

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Cc: [Shelly Lizotte](#); [Rob Manns](#); [Aaron Goodine](#)
Subject: RE: Caribou Police Station
Date: Friday, July 19, 2024 6:20:10 PM
Attachments: [EA Project Costs 5-15-2024.pdf](#)

Hi Penny,

Just finally getting time to respond to all my emails – crazy last 10 days!!

The Project Budget from May is a pretty good total of what expected costs for the project (not just construction costs) would be. This is a form that the State uses for budgeting their projects, so it's pretty complete. Items that may be additional are State Fire Marshal permit and any utility connection costs. Those shouldn't be huge, but they are not known at this time. We also didn't include a Clerk of the Works as that can be a wide range of costs from 0 because you use a City employee up to maybe \$60-80k.

Does this help?

I am having our cost estimator look at updating, but we have a budget with them for the total project and we really use it up with these intermediate estimates.

As far as we are concerned, we have a contract to finish this project, unless you specifically tell us to quit. There is nothing in the contract requiring intermediate approvals, once the conceptual approval is given, which it was at the last Council meeting we attended, based on our bringing it under budget. We have not changed the external appearance; we have not changed the elements of the design; we have eliminated the basement and moved the building on the site to bring it in under budget. All the cost for doing that work is covered by your contract with us. If the Council starts changing the Program, that is extra to the contract.

The basement is not cheap as we have to support the weight and width of walls which are reinforced concrete. We are building a 75 year building because it makes no sense to do otherwise. The single floor with a small service basement on the northeast corner is what we now have; this allows for future growth for the police or fire or City Hall that is over a full basement as you move easterly on the site. We think it is very efficient and forward thinking because it doesn't close out future opportunities.

We really aren't off track as our intention is still to finish by November for winter bidding and 2025 construction.

Hope you can enjoy a nice weekend!

Ellen

From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Tuesday, July 16, 2024 8:48 PM
To: Ellen Angel <eangel@artifexae.com>
Subject: Caribou Police Station

Good afternoon Ellen –

Would you be able to come to the August 26 City Council meeting instead of July 22 meeting?

I somehow need to get everyone on the same page here and that is not going to happen before Monday.

To confirm, the project cost estimate from 5/15 of \$9,506,900 goes with the drawings from 6/12. Is there a detailed cost estimate to go with that?

Since a Councilor has asked so many times, I too am wondering what an estimate the additional costs are over and above those ones that were itemized would be. How would I go about determining those?

Are we at a stand still right now until the City Council approves a design and the associated cost?

This may sound really out there but was any consideration given to a 12,000 square feet design with 6,000 above grade and 6,000 below grade? (I personally just don't want to give up on the basement).

I guess that is all for now. I just need to somehow get this project back on track.

Thank you for your patience.

Penny Thompson

City Manager

City of Caribou Maine

(207) 493 – 5961 (direct line)

pthompson@cariboumaine.org

[This email comes from outside of your organization. Please be cautious opening or clicking on any attachments or links.]