

**From:** [Ellen Angel](#)  
**To:** [Penny Thompson](#); [Shelly Lizotte](#); [Nate McNeill](#)  
**Subject:** RE: Caribou PD - Final Review Submission  
**Date:** Friday, March 21, 2025 5:27:22 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[29-013 - Caribou Police Station Progress Estimate R1 3-21-25.pdf](#)

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In answer to your questions and a couple of mine for you:

#### A200 – Exterior Finish

I thought we had planned to go with the stone veneer only on the south and west sides of the building.

- That was our original plan. It ends up that the block veneer is the same price as metal. But we can potentially save money by deleting any finish and solely having painted concrete.

#### A300 – stranded windows (I'm not sure what the proper language is)

- I am assuming you mean the interior windows that are up high? I think they can be reached by a ladder on the interior roof – but since they are interior, they really should not require a lot of cleaning.

Looking at the Traverse Building Section 2, With a ceiling above the secure lobby, How would one clean the inside of the windows?

The storefront window system is an appealing feature but from the beginning, there have been concerns about keeping the windows cleaned.

- I hate cleaning windows. I assume window cleaners have really long squeegees?

The Chief had asked about cameras at the exterior of the sallyport: we have a camera located at the northwest corner pointing down the façade – it will depend on the camera selected how effective it is in seeing that area. We have also provided a conduit at the street light across from the sallyport ( and 3 other poles on-site) where you could locate a camera.

My questions:

Have you heard yet from Versant? We are looking for approval of the location of the transformer and generator.

We are assuming that the generator will power the entire building as an essential facility – correct?

I have also attached a revised cost-estimate that was changed after I reviewed it and also discussed with PCM – it came down about \$500k.

Let me know anything else as we are reviewing now for coordination.

Have a nice weekend,

Ellen

**Ellen Angel** NCARB, LEED AP  
*Principal, Architect*



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*"One should never impose one's views on a problem; one should rather study it, and in time a solution will reveal itself." ~ Albert Einstein*

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**From:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>

**Sent:** Friday, March 21, 2025 12:25 PM

**To:** Shelly Lizotte <[rlizotte@artifexae.com](mailto:rlizotte@artifexae.com)>; Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>; Nate McNeill <[nmcneill@mwsarch.com](mailto:nmcneill@mwsarch.com)>

**Subject:** RE: Caribou PD - Final Review Submission

Good afternoon –

Still wondering if there are updates on the exterior finish and stranded window questions below.

This week has been busy so I have not had much time to devote to looking at plans and compiling questions to be answered before it is ready for bidding.

Going through the school project did give me some insight into what happens when a project is value-engineered.

*Penny Thompson*

*City Manager*

*City of Caribou Maine*

*(207) 493 – 5961 (direct line)*

*[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)*

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**From:** Shelly Lizotte <[rlizotte@artifexae.com](mailto:rlizotte@artifexae.com)>

**Sent:** Monday, March 17, 2025 10:01 AM

**To:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>; Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>; Nate

McNeill <[nmcneill@mwsarch.com](mailto:nmcneill@mwsarch.com)>

**Subject:** RE: Caribou PD - Final Review Submission

Answers to your site questions below.

**Raysshelly Lizotte** PE, LEED AP

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**From:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>

**Sent:** Monday, March 17, 2025 9:48 AM

**To:** Shelly Lizotte <[rlizotte@artifexae.com](mailto:rlizotte@artifexae.com)>; Nate McNeill <[nmcneill@mwsarch.com](mailto:nmcneill@mwsarch.com)>

**Subject:** FW: Caribou PD - Final Review Submission

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**From:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>

**Sent:** Sunday, March 16, 2025 10:32 PM

**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>

**Subject:** RE: Caribou PD - Final Review Submission

Hi Ellen –

I was able to open the plans but I had to devote most of my time today to other work including the 2025 Municipal Budget.

Just super quick observations on a few pages:

C200 – Fence

I understood that we were not going to have as much fencing as is shown on the plan. I had given options but didn't hear any definitive answer. The short answer is that you can stop the fence at the northwest corner (or near it) and just not put any fencing back along the Fort Street side. Easy fix on the stie plan. If the choice is to not put the fence back, do you want the contractor to remove the entire fence all the way to the northeast corner?

C 200 – Fence

Are there going to be flagpoles in the Northeast corner as well in the front? No flagpoles there, they are sited to be removed on the Demo plan. I'll make sure they don't show up on the site plan and cause confusion.

C200 – Sewer connection

This is new. Will there be some new manholes? Has anyone talked to CUD? Public works about road opening? I had a meeting with CUD about this just last week and they want the sewer connected on the other side of Fort street We discussed the road opening, there will just need to be a permit pulled for it during construction.

A200 – Exterior Finish

I thought we had planned to go with the stone veneer only on the south and west sides of the building.

A300 – stranded windows (I'm not sure what the proper language is)

Looking at the Traverse Building Section 2, With a ceiling above the secure lobby, How would one clean the inside of the windows?

The storefront window system is an appealing feature but from the beginning, there have been concerns about keeping the windows cleaned.

Again, I have not had much time to even look over all the work that has been presented so I know there will be a lot of questions coming.

Penny

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**From:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Sent:** Saturday, March 15, 2025 8:18 PM  
**To:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>  
**Subject:** Re: Caribou PD - Final Review Submission

Not sure why? Can Courtney?

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**From:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>  
**Sent:** Saturday, March 15, 2025 5:05:39 PM  
**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Subject:** RE: Caribou PD - Final Review Submission

I can not seem to open this.

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**From:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Sent:** Saturday, March 15, 2025 9:37 AM  
**To:** Penny Thompson <[pthompson@cariboumaine.org](mailto:pthompson@cariboumaine.org)>

**Subject:** Fw: Caribou PD - Final Review Submission

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**From:** Nate McNeill <[nmcneill@mwsarch.com](mailto:nmcneill@mwsarch.com)>

**Sent:** Saturday, March 15, 2025 7:36:29 AM

**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>

**Cc:** Rob Manns <[rmanns@mwsarch.com](mailto:rmanns@mwsarch.com)>

**Subject:** Caribou PD - Final Review Submission

Ellen,

The link below will direct you to download the Final Review Set of drawings which now includes Plumbing;

 [Caribou PD - Final Review Set - 03 14 25.pdf](#)

This link can be copied and shared to whomever needs it. Please forward along to your point of contact with the City. Also, note that Plumbing is not using the correct titleblock.

Thanks,



**Nate McNeill** NCARB, AIA

Associate, Project Architect

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