

**From:** [Ellen Angel](#)  
**To:** [Penny Thompson](#)  
**Subject:** FW: Schematic package - all souls church  
**Date:** Wednesday, July 30, 2025 4:00:09 PM  
**Attachments:** [image001.png](#)

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Just to let you know, Ganneston has not given up...  
But I am really confused by USDA ...

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**From:** Joe LaRose <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>  
**Sent:** Wednesday, July 30, 2025 2:35 PM  
**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Subject:** RE: Schematic package - all souls church

That's feeling I was getting . Too bad. Can we talk them into an 8,000 SF program? It would get them their budget and also pay for redesign fees.....just food for thought....

Thank you for the response.

**Joseph E. LaRose**  
Senior Estimator/Project Manager



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**From:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Sent:** Wednesday, July 30, 2025 1:26 PM  
**To:** Joe LaRose <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>  
**Subject:** Re: Schematic package - all souls church

Total limbo on Caribou

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**From:** Joe LaRose <[jlarose@gannestonconstruction.com](mailto:jlarose@gannestonconstruction.com)>  
**Sent:** Wednesday, July 30, 2025 11:43:37 AM  
**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Subject:** RE: Schematic package - all souls church

Hi Ellen. Any update on project status? Just curious.

Also, is anything happening with Caribou PD?

**Joseph E. LaRose**  
**Senior Estimator/Project Manager**



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**From:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Sent:** Tuesday, July 1, 2025 3:26 PM  
**To:** Joe LaRose <[jlarose@gannestonconstruction.com](mailto:jlarose@gannestonconstruction.com)>  
**Subject:** RE: Schematic package - all souls church

There is a church building committee – it is a congregational church so every major thing is decided by the entire church. They have decided to go ahead with the project, for us to take the drawings first into finished schematics with structural and MEP information. Then they will probably be interviewing Contractors once we have enough so you can really see the project, although it is pretty defined right now. We will continue to proceed on the drawings all the way through – we have a full contract – while they decide the contractor and get a GMP.

The committee will interview contractors and send their recommendation to the congregation for approval (and it is a large congregation). They know more about who they do NOT want than about who they want. So far EL Shea and you are the only contractors on the list, and then they have asked for one more recommendation from me. One member of the committee has worked with Shea several years ago. So I would not say anyone has an inside track on this.

Once we have more info, I will send out along with an official invitation to propose and interview with the committee.

Thanks again,  
Ellen

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**From:** Joe LaRose <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>  
**Sent:** Tuesday, July 1, 2025 4:23 AM  
**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Cc:** Stacey Morrison <[StaceyMorrison@gannestonconstruction.com](mailto:StaceyMorrison@gannestonconstruction.com)>  
**Subject:** RE: Schematic package - all souls church

Thanks so much for this Elle. Looks like a great project. I did a similar project in Falmouth for St. Mary's Episcopal several years ago.....

What will the process be and who is selecting who can look at it? Just curious to know if they already have a favorite they want to work with so we aren't spending unnecessary time with it.

Let me know your thoughts and thanks again for sending this. I'll wait to hear back from you....

Take care,

**Joseph E. LaRose**  
**Senior Estimator/Project Manager**



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**From:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Sent:** Monday, June 30, 2025 6:00 PM  
**To:** Joe LaRose <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>  
**Subject:** RE: Schematic package - all souls church

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**From:** Joe LaRose <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>  
**Sent:** Monday, June 30, 2025 5:01 AM

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

**Subject:** RE: Caribou Police Station Value Management Progress Log

I appreciate and would expect that Ellen . Thank you and best of luck with it.

Regarding your Bangor CM project. Ganneston would be happy to be considered for this project. Sounds like something right up our alley. Can you send me anything you have for schematics so I can get a feeling for it?

**Joseph E. LaRose**  
Senior Estimator/Project Manager



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

**Sent:** Friday, June 27, 2025 7:36 PM

**To:** Joe LaRose <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>

**Subject:** FW: Caribou Police Station Value Management Progress Log

Post script – I did NOT share any of your numbers with Blane or where theirs were different than yours – the City stepped in and has directed it but put everything on Blane's plate to start with.

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**From:** Ellen Angel

**Sent:** Friday, June 27, 2025 7:34 PM

**To:** 'Joe LaRose' <[jlrose@gannestonconstruction.com](mailto:jlrose@gannestonconstruction.com)>

**Cc:** Stacey Morrison <[StaceyMorrison@gannestonconstruction.com](mailto:StaceyMorrison@gannestonconstruction.com)>

**Subject:** RE: Caribou Police Station Value Management Progress Log

Joe,

I am so thankful for your work, Unfortunately the City has decided to pursue their own path which is as follows:

They have asked Blane Casey , who came up as lowest bid with acceptable alternates, to spend the next 2 weeks working at getting the prices down to \$9 million. The City has stated that they WILL

NOT spend more than that for building construction. If Blane Casey **cannot** come up with any means by which the costs can be reduced to \$9 million, they are hoping you will be willing to speak with them? They just will not spend more and are willing to look at any means by which they can get a functioning Police Facility for that amount. The 2 week deadline came as a result of the timing for the next City Council meeting where the committee must report their progress. They do not want to give up, but there are apparently no other funds.

I had hoped that you would be in continued consideration, and in a way you are, but they just determined that they would start with the one. I do not know if their method will work or if we can even get a building built. At this point, everyone is in the \$11million range, but it's just not low enough.

On another note, I have a project here in Bangor that wants to go out as Construction Manager. It is about a \$2,000,000 project that includes some demolition and new construction. Can I give them your name as an interested party? We have finished Schematics but I want to get some HVAC and structural ideas down on paper before they interview – so probably the end of July or middle of August.

Again, I cannot tell you how sorry I am that you are not the one they have started with, but I guess that's how it works.

Ellen

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**From:** Joe LaRose <[jlarose@gannestonconstruction.com](mailto:jlarose@gannestonconstruction.com)>  
**Sent:** Friday, June 27, 2025 2:23 PM  
**To:** Ellen Angel <[eangel@artifexae.com](mailto:eangel@artifexae.com)>  
**Cc:** Stacey Morrison <[StaceyMorrison@gannestonconstruction.com](mailto:StaceyMorrison@gannestonconstruction.com)>  
**Subject:** Caribou Police Station Value Management Progress Log

Hi Ellen, attached is where we are with the VM. I expect to have my electrical items early next week, which should pretty much wrap up our comprehensive list of VM items.

You will see at the bottom, I have offered the value if we were to contract the foundation early if funding is an issue and the owner needs more time. This way we can maintain the original requested completion date. That is how we planned on doing the project anyway. If this were an option, we would need to be under contract no later than July 18<sup>th</sup>.

Please review all and touch base with any questions. I will complete the log early next week and send you the final issue.

Thank you for your patience Ellen and I wish you a wonderful weekend!

**Joseph E. LaRose**  
**Senior Estimator/Project Manager**



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