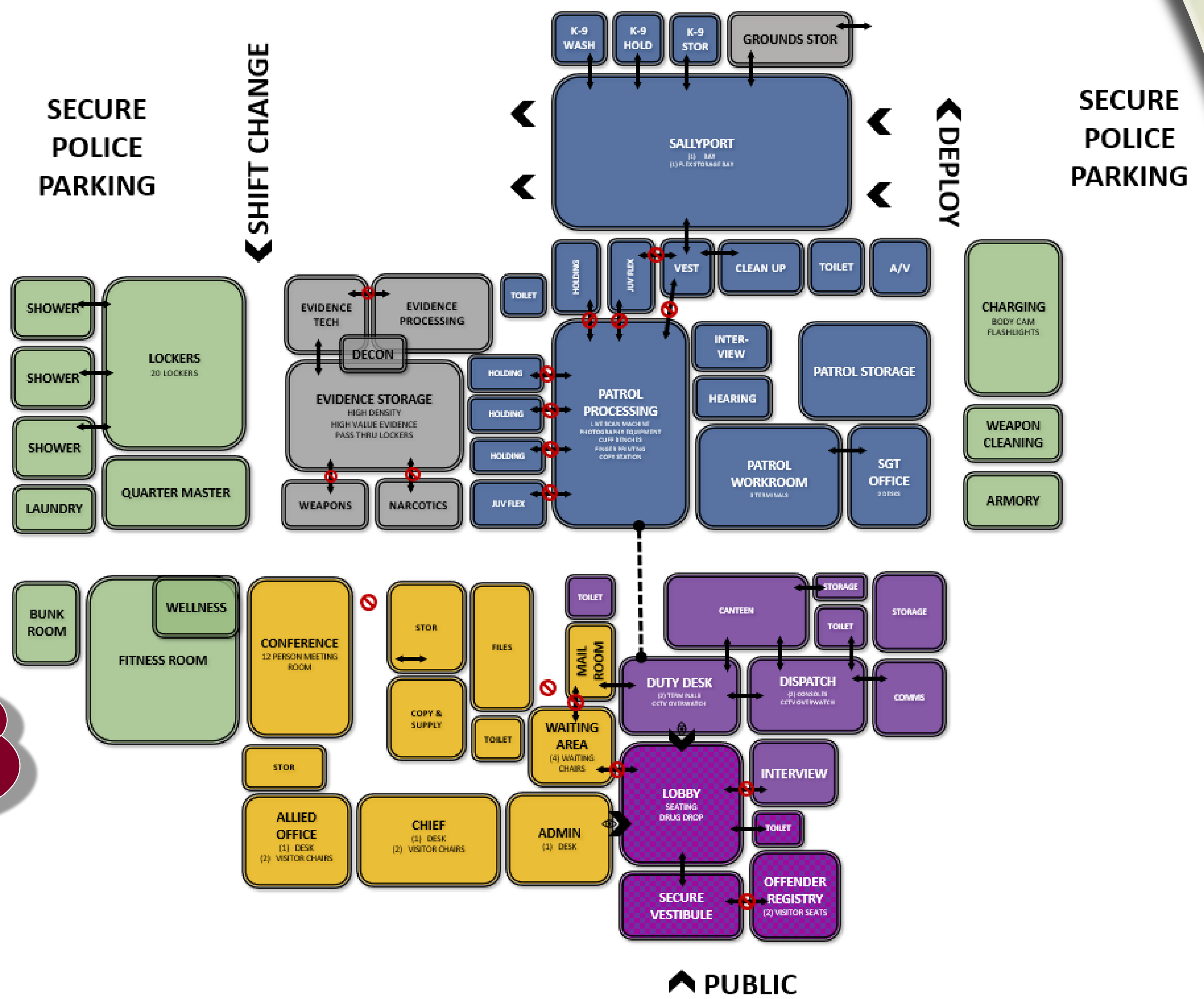




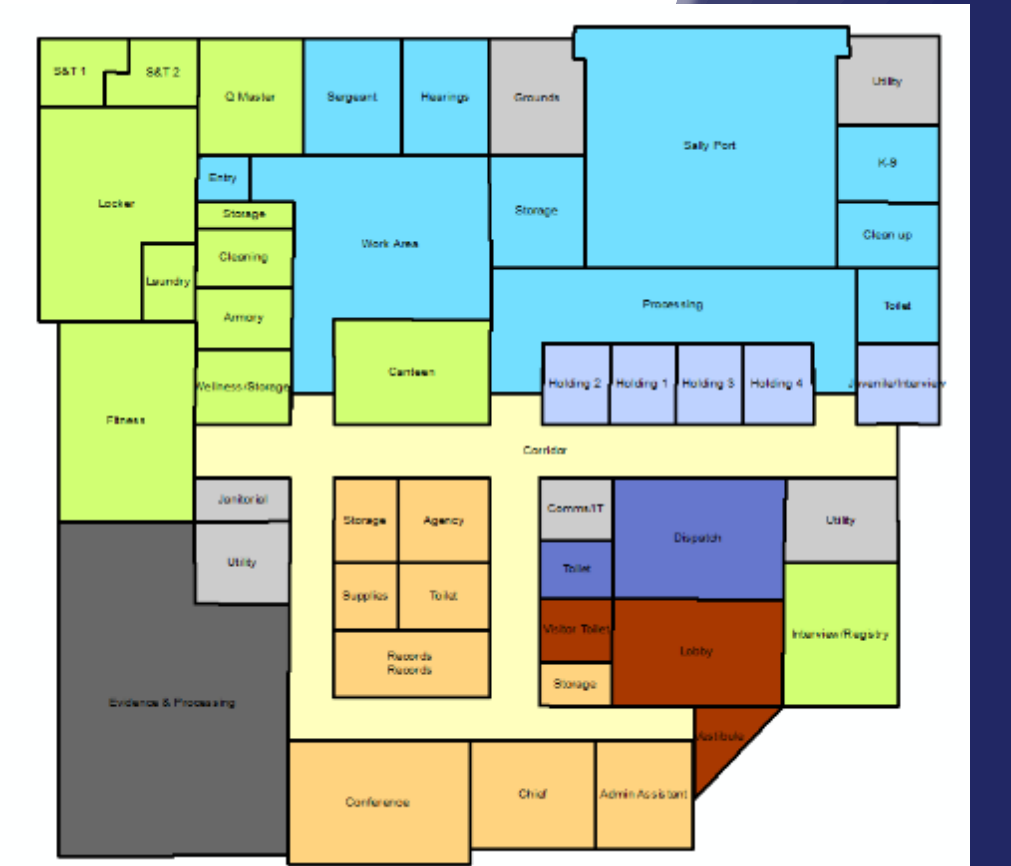
What happens inside the Police Station?



Artifex bubble diagram showing Caribou City Police Department functions, areas, and operational relationships



Artifex concept floor plan of new station based on department operations.



Additional concepts prepared by city staff to reduce footprint and refine area relationships.

To move from concept to Preliminary Design a site needs to be determined



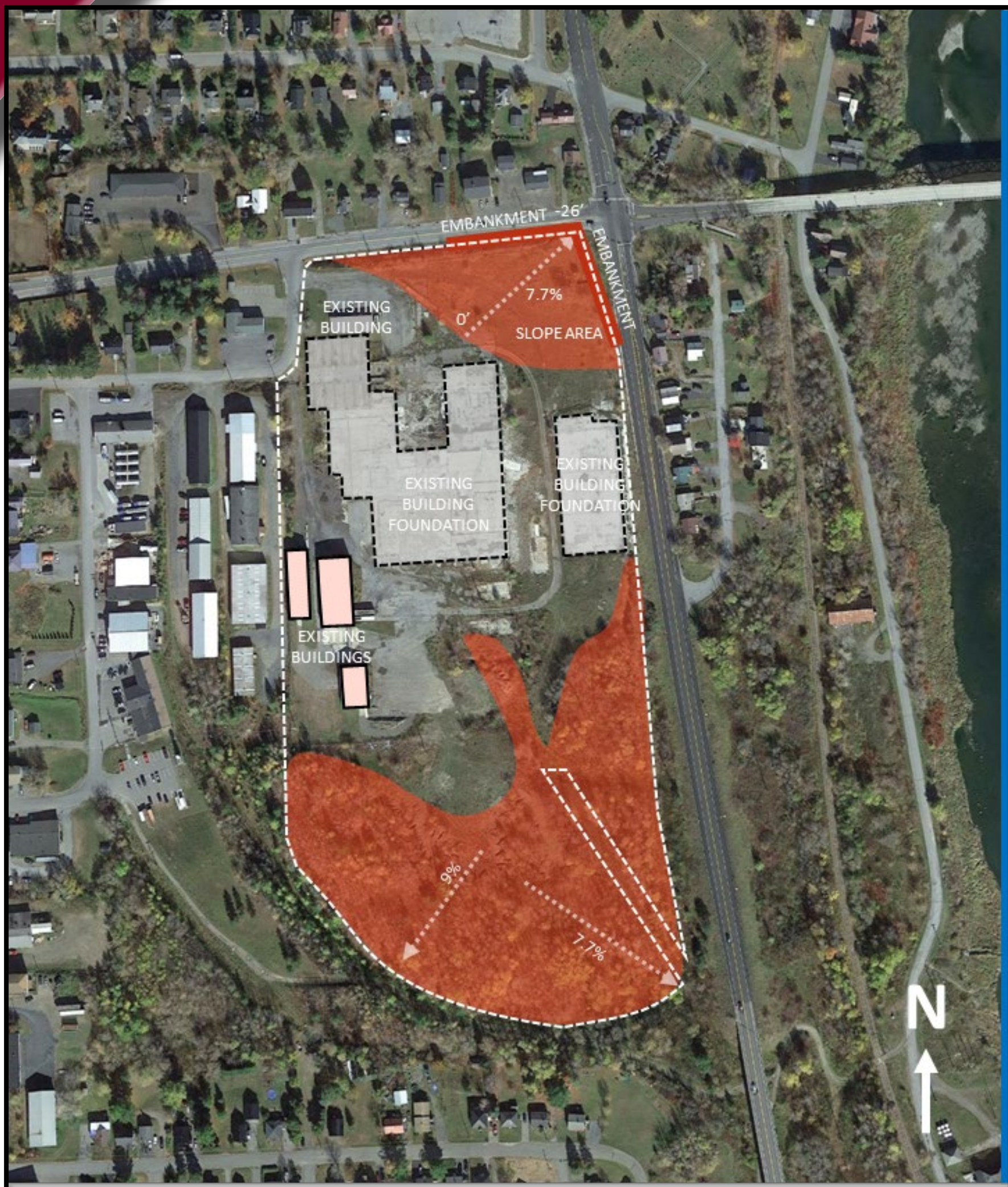
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Possible Location?

Birdseye Site



EXISTING STRUCTURE

Multiple structures varying in size and complexity are on this site. Two existing building foundations are remaining from previous building demolition. On the northwest end of the site is a small commercial building. Towards the west end of the site are three metal framed buildings that cannot be demolished at this time.

SITE & GRADES

The former site of the Birdseye food processing plant is relatively flat and slopes down towards Fort Street and Van Buren Road resulting in a total elevation difference of 26'-0". At the south end of the site, the elevation varies with steeper slopes. The buildable site area is of sufficient acreage to accommodate all operations within a single-story building, and support future development. Phase 2 cleanup of the site will lower the potential need for existing soil remediation despite the former industrial use of the site.

HAZARDS & RISKS

The site provide sufficient area to establish a 50' standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack. The site is not within a flood zone. As such, flood mitigation would not be required. Existing structures on the site present a potential for environmental remediation.

SITE FUNCTIONALITY

Future expansions would be possible given the large suitable building area. Site is located optimally to serve the surrounding community effectively. Including rural areas to the east. Building demolition and remediation may render site development more costly than other options.

ACCESS

The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking. Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS

Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located either on site or on Van Buren Road. This may require utilities to be extended onto the site. Encountering unforeseen environmental conditions are possible given the former industrial usage of the site.

COMMUNITY IMPACT

No displacement of existing tax revenue generating parcels but does use space that could otherwise be used for tax revenue generation. The site offers improved community visibility. Van Buren Road is a main gateway to the city of Caribou and a police station situated along this road would help to create a public presence. Police Stations rarely function as catalyst for urban revitalization since they are not destinations that commonly draw in community or economic activity. However, removing blight and demonstrating civic investment might instill confidence in other developers. Excess site area could potentially be developed into regional parks, or other community amenities that would align well with the concepts and best practices of community policing. The project will replace a dilapidated abandoned building with little civic, economic, or cultural value... thus eliminating a portion of urban blight.

Concept Designs



1. Proposed Building
2. Sallyport
3. Secure Parking - 30 spaces
4. Public Parking Lot - 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry



In 2019, Port City estimated \$5.00 Million for a police station with expandability for possible fire station.

Future Potential



In 2019 a neighborhood survey was conducted to ask, "What would you like to see get built on the old Birds Eye property. General responses are shown below. A public safety building located near Fort Street was one of the common responses.



City Center with government campus and mix of niche retail and housing opportunities.



Public commons focus on greenspace, trails and some retail near intersection of Fort Road and Route 1.



Commercial center with public safety building and housing.



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Possible Location?

Water Street (Current Fire/EMS Site)



EXISTING STRUCTURE

- Located at the north end of the site is an existing masonry building currently occupied by the Fire Department. The existing building will not be demolished, thus limiting site development opportunities to the north.

SITE & GRADES

- The existing site is relatively steep, with a slope of approximately 17.5% from Water Street to the existing building.
- The slope of the suitable building area would result in a tiered building design significantly increasing overall construction costs as a result of site development expenses.
- Given the amount of grading that would be required to make the site functional, rock exposure could be encountered. Such exposure would make foundations and excavation costs significantly higher.

HAZARDS & RISKS

- The site does not provide sufficient area to establish a standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.
- The site is not within a flood zone. As such, flood mitigation would not be required.
- Blind corner coming down Water Street from the east promotes danger to responding officers and community members leaving via Water Street.

SITE FUNCTIONALITY

- Limited or no possibility of future expansion at this site due to the site grade and limited building area.
- Site location places the department in an area with travel direction restrictions which can slow up response times to the community.

ACCESS

- The site requires extensive grading for a dedicated public parking lot with sufficient ADA accessible parking.
- Insufficient area exists to develop a single level secure parking lot dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS

- Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.
- Encountering unforeseen environmental conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.

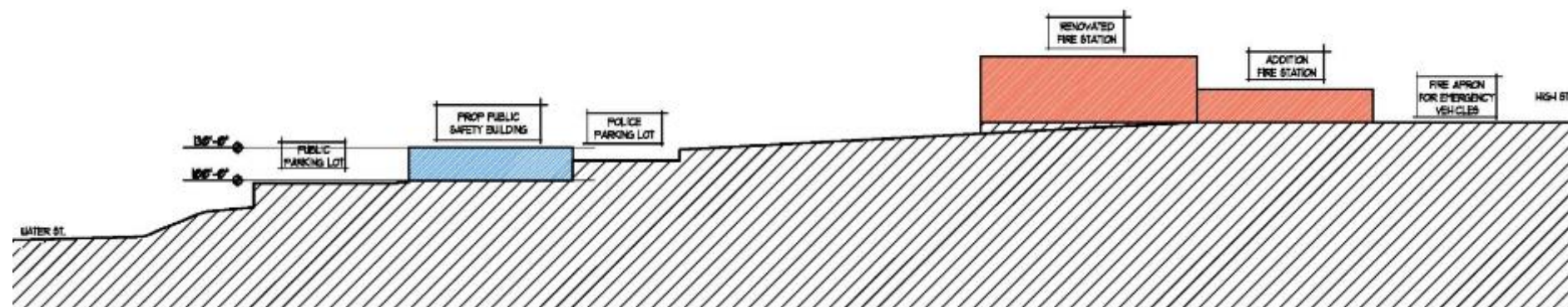
COMMUNITY IMPACT

- No displacement of existing tax revenue generating parcels.
- This site offers the least amount of public presence and visibility with the City on the least traveled street of the four sites being considered. Remotely located police stations make community policing less effective.

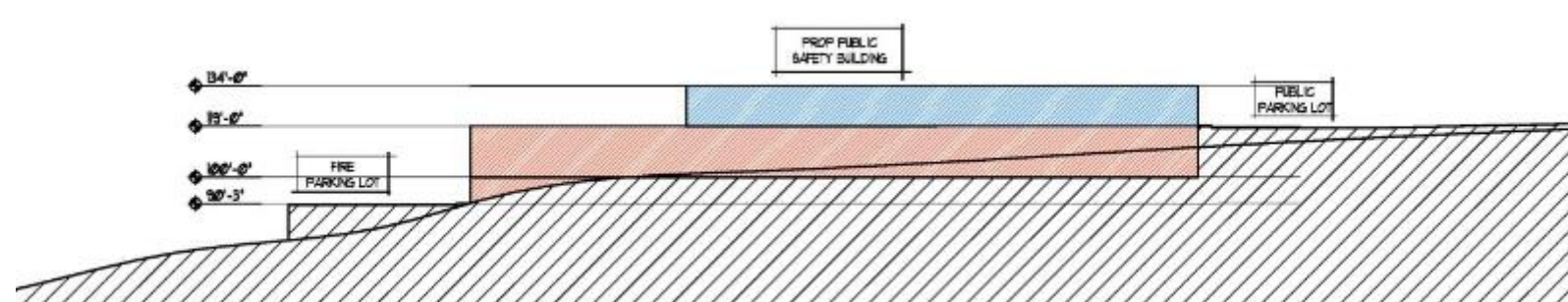
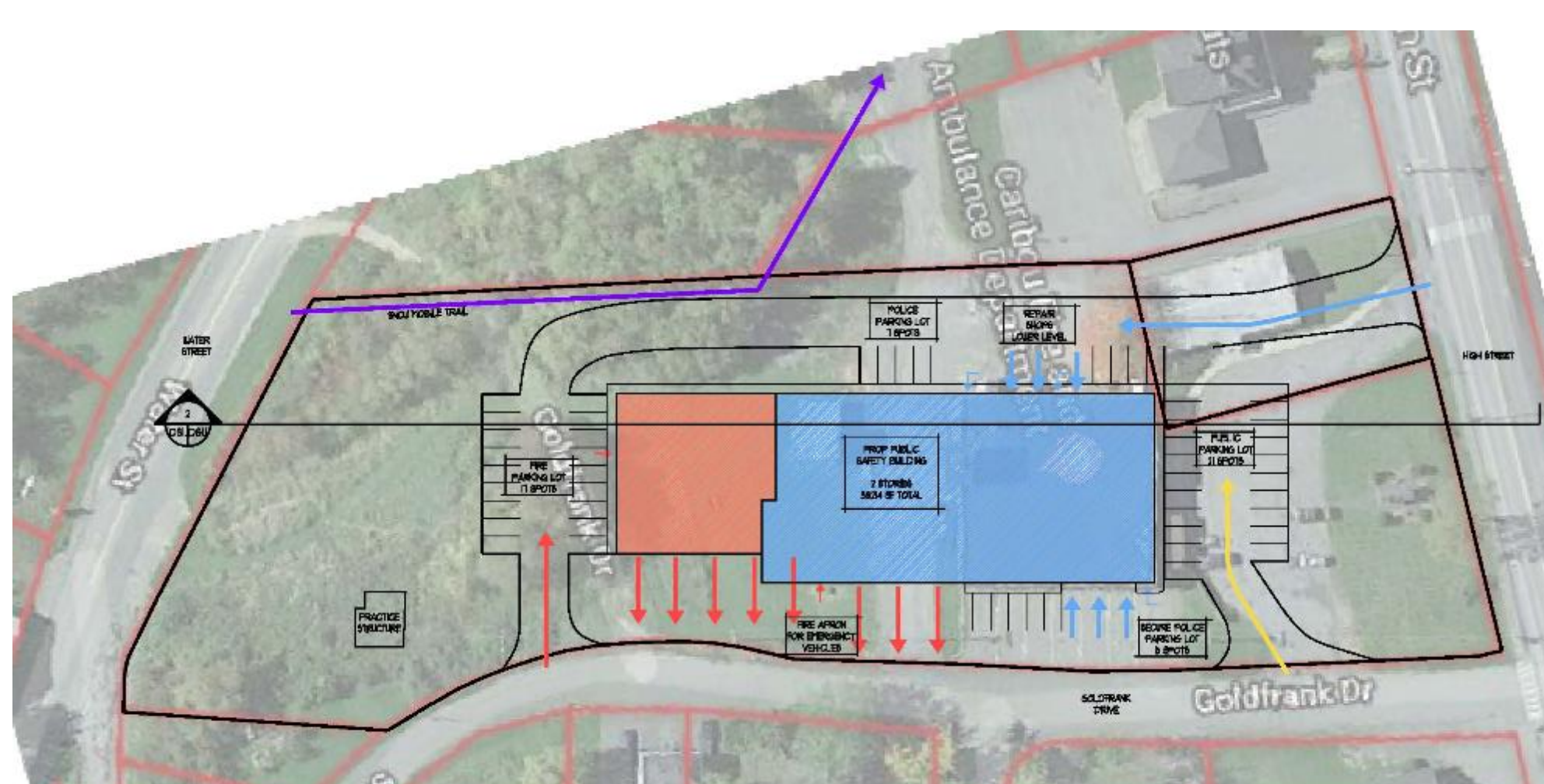


Pictures of hillside below fire station where possible station could be built.

Concept Designs



Port City Estimated \$2.88 Million with permits and contingency in 2019 for just the police station on this site. A renovated and expanded fire station was estimated to be an additional \$7.71 Million.



Port City Estimated \$12.26 Million in 2019 for a combined Police/Fire/EMS building.



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Possible Location?

Washburn Street Property



EXISTING STRUCTURE

- Two existing residential style building are located on the southeast corner of the site that are **inhabited** and will be demolished.

SITE & GRADES

- The existing site is relatively flat with a total rise of about 8 feet across the entire site.
- Potential opportunity to land swap with neighboring municipal property to create secured parking for vulnerable staff of the courthouse and police.

ACCESS

- The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.
- Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS

- Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.
- Encountering significant unforeseen conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.

HAZARDS & RISKS

- The site does not provide sufficient area to establish a standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.
- The site is not within a flood zone. As such, flood mitigation would not be required.

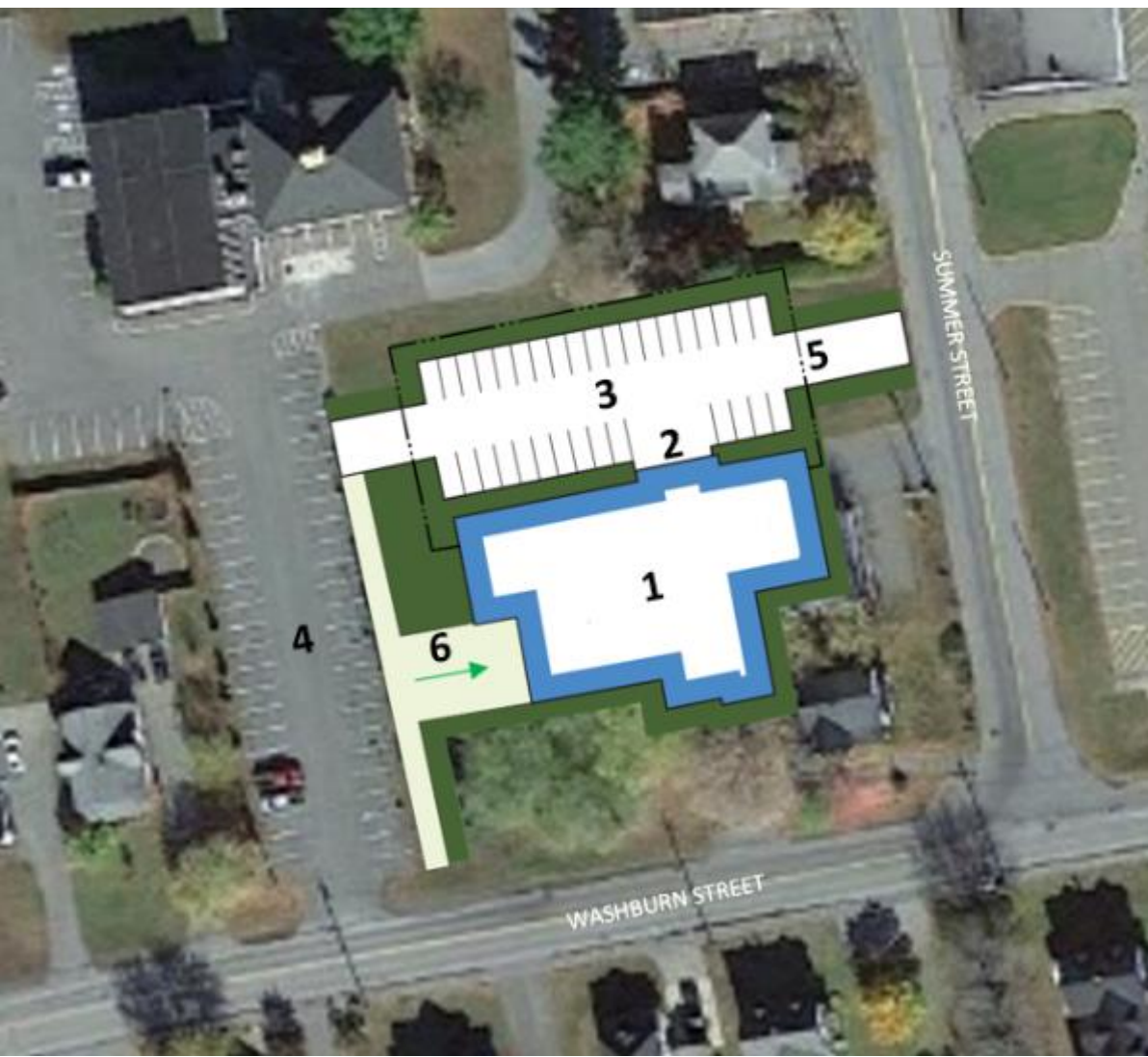
COMMUNITY IMPACT

- Displacement of community members
- Proximity to educational and court facilities strengthens the civic identity of the area.
- The site offers good community visibility

SITE FUNCTIONALITY

- Limited or no possibility of future expansion at this site due to the limited area of the site.
- Site is centrally located in the city area but is separated from the rural area of the city slowing down response time.

Concept Design



Sweden Street Property



EXISTING STRUCTURE

- The building of the former Reno's Family Restaurant is located at the south end of the site. This structure is unsuitable for retrofit or renovations for the department's needs and would need to be demolished.

SITE & GRADES

- The south end of the site has minimal sloping whereas the north end slopes at 6.5% and increases 24 feet to Collins Street.
- The buildable site area is of **sufficient acreage to accommodate all operations** within a single-story building.
- Site would need to be bought and would potentially be costly.

ACCESS

- The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.
- Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS

- Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.
- Encountering significant unforeseen conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.

SITE FUNCTIONALITY

- Possibility of future expansion at this site
- Site is centrally located in the city area but is separated from the rural area of the city slowing down response time.

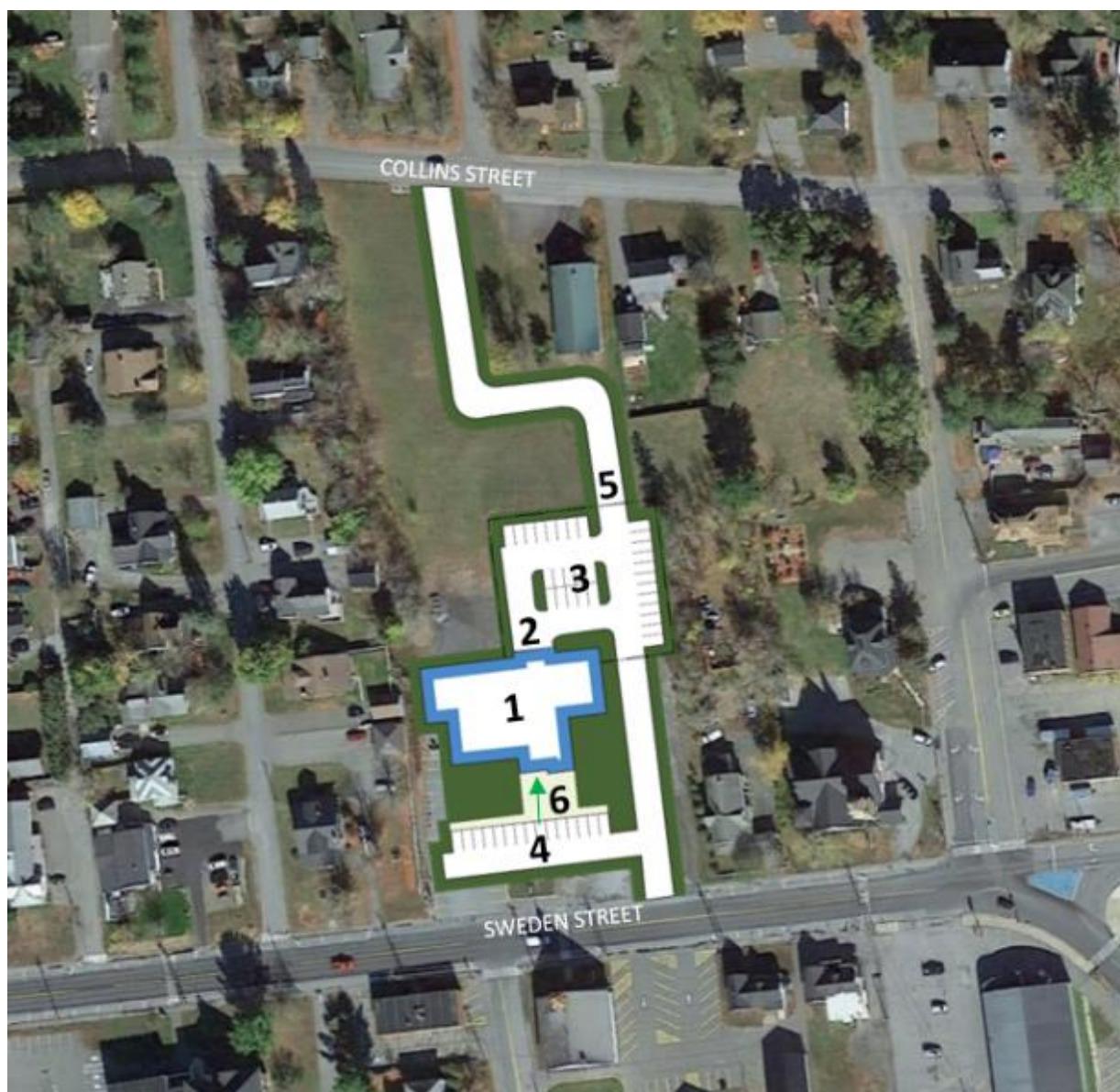
HAZARDS & RISKS

- The site provide sufficient area to establish a 50' standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of officers being killed or injured by force.
- The site is not within a flood zone. As such, flood mitigation would not be required.

COMMUNITY IMPACT

- Potentially removes Commercial Property from Tax Rolls
- Proximity to educational and court facilities strengthens the civic identity of the area.
- The site offers good community visibility.

Concept Design

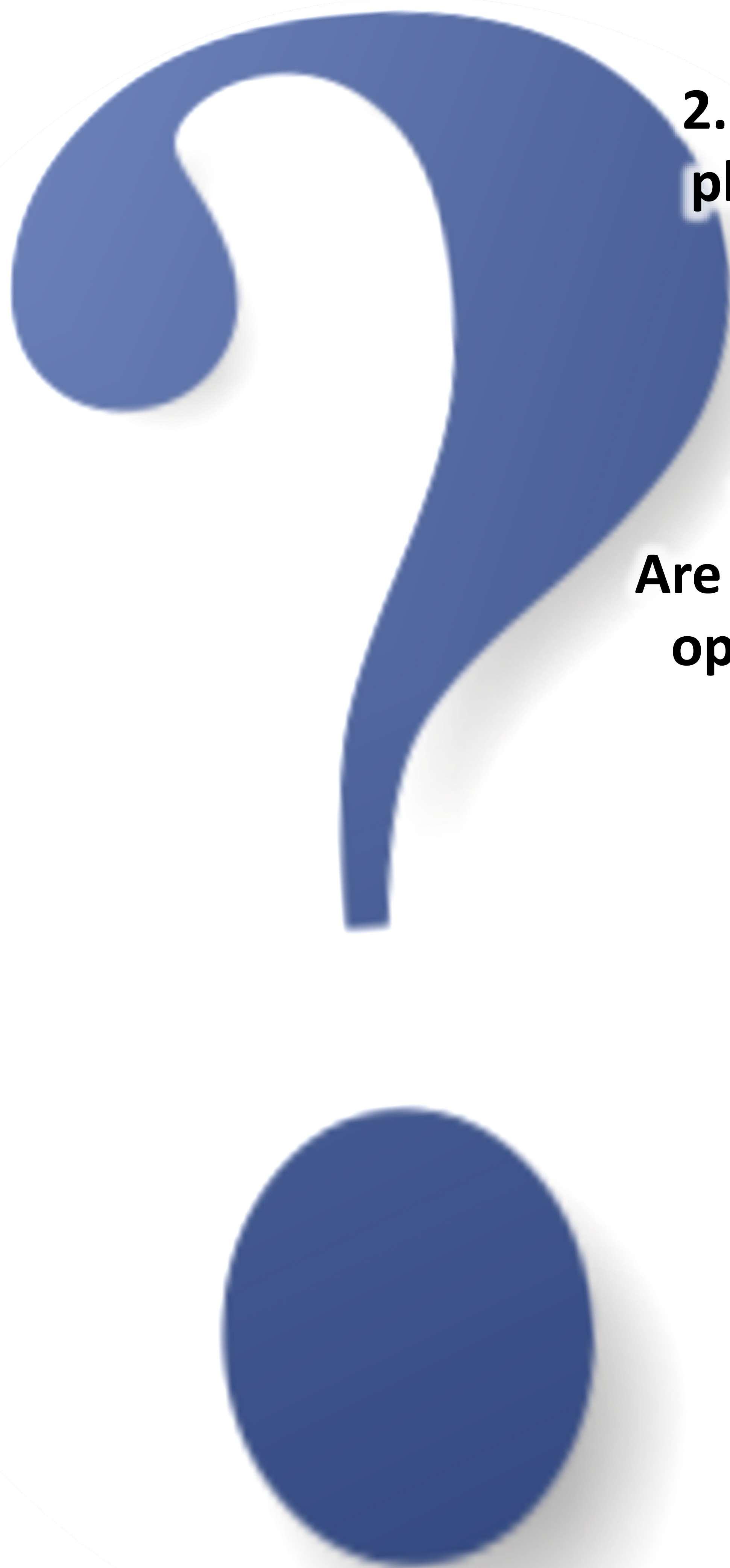


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What's next?

We want your input



2. Preliminary Design takes place after a site is selected

**3. Cost Estimates
Are prepared and funding
options are considered**

**4. Voter
Approval**

**City Charter requires voter
approval of any project
exceeding \$500,000**



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