

From: [Shelly Lizotte](#)
To: [Penny Thompson](#)
Subject: RE: Questions for Monday's meeting
Date: Monday, January 13, 2025 1:58:41 PM
Attachments: [Project Budget summary 11,100 sf11-18-24.pdf](#)

This is the most recent one that I think you are referring to.

Rayshelly Lizotte PE, LEED AP
Principal, Civil Engineer



T. 207.974.3028

C. 207.745.7449

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Monday, January 13, 2025 1:52 PM
To: Shelly Lizotte <rlizotte@artifexae.com>
Subject: RE: Questions for Monday's meeting

I thought our budget is now \$10.3 million? The copy of an estimate I can find is \$10.5 million. Would you be able to send me the \$10.3 million one?

From: Shelly Lizotte <rlizotte@artifexae.com>
Sent: Monday, January 13, 2025 1:42 PM
To: Penny Thompson <pthompson@cariboumaine.org>
Subject: RE: Questions for Monday's meeting

Our cost estimate is based on 10,200 square feet of footprint and 900 square feet of mechanical space.

The space for mechanical isn't the same cost per square foot as it is unfinished/unoccupied space (it is dimensioned on the plan bigger than 900 sf.)

I don't know what you are referring to with the 1.2 vs 1.5 million budget

Shelly

Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



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C. 207.745.7449

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Penny Thompson <pthompson@cariboumaine.org>

Sent: Monday, January 13, 2025 1:30 PM

To: Shelly Lizotte <rlizotte@artifexae.com>

Cc: Ellen Angel <eangel@artifexae.com>

Subject: RE: Questions for Monday's meeting

What size is the basement area?

I've looked and looked in my email but can't find it!

From: Shelly Lizotte <rlizotte@artifexae.com>

Sent: Monday, January 13, 2025 1:08 PM

To: Penny Thompson <pthompson@cariboumaine.org>

Cc: Ellen Angel <eangel@artifexae.com>

Subject: RE: Questions for Monday's meeting

Not at that time, it wasn't a full DD submittal – it was a progress submittal. We got the updated cost estimate after that date and the new committee had just been reformed so the changes that were made in November weren't reflected in that submittal.

We are hopeful that we can get the full DD package to you by February 3rd, which is a week after the January 27th date you mentioned before. (three weeks from today)

No change to the March 15th date on the signed contract amendment we sent you on Friday.

Shelly

Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



T. 207.974.3028

C. 207.745.7449

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Penny Thompson <pthompson@cariboumaine.org>

Sent: Monday, January 13, 2025 12:43 PM

To: Shelly Lizotte <rlizotte@artifexae.com>

Cc: Ellen Angel <eangel@artifexae.com>

Subject: RE: Questions for Monday's meeting

Did the August 27, 2024 package have a new full schedule?

From: Shelly Lizotte <rlizotte@artifexae.com>

Sent: Monday, January 13, 2025 12:25 PM

To: Penny Thompson <pthompson@cariboumaine.org>

Cc: Ellen Angel <eangel@artifexae.com>

Subject: RE: Questions for Monday's meeting

See below

Raysshelly Lizotte PE, LEED AP

Principal, Civil Engineer



T. 207.974.3028

C. 207.745.7449

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Penny Thompson <pthompson@cariboumaine.org>

Sent: Sunday, January 12, 2025 11:08 AM

To: Ellen Angel <eangel@artifexae.com>; Shelly Lizotte <rlizotte@artifexae.com>

Subject: FW: Questions for Monday's meeting

And today's email

Anything you can help with here on the first section regarding the police station.

Penny

From: Dan Bagley <dbagley@cariboumaine.org>
Sent: Sunday, January 12, 2025 10:50 AM
To: Penny Thompson <pthompson@cariboumaine.org>
Subject: Questions for Monday's meeting

Hi Penny - based on our recent conversation, I wanted to give you heads up on some questions I plan to ask during our meeting tomorrow, so you're not caught off guard without the information you need to answer.

What is the total square footage of the most recently updated police station plan? **See other email**

What is the updated cost estimate for this plan? **We do not have this from the 1/10 changes yet.**

What is the total amount invoiced and paid to Artifex to date? **New Invoice attached. We are working in the DD phase currently. Based on the contract percentages were about 70% into the DD phase. In August on 8.27.24 we sent a progress package to you that included much of what we would submit in a Design Development package but have made changes with the City requested cut and paste we asked for an additional four weeks.**

You mentioned in an email that we anticipate delivery of the Construction Documents package in mid-March. Do we expect to hold the schedule for delivery of the complete Design Development package, due 27 Jan 25, and do we anticipate council review/approval during our meeting on the 27th? **See above**

What is the plan (or at least some details on our options) for financing the project (potential terms, timelines for application/approval, likely annual debt service amount)?

- USDA?
- Maine Bond Bank?
- Commercial?

What is the opportunity for additional grant money?

- Which ones are we looking at and to pay for what?
- Criteria for award

- Timelines for application/approval?

- Expectation of city match?

Where are we in our efforts to "perfect the title" to the Birdseye site?

- What exactly does the term "perfect the title" mean?
- What do we have now and what do we need?
- Where are we in the process and what is the plan going forward?
- What is the anticipated timeline for resolution?

Thank you very much,

Dan

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