

From: [Ellen Angel](#)
To: [Penny Thompson](#); [Mark Gahagan](#)
Subject: RE: Here we go
Date: Friday, August 20, 2021 10:42:20 AM
Attachments: [26-076 - Caribou Police Station Concept Estimate 8-19-21.pdf](#)

I'VE ATTACHED THE FULL COST ESTIMATE FROM OUR ESTIMATORS. You should look closely at this as there are expenses detailed in this that are not strictly "building" costs. For example, there is \$1.5 million for site work: foundation removal, potential soil remediation, signs and bollards, water and sewer pipes, storm water remediation and even site furnishings.

The building costs are conservative – this building project should not cost a penny more than our project budget to complete in 2022. It's because we detail all of that, so there are no surprises and this is what you need the bond issue to cover. The actual cost of putting an empty building (no furnishings or equipment) on a ready-prepared site is significantly less, probably around \$7,500,000.

Ellen Angel, NCARB, LEED AP
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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, August 19, 2021 9:25 PM
To: Mark Gahagan <mark.gahagan@cariboumaine.org>; Ellen Angel <eangel@artifexae.com>
Subject: RE: Here we go

If only I could. We had that issue at the Nylander tonight so I am way behind. I did not get back to the office until 8:30.

From: Mark Gahagan <mark.gahagan@cariboumaine.org>
Sent: Thursday, August 19, 2021 9:23 PM
To: Penny Thompson <pthompson@cariboumaine.org>; Ellen Angel <eangel@artifexae.com>
Subject: Re: Here we go

Penny go to bed, damn it

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From: Penny Thompson <pthompson@cariboumaine.org>

Sent: Thursday, August 19, 2021 9:22:16 PM

To: Ellen Angel <eangel@artifexae.com>

Cc: Mark Gahagan <mark.gahagan@cariboumaine.org>

Subject: RE: Here we go

Thank you for sending this and I apologize again for my complete lack of communication skills.

If I have any questions, I will let you know. I am still at the office and have not finished working on the packet so this is perfect.

Thank you.

Penny

From: Ellen Angel <eangel@artifexae.com>

Sent: Thursday, August 19, 2021 9:20 PM

To: Penny Thompson <pthompson@cariboumaine.org>

Cc: Mark Gahagan <mark.gahagan@cariboumaine.org>

Subject: Here we go

All in – Estimated Project Cost, including all professional services, furnishings and equipment, contingencies, and inflation for next year, under \$10,000,000.

Ellen

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