

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Subject: RE: Caribou PD - Final Review Submission
Date: Monday, March 24, 2025 1:20:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Let me check with DuBois and King and see how they would like it handled.

From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Monday, March 24, 2025 1:16 PM
To: Ellen Angel <eangel@artifexae.com>; Shelly Lizotte <rlizotte@artifexae.com>; Nate McNeill <nmcneill@mwsarch.com>
Subject: RE: Caribou PD - Final Review Submission

So on the Versant question. Am I supposed to be contacting them? Are they supposed to be contacting me?

I have not heard from them on this topic.

I did see that the ceiling in the lobby is open so the windows can be cleaned. I was thinking it was a closed secure ceiling. So that is one mystery solved.

Penny

From: Ellen Angel <eangel@artifexae.com>
Sent: Monday, March 24, 2025 1:02 PM
To: Penny Thompson <pthompson@cariboumaine.org>; Shelly Lizotte <rlizotte@artifexae.com>; Nate McNeill <nmcneill@mwsarch.com>
Subject: RE: Caribou PD - Final Review Submission

See below for my responses

From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Friday, March 21, 2025 5:57 PM
To: Ellen Angel <eangel@artifexae.com>; Shelly Lizotte <rlizotte@artifexae.com>; Nate McNeill <nmcneill@mwsarch.com>
Subject: RE: Caribou PD - Final Review Submission

Good evening –

I am acknowledging receipt of the email.

Your questions:

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

>>I called them and received the construction issue number This was communicated to you on February 19. I met with their person later that week and provided with a map of the Birdseye Lot. Was there something else I was supposed to hearing about?<<

Our consultants were looking for acceptance of their approval of location of our new generator and transformer relative to the building and the right of way.

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

>>I have asked the committee but that is my recollection.<<

That is how we currently have it designed, so we are good

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.

>>We are still over budget. I noticed that the MW quote was using 10,976 ft² & PCM was using 12,200 ft². Rob's number is Ground Floor (occupied space) PCM is total area including mezzanine and basement. Only a few calculations are based on square footage – it is more used as a overall factor. It's not that easy for a layperson such as myself to be able to look at the two and discern other differences because things are shown in differing lines with a 1-page vs 20-page document (example: general conditions in PWM show items from MW soft costs section; it looks like one difference between the two PCM quotes is 52 weeks vs 44 weeks) and I have not had the time to pick them apart for a full comparison. << Yes, this is always the difficulty when 2 different people/organizations do cost estimating – just like it's difficult to look at a newspaper article with a cost number in the article and really understand what is being covered in an estimate. We had a discussion with PCM on their General Conditions number which I feel to be out of line. Their response is that their experience in the County has shown an out of proportion number for General Conditions because contractors need to bring crews (including supervisory) in, and pay for their housing. So, we discussed actual length of construction and need for personnel for the full 52 weeks and brought the number from 12 months down to ten. It still seems high to me with an overhead and profit number that should include that overhead.

And the check between numbers is the first page of PCM vs Rob's number; they calculate things differently and it is very difficult to reconcile. We are still going over these numbers as we've still got questions and we've found a few errors. And there are the alternates which can reduced- the total. And the site numbers are up for discussion. PCM is very conservative which is for your safety – but sometimes for my frustration. I just want to keep you informed.

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

>>We are still reviewing. With all of the early morning / daytime/ night meetings and regular work required, I can only really work on these special projects (of which there are several right now) on weekends. I am sure it is the same for the committee because they too all have their primary jobs as well. We are doing the best we can to turn things around but we are not finished reviewing.<<

More time is better as we can be more thorough.

Ellen

Penny Thompson

City Manager

City of Caribou Maine

(207) 493 – 5961 (direct line)

pthompson@cariboumaine.org

From: Ellen Angel <eangel@artifexae.com>

Sent: Friday, March 21, 2025 5:27 PM

To: Penny Thompson <pthompson@cariboumaine.org>; Shelly Lizotte <rlizotte@artifexae.com>;

Nate McNeill <nmcneill@mwsarch.com>

Subject: RE: Caribou PD - Final Review Submission

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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175 Exchange Street
Bangor, ME 04401

"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

From: Penny Thompson <pthompson@cariboumaine.org>

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

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

From: Shelly Lizotte <rlizotte@artifexae.com>

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

To: Penny Thompson <pthompson@cariboumaine.org>; Ellen Angel <eangel@artifexae.com>; Nate McNeill <nmcneill@mwsarch.com>

Subject: RE: Caribou PD - Final Review Submission

Answers to your site questions below.

Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



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175 Exchange Street

Bangor, ME 04401

From: Ellen Angel <eangel@artifexae.com>

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

To: Shelly Lizotte <rlizotte@artifexae.com>; Nate McNeill <nmcneill@mwsarch.com>

Subject: FW: Caribou PD - Final Review Submission

From: Penny Thompson <pthompson@cariboumaine.org>

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

To: Ellen Angel <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 site 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

From: Ellen Angel <eangel@artifexae.com>

Sent: Saturday, March 15, 2025 8:18 PM

To: Penny Thompson <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>

Sent: Saturday, March 15, 2025 5:05:39 PM

To: Ellen Angel <eangel@artifexae.com>

Subject: RE: Caribou PD - Final Review Submission

I can not seem to open this.

From: Ellen Angel <eangel@artifexae.com>

Sent: Saturday, March 15, 2025 9:37 AM

To: Penny Thompson <pthompson@cariboumaine.org>

Subject: Fw: Caribou PD - Final Review Submission

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From: Nate McNeill <nmcneill@mwsarch.com>

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

To: Ellen Angel <eangel@artifexae.com>

Cc: Rob Manns <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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Nottingham, MD 21236



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