

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Subject: FW: Caribou Police Facility
Date: Monday, June 23, 2025 3:02:59 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Joe LaRose <jarose@gannestonconstruction.com>
Sent: Thursday, June 19, 2025 10:20 AM
To: Ellen Angel <eangel@artifexae.com>
Cc: Stacey Morrison <StaceyMorrison@gannestonconstruction.com>
Subject: RE: Caribou Police Facility

Hi Ellen, thanks for the info. Our emails must have crossed paths .

For the record I would like to say we take exception to the fact that the 3 of us are involved after everyone know each other's numbers. Unfortunately, I love this project, ever since I heard about it!! So we will put our all in to VE this for the team in hopes to be the favorable choice...

I'll be in touch. Please reach out with any questions.....

Joseph E. LaRose
Senior Estimator/Project Manager



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From: Ellen Angel <eangel@artifexae.com>
Sent: Wednesday, June 18, 2025 6:14 PM
To: gcasey@blanecasey.com; Jesse Johnson <jesse@bowmanconstructors.com>; Joe LaRose <jarose@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

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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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