

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Cc: [Courtney Boma](#); [Joan Theriault](#); [Jennifer Kelley](#); [Janine Murchison](#); [Corey Saucier](#); [Philip J McDonough III](#)
Subject: RE: Caribou Police Station
Date: Thursday, August 21, 2025 10:45:08 AM

These are the tough questions. I need some time to evaluate a lot of this. My general thought is that we designed a very resilient, rugged structure for a 75+ year lifetime which would resist any foreseeable situations. What is proposed, and apparently necessary to fit in the \$9 million budget, is a fully functional new Police Station, maybe not up to CALIFAA standards, and probably guarantee able for 25-30 years. I am not happy with the cuts, but current economics and pricing make this seem inevitable.

We have not had anywhere near enough time or information for fully vetted evaluation of their proposal, but most elements are the logical conclusion of the process.

Some of the issues that I immediately question is dropping the OH door at the sallyport to 12' height. If you can get your ambulance in that door, then their proposal to lower the plate height of the entire building, which offers a significant savings, is what makes the steel studs possible. We would need to run calcs to confirm the sizes, but the concept can be feasible.

By eliminating the basement and removing some storage and office spaces, we can get the mechanical into the building, potentially, and save a lot on the foundation by lowering the floor level a couple feet.

By removing any masonry, except the glue and stick style stone or brick, we save a large amount on the foundation.

These are all things I know were undesirable for you, but this is where we are.

Ellen

Ellen Angel NCARB, LEED AP

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"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: Wednesday, August 20, 2025 7:16 PM

To: Ellen Angel <eangel@artifexae.com>

Cc: Courtney Boma <cboma@cariboumaine.org>; Joan Theriault <joan.theriault@cariboumaine.org>; Jennifer Kelley <jkelly@cariboumaine.org>; Janine Murchison

<janine.murchison@sewall.com>; Corey Saucier <Corey.saucier@cariboumaine.org>; Philip J McDonough III <Philip.J.McDonough@cariboumaine.org>

Subject: RE: Caribou Police Station

Hi Ellen –

Here are some questions that have come up.

1. There are still items that are not compatible with each other; can they provide a breakdown of which costs are included in their total savings?
2. If delete the basement, what happens to all of the items in the basement?
3. It appears they still plan on submitting a VE plan/budget based on a pre-engineered building; is that correct? If so, when will we see that? Do we want them to continue with that approach?
4. Knowing that Ellen met with them yesterday, what are her thoughts on these VE items?
5. Will this building have the same integrity as that currently designed?
6. If move forward, what will Artifex costs be to prepare conformed drawings and any other associated work?

Could we sent up a time for you to share your thoughts with us?

Penny Thompson

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

From: Ellen Angel <eangel@artifexae.com>

Sent: Tuesday, August 19, 2025 1:57 PM

To: Penny Thompson <pthompson@cariboumaine.org>

Cc: Courtney Boma <cboma@cariboumaine.org>; Joan Theriault <joan.theriault@cariboumaine.org>; Jennifer Kelley <jkelley@cariboumaine.org>; Janine Murchison <janine.murchison@sewall.com>; Corey Saucier <Corey.saucier@cariboumaine.org>; Philip J McDonough III <Philip.J.McDonough@cariboumaine.org>

Subject: Re: Caribou Police Station

I am meeting with them at 2:30. They extended their bid by 10 days

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From: Penny Thompson <pthompson@cariboumaine.org>

Sent: Tuesday, August 19, 2025 1:32:45 PM

To: Ellen Angel <eangel@artifexae.com>

Cc: Courtney Boma <cboma@cariboumaine.org>; Joan Theriault <joan.theriault@cariboumaine.org>; Jennifer Kelley <jkelley@cariboumaine.org>; Janine Murchison <janine.murchison@sewall.com>; Corey Saucier <Corey.saucier@cariboumaine.org>; Philip J McDonough III <Philip.J.McDonough@cariboumaine.org>

Subject: Caribou Police Station

Good afternoon, Ellen –

Well. It's after Sunday 8/17 so our bids are officially expired.

Did you hear anything more from Blane Casey?

If we are going to hear from the firm this week, should we get a meeting scheduled?

Penny Thompson

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

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