

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Cc: [Rob Manns](#)
Subject: RE: Next Steps - Caribou PD
Date: Thursday, July 22, 2021 2:25:15 PM

Sorry,

It was basically UNANIMOUS for the Birds Eye site. We are putting that together in a graphic that shows the numerical ratings, but there was no dissent.

Every municipality is different and we have lots of different experiences. I am sharing this email with Rob Manns so he can weigh in as well.

I would say that the public hearing is key, but so is a general campaign to assist people in understanding not only the need for a new Police facility, but also the stringent requirements and the costs associated with that facility.

If you are going for a bond issue to the voters, I would suggest you have a site selected, a site plan, floor plan, and schematic design of the exterior, plus a cost estimate on which to base the funding request. We will give you a probable cost of construction plus a full-project estimate which will include estimate of "soft costs" such as insurance, contractor bonding, professional (architectural and engineering) fees, and furniture and fixtures. Someone in your Town (treasurer probably) should have experience in writing the Bond issue and negotiating with the state bond bank – but otherwise I would suggest talking with another City/Town Manager – (Bill Bridgeo is my go-to-guy)

The elements in this last paragraph, plus a Powerpoint show for the Council meeting are what we are preparing for August 23 final deadline. I expect to have the architectural preliminaries done by August 5 so you and the Town can review and we can send to our cost estimators.

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"We keep moving forward opening new doors, and doing new things, because we're curious and curiosity keeps leading us down new paths"

Walt Disney

From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Thursday, July 22, 2021 11:08 AM
To: Ellen Angel <eangel@artifexae.com>
Subject: Next Steps - Caribou PD

Good morning –

I did not hear back on the surveys – did you tally those up? Was the City of Caribou supposed to tally those?

What are next steps now for getting this out to voters? What has been your experience in other municipalities?

How is it worded to introduce to have a public hearing before bringing it to voters? Does it need to include an estimate cost? Location? How it will be funded?

Just looking for guidance since I am new to this.

Penny Thompson
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