

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Cc: [Shelly Lizotte](#)
Subject: RE: Caribou Police Facility
Date: Thursday, June 19, 2025 11:45:41 AM
Attachments: [image002.png](#)

I have spent 8 years of my life (on and off) on this project – I want to see it built. I am working for no fee to value engineer this.

One thing we originally asked and would like to suggest again: is there no way you can eliminate the road construction/improvements from this contract? We are basically building a city street for the benefit of future development on the back of this project. If there is some other budget element that could be placed into, I believe there can be a significant drop in the cost of the project. In past projects, working with different cities (Augusta and Bangor) street improvement funds were directed towards that work and the building construction and immediate site improvements were the elements paid for by the project budgets.

Ganneston has also already responded that they are willing to work with us.

Thanks

Ellen

Ellen Angel NCARB, LEED AP

Principal, Architect



T. 207.974.3028

C. 207.745.0237

W. www.artifexae.com

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: Thursday, June 19, 2025 11:07 AM
To: Ellen Angel <eangel@artifexae.com>
Subject: FW: Caribou Police Facility

Good morning, Ellen –

Thank you for putting this out to the bidders so quickly. It is wonderful to see such a prompt response from Blane Casey. Do you think that we will receive similar responses from the other two firms?

This seems to mirror what Jan said in the meeting which is: pick someone to engage in a conversation with and work that to its conclusion. And if we can't get anywhere, move to the next one.

Members of the committee and I feel that time is of the essence here and we should try to figure out if this is a divide that can be crossed, given the difference between available funds and the base bids. The more time that lapses, public support for the project may wane if the message is, "we can't afford it". We need to be conveying a message of "we can get where we need to be".

First, a couple of questions: we understand that this is beyond the original scope of the agreement and would like to know what you will charge the City of Caribou to work on the value engineering of the project? If we receive a similar sentiment from the other two contractors (i.e. pick one firm and work with them), how quick can we meet and get the process started. The committee will need to give a report at the meeting on June 30 and it would be helpful to report that we are working on a solution.

Thank you.

Penny Thompson

Caribou City Manager
(207) 493 - 5961 (direct line)
pthompson@cariboumaine.org

From: Galen Casey <GCasey@blanecasey.com>
Sent: Thursday, June 19, 2025 10:12 AM
To: Ellen Angel <eangel@artifexae.com>
Cc: Penny Thompson <pthompson@cariboumaine.org>
Subject: RE: Caribou Police Facility

Good Morning Ellen!

Thanks for the email, I would like to provide a formal response from Blane Casey Contractors, which is attached.

That was a great turnout for the bid yesterday, regardless of the pricing being overbudget there was some very competitive numbers, which is great to see!

We would love to work on this project with the City of Caribou & Artifex. Please respond at your

earliest convenience.

Best,

Galen Casey



Phone: (207) 622-5600 ext. 26

Mobile: (207) 215-5209

Web: www.BlaneCasey.com

Email: gcasey@blanecasey.com

757 Riverside Drive, Augusta, ME 04330

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For efficient processing, please submit all requisitions and billings through Procore. Ensure that all required documentation is included to avoid delays. Requisitions sent to personnel email addresses may be missed and could result in processing delays. If you encounter any discrepancies or issues, please address them promptly by emailing billing@blanecasey.com. For further assistance or inquiries, feel free to reach out directly.

From: Ellen Angel <eangel@artifexae.com>

Sent: Wednesday, June 18, 2025 6:14 PM

To: Galen Casey <GCasey@blanecasey.com>; Jesse Johnson <jesse@bowmanconstructors.com>; jlarose@gannestonconstruction.com

Cc: Penny Thompson <pthompson@cariboumaine.org>

Subject: Caribou Police Facility

Gentlemen,

Thank you so much for the bids today. I and the City appreciate the effort involved in producing them. However, we are stuck – the numbers are higher than the funds the City has available for this project. The other issue is, although Ganneston was the low bidder on base price, Blane Casey is the low bidder when the deduct alternates are factored in. And the lowest 3 bids which includes Bowman are separated by less than ½ of 1% - Really a tight bid!!!

The City would like to know whether any one of you are interested in participating a value engineering this project as we attempt to reach the money available for this project ?

If you would like to discuss this with me or the City of Caribou – I can be reached via email or the phone number below. I am reaching out to all 3, and keeping this as transparent as possible, because the numbers are just so tight. If you feel this is inappropriate, I will listen to that discussion as well, but the City has to do what it can to get to a place where the building can be built! And I am certain you each have ideas on how this building could be less expensive.

Again, your work is much appreciated.

With highest regards,
Ellen

Ellen Angel, NCARB, LEED AP

Principal

Maine Licensed Architect



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C. 207.745.0237

W. www.artifexae.com

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"We keep moving forward opening new doors, and doing new things, because we're curious and curiosity keeps leading us down new paths"

Walt Disney

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