

**From:** [Shelly Lizotte](#)  
**To:** [Penny Thompson](#)  
**Cc:** [Ellen Angel](#)  
**Subject:** RE: Questions for Monday's meeting  
**Date:** Monday, January 13, 2025 12:24:58 PM  
**Attachments:** [Invoice 10350 Jan 10 25.pdf](#)

---

See below

**Raysshelly Lizotte** PE, LEED AP  
*Principal, Civil Engineer*



**T.** 207.974.3028

**C.** 207.745.7449

**W.** [www.artifexae.com](http://www.artifexae.com)

175 Exchange Street  
Bangor, ME 04401

---

**From:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>  
**Sent:** Sunday, January 12, 2025 11:08 AM  
**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>; Shelly Lizotte <[rlizotte@artifexae.com](mailto: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](mailto:dbagley@cariboumaine.org)>  
**Sent:** Sunday, January 12, 2025 10:50 AM  
**To:** Penny Thompson <[pthompson@cariboumaine.org](mailto: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

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