

DOCUMENT 00 91 00

ADDENDA

ADDENDUM NUMBER FOUR (004)

DATE: June 10, 2025

PROJECT: **Caribou Police Facility**

PROJECT NUMBER: Artifex Project No. 2023102

CLIENT: City of Caribou
25 High Street
Caribou, ME 04736

ARCHITECT: Artifex AE

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated April 30, 2025, with amendments and additions noted below.

The Bidder is to acknowledge receipt of this Addendum in the space provided in the Bid Form of the Project Manual. Failure to do so may disqualify the Bidder.

This Addendum consists of THREE (3) pages, plus noted attachments and specifications.

1.0 Changes to Bidding:

1.01 DOCUMENT 00 11 13 - ADVERTISEMENT FOR BIDS

1.2.A.1 - Bid date has been extended to WEDNESDAY, JUNE 18, 2025.

NO ADDITIONAL BID QUESTIONS WILL BE ACCEPTED AFTER 5:00 TODAY June 10, 2025

2.0 Questions Received

2.01 Question: *Addendum 3 says the drawings indicate ceiling type CLG-1 in Rooms 136, 137 & 138. The issue is that the Reflected Ceiling Plan drawing A800 and the Finish Schedule on drawing A105 both indicate ceiling type CLG-4 at these rooms.*

Answer: You are correct. 136,137, and 138 have CLG – 4 which is linear metal – same as exterior canopy.

2.02 Question: - *In Addendum #3, Q/A 2.27 the response suggests an attached detail that we cant find, can you resend? And please provide a material type, we don't see that that was included either*

Answer: See attached ADD3 SK-01

- 2.03 **Question:** - *Addendum 3 says to carry 5 fire extinguishers and cabinets per spec. The specs indicate fire-rated cabinets. As the walls are not rated, do we price them as fire-rated? If so, to what rating?*
Answer: Fire rated Extinguisher cabinets are not required
- 2.04 **Question:** - *The revised door Finish Hardware specification section 08 71 00 section 3.07 Hardware sets is missing the following openings: 106A; 109A; 123A; 123B; 146A; 148A*
Answer: ADD 106A; 109A to ITEM 2A; 123A; 123B; 146A; 148A New ITEM 7; See attached Revised Hardware Schedule
- 2.05 **Question:** - *Re: Alternate 5 – Ground Faced CMU. There is no description of what this Alternate is. Base Bid vs. Alternate.*
Answer: Section 01 23 00 Alternate No. 5: Ground face CMU
Base Bid: Interior CMU to be ground face at locations shown on plans.
Alternate: Replace ground face CMU at interior with standard finish CMU and paint.
- 2.06 **Question:** - *Re: Alternate 2 – The dashed line indicating the area for new paving extends south of the Main Access Drive by approximately 2'. Is the intent of Alternate 2 to widen the Main Access Drive by 2'?*
Answer: The dashed line on sheet C200 indicates the edge of gravel both as the shoulder on the main entry drive and as the edge of the service drive.
The intent of Alternate 2 is to provide for a paved surface on the service drive, a total of 12' wide with a radius at the corner and the new edge of pavement on the south side being an extension of the pavement on the main entry.
No additional pavement width on the main entry drive is needed.
- 2.07 **Question:** - *Since the amount of contaminated soil that may be required to be disposed of off-site is impossible to quantify, this needs to be priced as a unit price.*
Answer: The intention is solely to provide a location for stockpiling contaminated soils on site. That is the extent of this Contractor's responsibility. Please refer to Appendix A - Environmental Media Management Plan (attached)
- 2.08 **Question:** -*Fabricator Qualifications: is an AISC Certified Shop required for steel fabrication or can a shop that can meet these certification standards be used – like the steel erection question from Addendum 1 2.07?*
Answer: Yes, same answer.
- 2.09 **Question:** - *SOG 5 detail does not show any insulation under the slab, and SOG 7 shows only 1" of insulation below slab, please confirm that is the intent? We typically see min 2" of insulation under the entire slab on grade slab to meet the energy code.*
Answer: The thickness of under-slab rigid foam insulation as indicated in the plans is in response to the minimum MUBEC/IECC Climate Zone 7 requirements of R-5 under heated slabs. Maintenance and protection of the insulation against damage during construction is the responsibility of the Contractor. Any insulation that is determined to have been damaged or is found to be in

otherwise unacceptable condition must be replaced, prior to its incorporation into the Work.

2.10 Question: - *Steel Angles: Please advise on size of angle required at: 1/A404, 2/A604 (SF-S3, SF-S1)*

Answer: Provide L6"x 6"x 5/16" x Continuous hot-dip galvanized steel shelf angles at the locations indicated. Fasten the angles to solid-grouted CMU masonry walls using 3/4" diameter x 6" long "Titen HD" screw anchors at 24" o.c. maximum spacing

2.11 Question: - *Roof Sheathing: Several details/sections on S403 show 7/8" roof plywood sheathing. 7/8" is not a common size, please specify what type of plywood is required..*

Answer: The thickness of the Main Roof sheathing as indicated on the plans is to be 7/8 inches nominal. This thickness is required by the Structural Design. The 7/8" thickness plywood is the minimum thickness required. Provide for 7/8" plywood, minimum, as indicated in Plan 1/S102, Notes: #10, and in applicable section details; Grade as noted.

3.0 Changes to General Documents:

3.01 DOCUMENT 00 11 13 - ADVERTISEMENT FOR BIDS

1.2.A.1 - Bid date has been extended to WEDNESDAY, JUNE 18, 2025.

4.0 Changes to the Specifications:

DELETE from Specifications: **NONE**

ADD to Specifications: **NONE**

REVISED Specifications:

DOCUMENT 00 11 13 – Advertisement for Bids- ATTACHED

08 71 00 Finish Hardware

5.0 Changes to the Plans: NONE

6.0 Attachments:

6.01 DOCUMENT 00 11 13 – Advertisement for Bids

6.02 ADD3 SK-001 Transaction Window sills

6.03 08 71 00 Finish Hardware – Hardware Schedule

6.04 Appendix A - Environmental Media Management Plan

6.05 Appendix B – Geotechnical Report

-- END OF DOCUMENT --

DOCUMENT 00 11 13 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
- B. Project Identification: New Caribou Police Facility
 - 1. Project Location: 25 Birdseye Avenue, Caribou Maine 04736
- C. Owner: City of Caribou
 - 1. Owner's Representative: Penny Thompson
- D. Architect: Ellen Angel, Artifex AE, LLC. eangel@artifexae.com
- E. Project Description:
 - 1. Project cost range is anticipated to be under \$ 9,000,000.00
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. **Bid Date: June 18, 2025**
 - 2. Bid Time: 2:00 p.m., local time.
 - 3. Location: Caribou City Office, 25 High Street Caribou ME 04736
- B. Bids will be thereafter publicly opened and read aloud.

1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID MEETING

- A. Prebid Meeting: A Prebid meeting for all bidders will be held at 25 High Street, Caribou, on May 21, 2025 1:00 p.m. local time. Prospective prime bidders are requested to attend. Attendance is NOT Mandatory

1.5 DOCUMENTS

- A. Online Procurement and Contracting Documents: Obtain documents by contacting Architect: eangel@artifexae.com Online access will be provided to all registered bidders and suppliers.

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages.

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

1.8 NOTIFICATION

- A. This Advertisement for Bids document is issued by City of Caribou

END OF DOCUMENT 00 11 13

3.07 DOOR HARDWARE SETS

1. Each Hardware Set listed below represents the complete hardware requirements for one opening. (Single Door or Pair of Doors). Furnish the quantities required for each set for the work.

ITEM 1

Door 100A

Each Leaf to Have: Cont. Hinge, EPT, Exit Device, Pulls, ADA Operator, Kick Plate, Threshold, Wide stile auxiliary locks, gaskets, Door Bottom, and Power Supply
DPS & Card Reader by Security Contractor
Weather-stripping by Aluminum Door Supplier

ITEM 2

Doors 101A, 103C, 136A, 140A

Each Door to Have: Hinges, Closers, Exit Devices, Kick Plate, Threshold, ~~Mortise locks~~, lever door handles
DPS, Electric Strike & Card Reader by Security Contractor
Weather-stripping by Door Supplier

ITEM 2A

Doors 101B, 103A, 103B, 106B, 125A, 129A, 129B, 129C, 134A, 135A, 147A

Each Door to Have: Hinges, Closers, ~~Exit Devices~~, Threshold, ~~Mortise locks~~, **Lockset Function A**, lever door handles, Door Sweep, Silencers
DPS, Electric Strike & Card Reader by Security Contractor

Add Kick plate at 129B

ITEM 3

Doors 110A, 112A, 118A, 123C, 124A, 128A, 137A, 138A, 139A, 145A, 201A
Each Door to Have: Hinges NRP, Lockset (Function A), Lever handles, Closer, Threshold, Door Sweep, Silencers
Transition Strip by Flooring Contractor

Add Kick Plate at 137A and 110A

ITEM 4

Doors 104A, 107A, 108A, 113A, 114A, 116A, 117A, 121A, 122A, 122B, 126A
Each Door to Have: Hinges, Lockset, Closer, Silencers, Lever Door Handles, Silencers
Transition Strip as needed by Flooring Contractor

ITEM 5

Doors 102A, 111A, 120A, 127A, 141A, 142A, 143A, 144A
Door to Have: Hinges, Privacy Set (Function G) lever handles, Closer, Kick Plate, Gasketing

ITEM 6

Doors 105A, 105B
Door to Have: Hinges, Closers, ~~Exit Devices~~, Threshold, Mortise locks, lever door handles, Door Sweep, Sound-proof weatherstripping surrounds
DPS, Electric Strike & Card Reader by Security Contractor

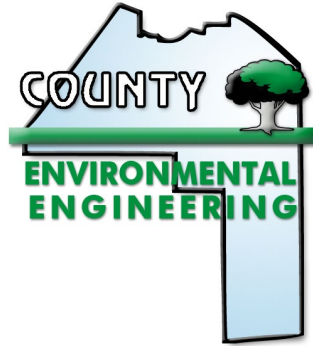
ITEM 7

Doors 123A; 123B; 146A; 148A

ITEM 8

Door 130A, 131A

Doors to Have: Full-Mortise Hinges and Pivots, ~~Strike Reinforcements, Surface Mounted Closers, Locks within Pockets~~ **Sargent 9220 Deadlock + Surface pull at Exterior**



Environmental Media Management Plan

Caribou Police Department Outparcel
25 Birdseye Avenue
Caribou, Maine

Prepared by:
County Environmental Engineering, Inc.
924 Grimes Road
Caribou, Maine 04736
Tel: (207) 472-0858

October 17, 2024

1 PURPOSE

This environmental media management plan was developed for the proposed new Caribou Police Department outparcel located at 25 Birdseye Avenue in Caribou, Maine. This plan describes the requirements for management of soil and groundwater at the subject property in accordance with the conditions established by the Maine Department of Environmental Protection (MEDEP) Voluntary Response Action Program (VRAP). Any contractors engaged in contacting environmental media covered in this plan should be fully aware of the specific requirements in this plan.

2 BACKGROUND

The subject property (3.19 acres) is historically associated with the former food processing plant (Birdseye, Maine Frozen Foods) on the adjoining property to the south. As illustrated on the attached historical facility layout (boundary survey), former structures at subject property include a screen house near the northeast corner, scale house/security office on the west side of the property, potato receiving and storage building at the southwest corner, and the north end of the former food processing plant on the southern property boundary. The subject property is currently a vacant parcel with concrete foundations for former site structures and truck scales. An underground gasoline tank, associated pump and piping were previously located south of the truck scales on the west side of the property. There is no documentation regarding subsurface conditions during the tank removal in 1989.

2.1 Environmental Investigations

A Phase I Environmental Site Assessment (ESA) was completed for the former Maine Frozen Foods property in 2013. The Phase I ESA identified the former underground gasoline tank south of the truck scales on the west side of the property as a recognized environmental condition. A Phase II ESA was completed for the former Maine Frozen Foods property in 2014. Contamination was not detected in surface soil near the former underground gasoline tank or overburden groundwater near the railroad spur along the southeastern property boundary. Subsurface conditions were not investigated at former tank locations for the Phase II ESA. A Phase I ESA was completed for the subject property in 2024. The Phase I ESA identified the former underground gasoline tank as a significant data gap.

3 SITE CONDITIONS AND CRITERIA

This document should be maintained by the property owner as part of continuing obligations for the property. A copy of this plan should be provided to contractors and subcontractors who may contact or disturb soils and/or groundwater at the subject property.

3.1 Activities Covered Under this Plan

Activities covered under this plan include earthwork, excavation, trenching and subsurface work.

3.2 Areas of Concern

As illustrated on the attached Site Map (Figure 1), the area of concern (AOC) at the subject property is the former underground storage tank location south of the truck scales on the west side of the property, identified as AOC 6 in the 2014 Phase II ESA.

3.3 Contaminants of Concern

The contaminants of concern (COCs) the former underground gasoline tank location (AOC 6) include volatile petroleum hydrocarbons (VPH) and lead (e.g., leaded gasoline).

3.4 Applicable Guidelines

The applicable regulatory guideline for the subject property is the MEDEP *Remedial Action Guidelines for Contaminated Sites (RAGs)*. In accordance with the MEDEP RAGs, the accessibility of soil to potential receptors should be characterized as accessible, potentially accessible or isolated. Soils less than two feet below the surface and not completely covered by pavement are considered accessible. Soils located two to 15 feet below the surface or less than two feet below pavement are considered potentially accessible. Soils greater than 15 feet below the surface or beneath buildings are considered isolated.

3.5 Exposure Scenarios

Potential exposure routes at the subject property include dermal contact, ingestion and inhalation of soil particles and dermal contact and ingestion of groundwater during earthwork activities. The appropriate land use scenario for the subject property is commercial for accessible soils and excavation or construction worker for potentially accessible soils. MEDEP prefers clean-up levels which allow for unrestricted site use, so whenever practicable, clean-up levels must be set at the lowest level of a contaminant for all the exposure scenarios. Likewise, land use may change in the future, and scenarios protective of all potential future uses should be selected. When MEDEP finds it is not practical to meet the lowest clean-up values, MEDEP may approve clean-up to the target for other scenarios, provided an environmental covenant is in place to restrict site uses that would result in the guideline being exceeded.

4 MANAGEMENT PROCEDURES

The following procedures will be implemented when contractors, employees or other persons are engaged in construction, excavation or subsurface work at the subject property.

4.1 MEDEP Notification

Contact MEDEP VRAP prior to any earthwork, excavation, trenching or subsurface work at the subject property. Routine activities that do not require notification include landscaping and repaving.

4.2 Environmental Professional

A qualified Environmental Professional (EP) is required to provide oversight of excavation or subsurface work near the former underground storage tank location south of the truck scales on the west side of the property (AOC 6).

4.3 Identification of Contamination

VPH and lead contamination may exist in overburden groundwater and soils greater than two feet below the surface near the former underground gasoline tank location (AOC 6).

4.4 Erosion Control and Safety

The proper erosion, sediment and dust control best management practices must be in place and properly maintained in accordance with current regulatory guidelines. All work should be conducted in accordance with OSHA safety requirements, including 29 CFR Part 1910 and 29 CFR Part 1926.

4.5 Soil Excavation

With the exception of soils located within AOC 6, site soils may be reused on site with MEDEP approval. An EP is required to provide oversight of excavation or subsurface work at AOC 6. Soil samples will be collected from AOC 6 for field screening in accordance with the MEDEP *Compendium of Field Testing of Soil Samples for Gasoline and Fuel Oil*. Contaminated soils from AOC 6 and any excess soils that cannot be reused on site may require laboratory analysis for off-site disposal.

4.6 Excavation Dewatering

Any water generated from excavation dewatering at AOC 6 cannot be discharged on site or released to the municipal storm water system without prior treatment. Water generated from excavation dewatering at AOC 6 will be treated onsite with a MEDEP approved treatment system or containerized and transported off site to a MEDEP approved wastewater treatment facility.

4.7 Containment, Stockpiling and Storage

Any soils excavated from AOC 6 can be stockpiled on polyethylene sheeting, covered and secured to prevent exposure to precipitation while awaiting final characterization results and/or disposal facility approval. Any water generated from excavation dewatering at AOC 6 will require containerization while awaiting treatment or transportation to an off-site facility.

4.8 Disposal Requirements

Contaminated soils from AOC 6 and any excess soils that cannot be reused on site will require off-site disposal. Contaminated soil from a release of virgin petroleum will be transported to an MEDEP approved disposal facility with the appropriate manifests and virgin petroleum spill letter. Contaminated soil from a non-virgin source may also be transported off site to an approved facility, depending on the analytical results for waste characterization as required by the selected disposal facility.

4.9 Backfill

With the exception of soils located within AOC 6, site soils may be reused on site with MEDEP approval. An EP is required to provide oversight of excavation or subsurface work at AOC 6. Soil samples will be collected from AOC 6 for field screening to determine if soils can remain on site.

4.10 Documentation

For excavation or subsurface work at AOC 6, a summary report will be prepared by the EP and submitted to MEDEP. The summary report will include a site diagram showing sample locations, field sheets and tabular analytical results (if laboratory samples are collected).

4.11 Modifications to Plan

Any modifications to this plan require written approval from MEDEP.

4.12 Contact Information

Ted Wolfertz
MEDEP VRAP
17 State House Station
Augusta, Maine 04333
(207) 629-8130

Michelle Hersey
County Environmental Engineering, Inc.
924 Grimes Road
Caribou, Maine 04736
(207) 472-0858

Penny Thompson
City of Caribou
25 High Street
Caribou, Maine 04736
(207) 493-5961

(EAST LINE OF LAND FORMERLY)

ANSEL L. ANDERSON et al.)

VOL. 528, PG. 509

Birdseye Ave.

N88°02'49.5"

N 2°13' E 240.6'

5/8" REBAR(SET)
14+90, 50' RT.
FORT STREET

P 1
SHC 5.033(1)
17+00.8
Δ= 5°42' RT.
D= 0°30'

(N 82°50' E 582.7)
DC DEED VOL. 667, PG. 491

1 M-L Street

CONCRETE MONUMENT

CYCLONE FENCE GATE
HOSE ASSEMBLY
PIPE HOLE

1" (PIPE SET)

MP

XOM

POTATO STORAGE

SPRING & SHED

STORM DRAIN

CONTROL

8" WATER LINE

PROCESS EFFLUENT (OVERHEAD)

(55X 88.75)

C 1567, PG. 280

BROTHANE BUILDING

COMMON WALL

INC. SLAB

MPER

END OF SUB "A" BY DESCRIPTION 35+22.1

8" WATER LINE

WATER GATE

STORM SEWER

POWER

MAN HOLE

OVERHEAD

POLE

15" STORM SEWER (APP. LOC.)

15" SAN. SEWER (APP. LOC.)

10" WATER LINE

BASE

13+20

589.3'

CYCLONE FENCE

30.3'

OFFICE BLDG.

CONC. STEPS

WATER LINE (APP. LOC.)

CYCLONE FENCE

GATE

30.3'

CONC. STEPS

YARD & PARKING

THIS AREA PAVED FALL, 1986

STORM DRAIN

MAN HOLE

STORM SEWER (APP. LOC.)

8" SAN. SEWER (APP. LOC.)

STORM DRAIN (APP. LOC.)

MAN HOLE

8" PROCESS WASTE

STORM SEWER (APP. LOC.)

MAN HOLE

OVERHEAD

POLE

15" STORM SEWER (APP. LOC.)

15" SAN. SEWER (APP. LOC.)

STORM SEWER

MAN HOLE

SCREEN HOUSE

CONC. ABUT.

24" PIPE

MAN HOLE

24" PIPE (APP. LOC.)

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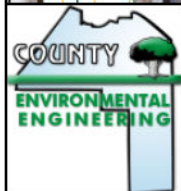
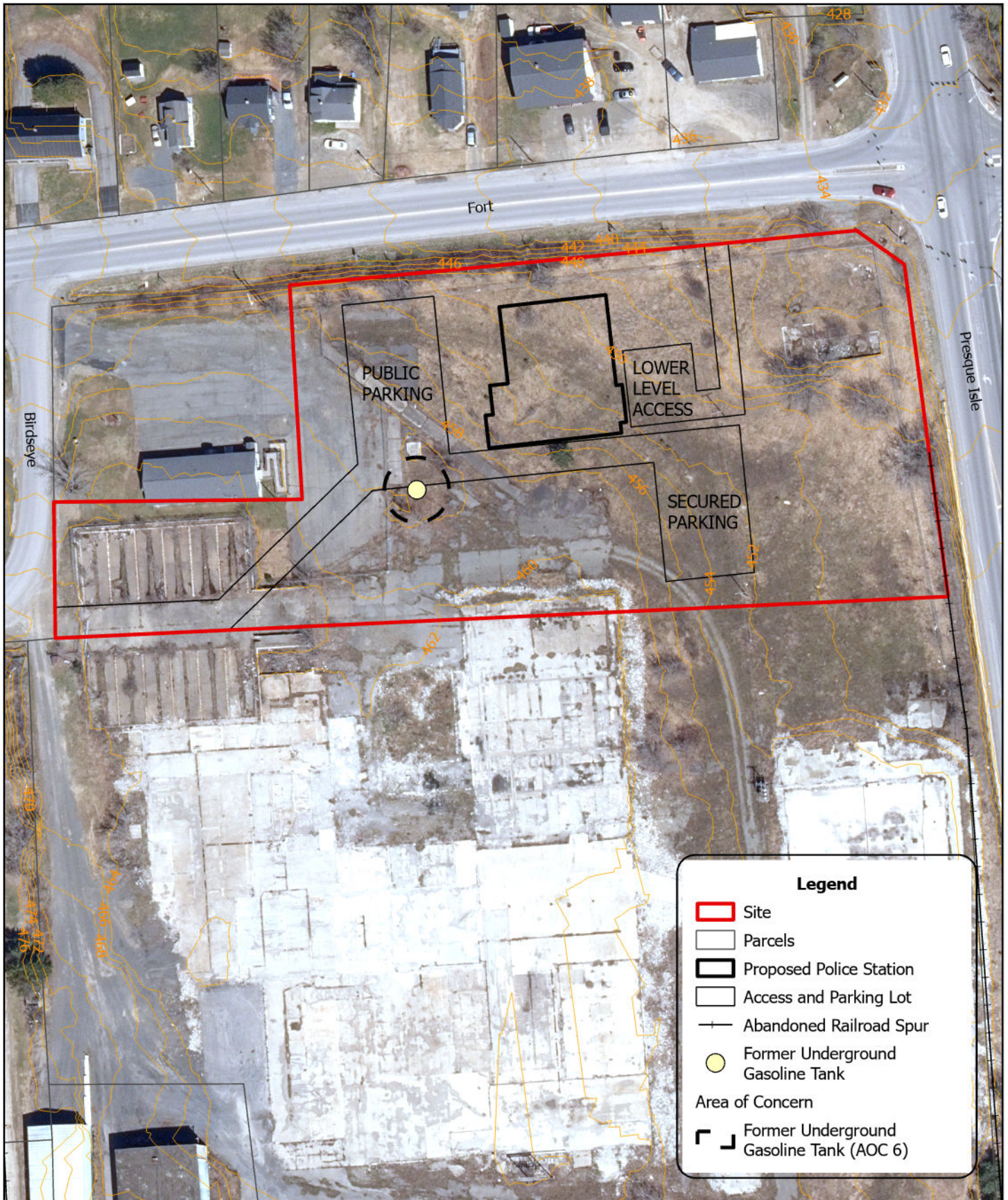


Figure 1

Site Map

Environmental Media Management Plan
 Caribou Police Station Outparcel
 25 Birdseye Avenue, Caribou
 Aroostook County, Maine

0 50 100 150 200 Ft

Project 241-07

Drawn by: MDH
 Date: 10/17/2024

