

SPECIAL CITY COUNCIL MEETING NOTICE AND AGENDA



Notice is hereby given that the City Council of Caribou will hold a Special City Council Meeting on **Monday, June 1, 2026**, in the Council Chambers located at 25 High Street, **6:00 pm**.

THE MEETING WILL BE BROADCAST ON CABLE CHANNELS 8 & 1301 AND THE CITY'S YOUTUBE CHANNEL.

- 1. **Roll Call**
- 2. **Invocation/Inspirational Thought**
- 3. **Pledge of Allegiance**
- 4. **Declaration of any Conflict of Interest**
- 5. **Public Forum** (**PUBLIC COMMENTS SUBMITTED TO THE CITY CLERK PRIOR TO 4:30PM ON THE MEETING DATE WILL BE SHARED WITH THE COUNCIL DURING PUBLIC FORUM. Email dbrissette@cariboumaine.org**)
- 6. **Bid Openings, Awards, and Appointments** Pages
 - a. Consideration of bids received for the Caribou Fire Department construction project 02-08
- 7. **Public Hearings and Possible Action Items**
 - a. Public Hearing on the Children’s Museum of Aroostook County Community Development Block Grant Application 09-35
- 8. **Reports by Staff and Committees**
- 9. **New Business, Ordinances and Resolutions**
- 10. **Old Business**
- 11. **Reports and Discussion by Mayor and Council Members**
- 12. **Next Regular Meetings:** June 15 – Regular Meeting
- 13. **Executive Session(s)** (May be called to discuss matters identified under MRSA, Title 1, §405.6)
- 14. **Adjournment**

If you are planning to attend this Public Meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Clerk ten or more hours in advance and we will, within reason, provide what assistance may be required.

Certificate of Mailing/Posting

The undersigned duly appointed City official for the municipality of Caribou City hereby certifies that a copy of the foregoing Notice and Agenda was posted at City Offices and on-line in accordance with City noticing procedures.

BY: _____ Danielle Brissette, City Clerk

MEMORANDUM

To: Penny Thompson, City Manager

From: Amanda Jandreau, P.E., S.E.

Date: May 28, 2026

Project: 25162-City of Caribou-Renovations to Caribou Fire Station and Lion's Building

Subject: Recommendation of Contract Award

Penny,
Three qualified bids were received for the Caribou Fire Station and Lion's Building Renovation Project. Bids were publicly opened and read aloud on May 14, 2026. A summary of the base bids and Alternate #1 is provided below:

Contractor	Base Bid	Alt.#1
Bowman	\$2,543,000.00	\$10,500.00 +15 calendar days
PNM	\$2,139,393.00	\$0.00 + 30 calendar days
Buildings ETC	\$2,120,952.00	\$11,858.00

Buildings Etcetera of Houlton, Maine has submitted the lowest qualified bid, with a total cost of \$2,132,810.00, including Alternate #1.

Harriman has reviewed the contractor's schedule of values and list of subcontractors and finds them acceptable. Based on this, Harriman recommends that the City of Caribou award the construction contract to Buildings Etcetera for this project.

Caribou Fire Station	PCM (SD)	Harriman Deducts	Adjusted	PCM (DD)	2023 Costs	Notes
DIVISION 1 - GENERAL CONDITIONS	0	0	\$ -			
DIVISION 2 - DEMOLITION	\$ 108,959.85	\$ 19,724.00	\$ 89,235.85	\$ 106,134.55	\$ 98,705.13	no new opening at chief's existing office
DIVISION 2 - SITE WORK	\$ 159,127.98	\$ 94,106.00	\$ 65,021.98	\$ 29,936.52	\$ 27,840.96	no new retaining wall
DIVISION 3 - BUILDING CONCRETE	\$ 56,626.67	\$ 54,738.78	\$ 1,887.89	\$ 1,750.00	\$ 1,627.50	no new retaining wall
DIVISION 4 - MASONRY	\$ 12,600.00	\$ 12,600.00	\$ -	\$ 5,625.00	\$ 5,231.25	no new opening at chief's existing office
DIVISION 5 - STEEL	\$ 6,875.00	\$ 3,000.00	\$ 3,875.00	\$ 7,800.00	\$ 7,254.00	no new opening at chief's existing office
DIVISION 6 - CARPENTRY	\$ 4,901.00	\$ 0.00	\$ 4,901.00	\$ 3,101.00	\$ 2,883.93	
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ 11,803.00	\$ 0.00	\$ 11,803.00	\$ 11,803.00	\$ 10,976.79	
DIVISION 8 - OPENINGS	\$ 99,300.00	\$ 34,500.00	\$ 64,800.00	\$ 82,600.00	\$ 76,818.00	can reduce by another 8000 if we make new windows in Lions an alternate
DIVISION 9 - FINISHES	\$ 240,783.13	\$ 32,960.00	\$ 207,823.13	\$ 222,547.13	\$ 206,968.83	no epoxy flooring
DIVISION 10 - SPECIALTIES	\$ 49,132.50	\$ 6,650.00	\$ 42,482.50	\$ 43,157.50	\$ 40,136.48	reuse existing fire extinguishers, defib cabinet, reduced benches to 2
DIVISION 11 - EQUIPMENT	\$ 24,800.00	\$ 7,300.00	\$ 17,500.00	\$ 24,800.00	\$ 23,064.00	
DIVISION 12 - FURNISHINGS	\$ 1,728.00	\$ 0.00	\$ 1,728.00	\$ 1,728.00	\$ 1,607.04	this does not include murphy beds, reach out for quote
DIVISION 12 - CASEWORK AND MILLWORK	\$ 17,100.00	\$ 0.00	\$ 17,100.00	\$ 50,400.00	\$ 46,872.00	
DIVISION 13 - SPECIAL CONSTRUCTION	0	0	\$ -		\$ -	
DIVISION 14 - CONVEYING	0	0	\$ -		\$ -	
DIVISION 21 - SPRINKLER	\$ 136,000.00	\$ 27,200.00	\$ 108,800.00	\$ 108,800.00	\$ 101,184.00	
DIVISION 22 - PLUMBING	\$ 148,560.00	\$ 5,000.00	\$ 143,560.00	\$ 156,476.24	\$ 145,522.90	
DIVISION 23 - HVAC	\$ 463,769.62	\$ 0.00	\$ 463,769.62	\$ 442,660.98	\$ 411,674.71	
DIVISION 26 - ELECTRICAL	\$ 406,923.23	\$ 71,502.00	\$ 335,421.23	\$ 326,488.38	\$ 303,634.19	reduced number of fixtures and more economical type, can possibly make FA in Lions an alternate

CONSTRUCTION SUBTOTAL	\$ 1,948,989.98
GENERAL CONDITIONS	\$ 330,000.00
CONSTRUCTION SUBTOTAL	\$ 2,278,989.98
DESIGN / ESTIMATE CONTINGENCY (5%)	\$ 113,949.50
CONSTRUCTION SUBTOTAL	\$ 2,392,939.48
OVERHEAD AND PROFIT (3%)	\$ 71,788.18
CONSTRUCTION SUBTOTAL	\$ 2,464,727.66
BOND AND INSURANCE (2%)	\$ 49,294.55
CONSTRUCTION SUBTOTAL	\$ 2,514,022.22
ESCALATION - ASSUME Spring 2026 START (3%)	\$ 75,420.67
CONSTRUCTION GRAND TOTAL	\$ 2,589,442.88

\$ 1,579,709.20	\$ 1,625,808.30	\$ 1,512,001.72
\$ 330,000.00	\$ 330,000.00	\$ 330,000.00
\$ 1,909,709.20	\$ 1,955,808.30	\$ 1,842,001.72
\$ 95,485.46	\$ 97,790.42	\$ 92,100.09
\$ 2,005,194.66	\$ 2,053,598.72	\$ 1,934,101.80
\$ 60,155.84	\$ 61,607.96	\$ 58,023.05
\$ 2,065,350.50	\$ 2,115,206.68	\$ 1,992,124.86
\$ 41,307.01	\$ 42,304.13	\$ 39,842.50
\$ 2,106,657.51	\$ 2,157,510.81	\$ 2,031,967.36
\$ 63,199.73	\$ 64,725.32	\$ 60,959.02
\$ 2,169,857.24	\$ 2,222,236.13	\$ 2,092,926.38



bowmanconstructors.com

Your Commercial Building Solution

552 Moosehead Trail | PO Box 156 | Newport, Maine 04953
Phone 207.368.2405 | Fax 207.368.5682



Jesse Johnson

Cell # 843-367-7116

jesse@bowmanconstructors.com

May 14, 2026

**City of Caribou
25 High Street
Caribou, Me 04736**

**Bid: Renovations to the Fire Department and
Lion's Club**

*Received @ 1:53
Amanda*

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: Bowman Constructors
- B. Project Name: City of Caribou, Renovation to Fire Department and Lions Club Building
- C. Project Location: Caribou, Maine
- D. Owner: **City of Caribou**
- E. Architect: Harriman
- F. Architect Project Number: 25162

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Harriman and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. Two million, five hundred forty three thousand Dollars (\$ 2,543,000.00)

- 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form"

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 30 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

1. One hundred twenty seven thousand one hundred fifty Dollars (\$ 127,150.00)

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated 04-28-2026.
2. Addendum No. 2, dated 05-11-2026.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.5 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

1. Bid Form Supplement – Alternates.

1.6 SUBMISSION OF BID

- A. Respectfully submitted this 14 day of May, 2026.
- B. Submitted By: Bowman Constructors (Name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature).
- D. Signed By: Kevin Bowman (Type or print name).
- E. Title: President (Owner/Partner/President/Vice President).
- F. Witnessed By:  (Handwritten signature).
- G. Attest:  (Handwritten signature).
- H. By: Kathy York (Type or print name).
- I. Title: Assistant Secretary (Corporate Secretary or Assistant Secretary).
- J. Street Address: 552 Moosehead Trail.
- K. City, State, Zip: Newport, ME, 04953.
- L. Phone: 207-368-2405.
- M. License No.: N/A.
- N. Federal ID No.: 01-0430972 (Affix Corporate Seal Here).

END OF DOCUMENT 004113

DOCUMENT 004323 - ALTERNATES FORM

1.1 BID INFORMATION

- A. Bidder: Bowman Constructors.
- B. Project Name: Renovation to Caribou Fire Department and Lion's Club Buildings.
- C. Project Location: Caribou, Maine
- D. Owner: City of Caribou
- E. Architect: Harriman
- F. Architect Project Number: 25162

1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Lion's Club Flooring
 - 1. ADD DEDUCT NO CHANGE NOT APPLICABLE .

2. Ten thousand five hundred Dollars (\$ 10,500.00)
3. ADD 15 DEDUCT calendar days to adjust the Contract Time for this alternate.

- B. Respectfully submitted this 14 day of May, 2026.
- C. Submitted By: Bowman Constructors (Insert name of bidding firm or corporation).
- D. Authorized Signature:  (Handwritten signature).
- E. Signed By: Kevin Bowman (Type or print name).
- F. Title: President (Owner/Partner/President/Vice President).

END OF DOCUMENT 004323

Bid Bond**CONTRACTOR:**

(Name, legal status and address)
Bowman Constructors
552 Moosehead Trail (Rt. 7)
Newport, ME 04953

OWNER:

(Name, legal status and address)
City of Caribou
25 High Street, Caribou, ME 04736

BOND AMOUNT: \$ 5% Five Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)
25162-City of Caribou, Renovations to Existing Fire Department and Lions Club

SURETY:

(Name, legal status and principal place of business)
Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 14th day of May 2026

Bowman Constructors

Travelers Casualty and Surety Company of America

By: 

By: 

CONTRACTOR AS PRINCIPAL (Signature)

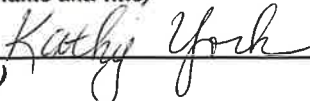
SURETY (Signature)

Heath Bowman

Christine E. Watson, Attorney-in-Fact

(Printed name and title)

(Printed name and title)


(Witness)


(Witness) Deron K. Treadwell





**Travelers Casualty and Surety Company of America
 Travelers Casualty and Surety Company
 St. Paul Fire and Marine Insurance Company
 Farmington Casualty Company**

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint Christine E. Watson of Lewiston, ME, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **4th day of March, 2024**.



State of Connecticut

By: 
 Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **4th day of March, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th day of June, 2026**

 
 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

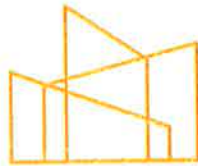
I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **May 14, 2026**




 Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
 Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**



PNM

CONSTRUCTION, INC.

104 EDGEMONT DRIVE
PRESQUE ISLE ME 04769
(207) 764-8365

City of Caribou, Renovations to the
Fire Dept and Lion's Club

City Hall
25 High Street
Caribou ME 04736

CONSTRUCTION BID - DO NOT OPEN

*Received 5-14-26
@ 1:20 pm
Derise*

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: PNM Construction, Inc.
- B. Project Name: City of Caribou, Renovation to Fire Department and Lions Club Building
- C. Project Location: Caribou, Maine
- D. Owner: **City of Caribou**
- E. Architect: Harriman
- F. Architect Project Number: 25162

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Harriman and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
 - 1. two million one hundred thirty nine thousand three hundred ninety three Dollars (\$2,139,393).
 - 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form"

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 30 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:
 - 1. one hundred six thousand nine hundred seventy Dollars (\$ 106,970).
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:


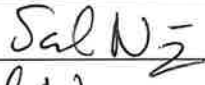

- 1. Addendum No. 1, dated 04/28/26.
- 2. Addendum No. 2, dated 05/11/26.
- 3. Addendum No. 3, dated _____.
- 4. Addendum No. 4, dated _____.

1.5 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

- 1. Bid Form Supplement – Alternates.

1.6 SUBMISSION OF BID

- A. Respectfully submitted this 14th day of May, 2026.
- B. Submitted By: PNM Construction, Inc. (Name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature).
- D. Signed By: Steven McHatten (Type or print name).
- E. Title: President (Owner/Partner/President/Vice President).
- F. Witnessed By:  (Handwritten signature).
- G. Attest:  (Handwritten signature).
- H. By: Saul Nunez (Type or print name).
- I. Title: Office Manager (Corporate Secretary or Assistant Secretary).
- J. Street Address: 104 Edgemont Drive.
- K. City, State, Zip: Presque Isle ME 04769.
- L. Phone: (207) 764-8365.
- M. License No.: N/A.
- N. Federal ID No.: 01-0471546 (Affix Corporate Seal Here).

END OF DOCUMENT 004113

DOCUMENT 004323 - ALTERNATES FORM

1.1 BID INFORMATION

- A. Bidder: PNM Construction, Inc.
- B. Project Name: Renovation to Caribou Fire Department and Lion's Club Buildings.
- C. Project Location: Caribou, Maine
- D. Owner: City of Caribou
- E. Architect: Harriman
- F. Architect Project Number: 25162

1.2 BID FORM SUPPLEMENT

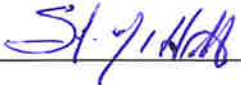
- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Lion's Club Flooring
 - 1. ADD ___ DEDUCT ___ NO CHANGE NOT APPLICABLE ___.

2. Zero Dollars (\$ 0.00).
3. ADD 30 DEDUCT calendar days to adjust the Contract Time for this alternate.
- B. Respectfully submitted this 14th day of May _____, 2026.
- C. Submitted By: PNM Construction, Inc. (Insert name of bidding firm or corporation).
- D. Authorized Signature:  (Handwritten signature).
- E. Signed By: Steven McHatten (Type or print name).
- F. Title: President (Owner/Partner/President/Vice President).

END OF DOCUMENT 004323

00 43 13
Contractor Bid Bond

Bond No.: Bid051426

We, the undersigned, PNM Construction, Inc., corporation of Presque Isle in the State of Maine as principal, and Berkley Insurance Company as Surety, are hereby held and firmly bound unto City of Caribou in the penal sum of five percent of the bid amount, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, signed this 14th day of May, 2026, which is the same date as that of the first specified bid due date, or subsequent bid due date revised by addendum.

The condition of the above obligation is such that whereas the principal has submitted to the Owner, or State of Maine, to a certain bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the construction of Renovation to Caribou Fire Department and Lion's Club Buildings, Harriman Project #25162

Now therefore:

If said bid shall be rejected, or, in the alternate,

If said bid shall be accepted and the principal shall execute and deliver a contract in the form of contract attached hereto, properly completed in accordance with said bid, and shall furnish a bond for the faithful performance of said contract, and for the payment of all persons performing labor or furnishing material in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be void.

Otherwise, the same shall remain in force and effect- it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received hereby stipulates and agrees that the obligation of said Surety and its bonds shall be in no way impaired or affected by any extension of the time within which the Obligee may accept such bid and said Surety does hereby waive notice of any such extension.

**00 43 13
Contractor Bid Bond**

In witness whereof, the principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set above.

Signed and sealed this 14th day of May, 2026, which is the same date as that of the first specified bid due date, or subsequent bid due date revised by addendum.

Contractor



(Signature)

*Steven D. McHatten, President
PNM Construction, Inc.
104 Edgemont Drive
Presque Isle, ME 04769*

Surety



(Signature)

*Shannon Walton
Berkley Insurance Company
475 Steamboat Road
Greenwich, CT 06830*

If Contractor is a partnership, all partners shall execute the bond. A power of attorney document indicating that it still is in full force and effect shall be provided by the person executing this bond.



Buildings
Etcetera

"Build/Design Since '89"
Houlton, ME Tel. 532-9020

12 Mechanic St., P.O. Box 949
Houlton, Maine 04730

**City of Caribou
Renovations to the Fire Department
And Lion's Club**

Received
5-14-26
@ 1:50 pm
Derise

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: Buildings Etcetera, Inc.
- B. Project Name: City of Caribou, Renovation to Fire Department and Lions Club Building
- C. Project Location: Caribou, Maine
- D. Owner: **City of Caribou**
- E. Architect: Harriman
- F. Architect Project Number: 25162

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Harriman and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

- 1. Two Million One Hundred Twenty Thousand Nine Hundred Fifty Two Dollars (\$ 2,120,952.00).
- 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004323 "Alternates Form"

1.3 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 30 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

- 1. One Hundred Six Thousand Forty Eight Dollars (\$ 106,048.00).

- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.4 ACKNOWLEDGEMENT OF ADDENDA



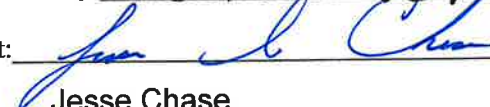
A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated 4/28/2026.
2. Addendum No. 2, dated 5/11/2026.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.5 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.
1. Bid Form Supplement – Alternates.

1.6 SUBMISSION OF BID

- A. Respectfully submitted this 14 day of May, 2026.
- B. Submitted By: Buildings Etcetera, Inc. (Name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature).
- D. Signed By: Zachary Chase (Type or print name).
- E. Title: Vice President (Owner/Partner/President/Vice President).
- F. Witnessed By:  (Handwritten signature).
- G. Attest:  (Handwritten signature).
- H. By: Jesse Chase (Type or print name).
- I. Title: Corporate Secretary (Corporate Secretary or Assistant Secretary).
- J. Street Address: 12 Mechanic Street.
- K. City, State, Zip: Houlton, Maine 04730.
- L. Phone: 207-532-9020.
- M. License No.: _____.
- N. Federal ID No.: 01-0446705 (Affix Corporate Seal Here).

END OF DOCUMENT 004113

DOCUMENT 004323 - ALTERNATES FORM

1.1 BID INFORMATION

- A. Bidder: Buildings Etcetera, Inc.
- B. Project Name: Renovation to Caribou Fire Department and Lion's Club Buildings.
- C. Project Location: Caribou, Maine
- D. Owner: City of Caribou
- E. Architect: Harriman
- F. Architect Project Number: 25162

1.2 BID FORM SUPPLEMENT


- A. This form is required to be attached to the Bid Form.

1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 60 days of the Notice of Award unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.

1.4 SCHEDULE OF ALTERNATES

- A. Alternate No. 1: Lion's Club Flooring
 - 1. ADD DEDUCT NO CHANGE NOT APPLICABLE

2. Eleven Thousand Eight Hundred Fifty Eight Dollars (\$ 11,858.00).
3. ADD DEDUCT calendar days to adjust the Contract Time for this alternate.
- B. Respectfully submitted this 14 day of May, 2026.
- C. Submitted By: Buildings Etcetera, Inc. (Insert name of bidding firm or corporation).
- D. Authorized Signature:  (Handwritten signature).
- E. Signed By: Zachary Chase (Type or print name).
- F. Title: Vice President (Owner/Partner/President/Vice President).

END OF DOCUMENT 004323

00 43 13
Contractor Bid Bond

Bond No.: **BID BOND**

We, the undersigned, Buildings Etcetera, Inc., corporation of Houlton in the State of Maine as principal, and Frankenmuth Insurance Company as Surety, are hereby held and firmly bound unto Treasurer of the municipality in the penal sum of five percent of the bid amount, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, signed this 14th day of May, 2026, which is the same date as that of the first specified bid due date, or subsequent bid due date revised by addendum.

The condition of the above obligation is such that whereas the principal has submitted to the Owner, or State of Maine, to a certain bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the construction of City of Caribou. Renovation to Fire Department and Lions Club Building, Caribou, Maine.

Now therefore:

If said bid shall be rejected, or, in the alternate,

If said bid shall be accepted and the principal shall execute and deliver a contract in the form of contract attached hereto, properly completed in accordance with said bid, and shall furnish a bond for the faithful performance of said contract, and for the payment of all persons performing labor or furnishing material in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be void.

Otherwise, the same shall remain in force and effect- it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.


The Surety, for value received hereby stipulates and agrees that the obligation of said Surety and its bonds shall be in no way impaired or affected by any extension of the time within which the Obligee may accept such bid and said Surety does hereby waive notice of any such extension.

**00 43 13
Contractor Bid Bond**

In witness whereof, the principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set above.

Signed and sealed this 14th day of May, 2026, which is the same date as that of the first specified bid due date, or subsequent bid due date revised by addendum.

Contractor



(Signature)

Jesse Chase, President

Buildings Etcetera, Inc.

*12 Mechanic Street, P.O. Box 949
Houlton, ME 04730*

Surety



(Signature)

Andrew Howard, Attorney-in-Fact

Frankenmuth Insurance Company

*One Mutual Avenue
Frankenmuth, MI 48787*

If Contractor is a partnership, all partners shall execute the bond. A power of attorney document indicating that it still is in full force and effect shall be provided by the person executing this bond.

FRANKENMUTH INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that Frankenmuth Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the State of Michigan, having its principal office at 1 Mutual Avenue, Frankenmuth, Michigan 48787, does hereby nominate, constitute and appoint:

Michael Varney, Andrew Howard, Ron Guerin, Timothy Varney,
Michael Hennessey, Daryle Williams, Lindsay B. Wing

Their true and lawful attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal, acknowledge and deliver any and all bonds, contracts and undertakings of suretyship, with the exception of Financial Guaranty Insurance, provided, however, that the penal sum of any one such instrument shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000)

This Power of Attorney is granted pursuant to the following Resolution duly adopted at a meeting of the Board of Directors of Frankenmuth Insurance Company:

"RESOLVED, that the President, Senior Vice President or Vice President and each of them under their respective designations, hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer of the Company, qualifying the attorney(s) named in the given power of attorney, to execute on behalf of, and acknowledge as the act and deed of Frankenmuth Insurance Company on all bonds, contracts and undertakings of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal herunto affixed this 15th day of December, 2022.



Frankenmuth Insurance Company

By Frederick A. Edmond, Jr.
Frederick A. Edmond, Jr.,
President and Chief Executive Officer

ss:

Sworn to before me, a Notary Public in the State of Michigan, by Frederick A. Edmond, Jr., to me personally known to be the individual and officer described in, and who executed the preceding instrument, deposed and said the Corporate Seal and his signature as Officer were affixed and subscribed to said instrument by the authority of the Company.

IN TESTIMONY WHEREOF, I have set my hand, and affixed my Official Seal this 15th day of December, 2022.

Susan L. Fresorger (Seal)
Susan L. Fresorger, Notary Public
Saginaw County, State of Michigan
My Commission Expires: April 3, 2028



I, the undersigned, Executive Vice President of Frankenmuth Insurance Company, do hereby certify that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and is in full force and effect as of this date.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of the Company, this 14th day of May, 2026.

Andrew H. Knudsen
Andrew H. Knudsen, Executive Vice President,
Chief Operating Officer and Secretary

**ALL CORRESPONDENCE RELATED TO BOND VALIDATION AND/OR A CLAIM SHOULD BE DIRECTED TO
VP SURETY, 701 U.S. ROUTE ONE, SUITE 1, YARMOUTH, ME 04096**

MINUTES OF SPECIAL MEETING OF
THE STOCKHOLDERS OF
BUILDINGS ETCETERA, INC.

A Special Meeting of the Stockholders of Buildings Etcetera, Inc., was held on May 12, 2026 at 6:00 P.M. at the office of Buildings Etcetera, Inc., 12 Mechanic Street, Houlton, Maine.

Zachary D. Chase, and Jesse S. Chase were present being all of the Stockholders of the corporation and a quorum. Zachary D. Chase was elected Chairman and Jesse S. Chase was elected Secretary of the meeting.

Upon motion duly made and seconded, it was VOTED:

That Zachary Chase, as the Vice President of Buildings Etcetera, Inc., hereby is authorized to execute a contract for the **Renovations to the Fire Department and Lion's Club** behalf of the corporation.

There being no further business to come before the meeting, it was

VOTED: To adjourn.

Adjourned accordingly.



Jesse S. Chase, Secretary

A true copy. Attest.



Jesse S. Chase, Secretary

**CARIBOU ECONOMIC DEVELOPMENT
25 HIGH STREET
CARIBOU, ME 04736**



MEMO

TO: Caribou City Council Members
FROM: Eric Sanderson, Economic & Community Development Specialist
DATE: May 27, 2026
RE: Children’s Museum of Aroostook County Community Development Block Grant Application

Introduction

The Community Development Block Grant (CDBG) program, administered by the Federal Department of Housing and Urban Development (HUD), and by the Department of Economic & Community Development (DECD) in Maine, supports projects that benefit low and moderate income persons and jobs and addresses urgent community needs. Through the allocation with DECD, the City of Caribou is allowed one Community Development Block Grant Program award each year per CDBG program sub-area. For the 2025 award year funding for the Public Service program area, the City has worked with the Children’s Museum of Aroostook County (CMAC) to submit Letter of Intent (LOI) for an application that will create a hands-on Science, Technology, Engineering, and Math (STEM) program at the Museum. The program, proposed as “Caribou STEM Start”, aligns with CDBG objectives and would request \$50,000 to hire a teacher, invest in learning equipment, and create a foundational educational program in Caribou. The program would also serve as a reliable after-school care option throughout the academic year, with access to affordable child-care a huge issue in Aroostook County.

Process to Date

City staff have worked with CMAC staff and our partners at Northern Maine Development Commission (NMDC) to submit a preliminary letter of our intent to apply for a CDBG Public Service Program grant. Under the CDBG rules, the City must hold a public hearing and provide municipal legislative body approval to formally apply the grant if invited to apply by DECD. Due to this being a later application in the CDBG program cycle, the City was invited to apply on May 11th, and applications are due by June 6th, 2026. This leaves just under a month to receive legislative body approval to apply for the grant. With the City Council being cognizant of this deadline, it voted at its May 11th meeting to hold a Special City Council meeting, public hearing, and include this as an agenda item so the City may formally apply for the CDBG grant on behalf of the Children’s Museum.

Elise Browning and Marie Kilpatrick of the Children’s Museum have provided a letter (Attachment 1) describing the program. Further, staff has provided some statistics and mapping to illustrate the need for such a service in Central Aroostook County – showing educational outcomes in Science and Math, as well as low to moderate income Census Tracts and Block Groups in Aroostook County (Attachment 2). We are happy to provide additional clarifications and answer questions if the City Council has any.

Suggested Action:

After discussion, please make a motion “to approve any and all actions to apply for and receive the Community Development Block Grant Public Service Program grant for the Children’s Museum of Aroostook County, located at 52 Sweden Street”.

Second

Discussion

Vote

Attachments

Attachment 1 – Letter from Children’s Museum Leadership on Proposed Project and Description

Attachment 2 – Statistics of Math & Science Outcomes, and Low-Income Populations Map in Aroostook County

Attachment 1

Good evening, Mayor and Members of the City Council.

I am speaking tonight on behalf of The Children's Museum regarding the proposed CDBG Public Service project.

The Museum is proposing a **STEM Pipeline Initiative** designed to address a critical need for accessible, high-quality enrichment in our city. This project consists of three core components:

- **Early STEM Start Nursery:** A specialized Pre-K program for ages 3–5, operating from 8:30 AM to 11:00 AM, modeled after the proven Wintergreen structure.
- **Tiered Afterschool Programs:** Two distinct tracks for grades K-2 and 3-5 and 6-8 to support working families.
- **Weekly Museum STEM Club:** A community-wide program to foster hands-on learning for all ages.

Key Impact and Sustainability: Beyond the educational curriculum, there are two vital reasons why this project is an ideal fit for CDBG funding:

1. **Economic Opportunity:** This grant will allow the Museum to hire a **Museum Coordinator**, creating a new professional position dedicated to overseeing these programs and ensuring their success.
2. **LMI Benefit:** In strict alignment with CDBG national objectives, this program is designed to benefit a population that is at least **51% Low-to-Moderate Income (LMI)** during its first year.

We view this grant as the essential 'seed' for this initiative. The Museum is committed to the long-term longevity of this program; through aggressive fundraising and future grant seeking, we hope to sustain the LMI scholarship structure well beyond the initial grant cycle.

We are excited to partner with the City to provide these essential services to our families and respectfully ask for your support in the upcoming special meeting to authorize this grant application.

Thank you kindly,

Marie Kilpatrick & Elise Browning



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954

The 2024 American Community Survey illustrates that Aroostook County, Maine has an Area Median Income (AMI) of \$54,439. To qualify for CDBG programming, a project must benefit individuals or a community that is comprised of 50% or more Low and Moderate Income (LMI) individuals. LMI is defined as 80% or less of AMI, which when calculated for Aroostook County comes out to \$43,551.20.

According to the U.S. Department of Housing & Urban Development (HUD) Open Data Site, there are currently 2 Census Tracts in Aroostook County which have greater than 50% Low to Moderate Income population:

Census Tract 9516 covering the area of the Town of Limestone (population 1,526), and Census Tract 9523 covering Blaine, Bridgewater, Monticello, and many Unorganized Territories in Aroostook County West of Route 1 (population 2,430).

Population Total in 50% or Greater LMI Census Tracts: 3,956

At the Block Group Level, the Low and Moderate Income levels in Aroostook County is more widely depicted. The HUD Open Data Site shows 32 Block Groups that are comprised of 50% or more LMI population. These 32 Block Groups have a population total of 24,825, with 14,575 of those qualifying as LMI.

Population Total in 50% or Greater LMI Block Groups: 24,825

With the Aroostook County population being approximately 67,000 according to the 2020 United States Census, the population in Census Tracts where 50% or more individuals are LMI is approximately 37% - illustrating a huge need for such a service in Aroostook County.

In Caribou, where the Aroostook County Children's Museum is located, three of the eight Block Groups are comprised of 50% or more LMI individuals. Although The Museum is not in one of these Block Groups, all three Block Groups that are 50% or more LMI are located within a ¼ mile.

Educational Need

In the communities most impacted by the proposed program, Maine Department of Education (MaineDOE) data shows a dire need for improvement in Science and Mathematics outcomes and scores. In 2024-2025, for local and neighboring school districts, the MaineDOE ESSA Dashboard lists the following rates of students below state expectations in Science and Mathematics:

Caribou RSU 39

- *Science - 65%*
- *Math - 58%*

Woodland

- *Science - 70%*
- *Math - 49%*

New Sweden

- *Science - Not Available*
- *Math - 67%*

Washburn

- *Science - 85%*
- *Math - 57%*

Limestone

- *Science - 68%*
- *Math - 67%*

Van Buren

- *Science - 70%*
- *Math - 66%*

Fort Fairfield

- *Science - 70%*
- *Math - 48%*

Madawaska

- *Science - 62%*
- *Math - 60%*

Presque Isle/Mapleton

- *Science - 67%*
- *Math - 54%*

In Caribou, and all of the surrounding school districts, the number of students below the State expectations in Science and Math are staggering - with the exception of Fort Fairfield (48%) and Woodland (49%) in Math - all districts have half of students or more (sometimes over two-thirds) below expectations.

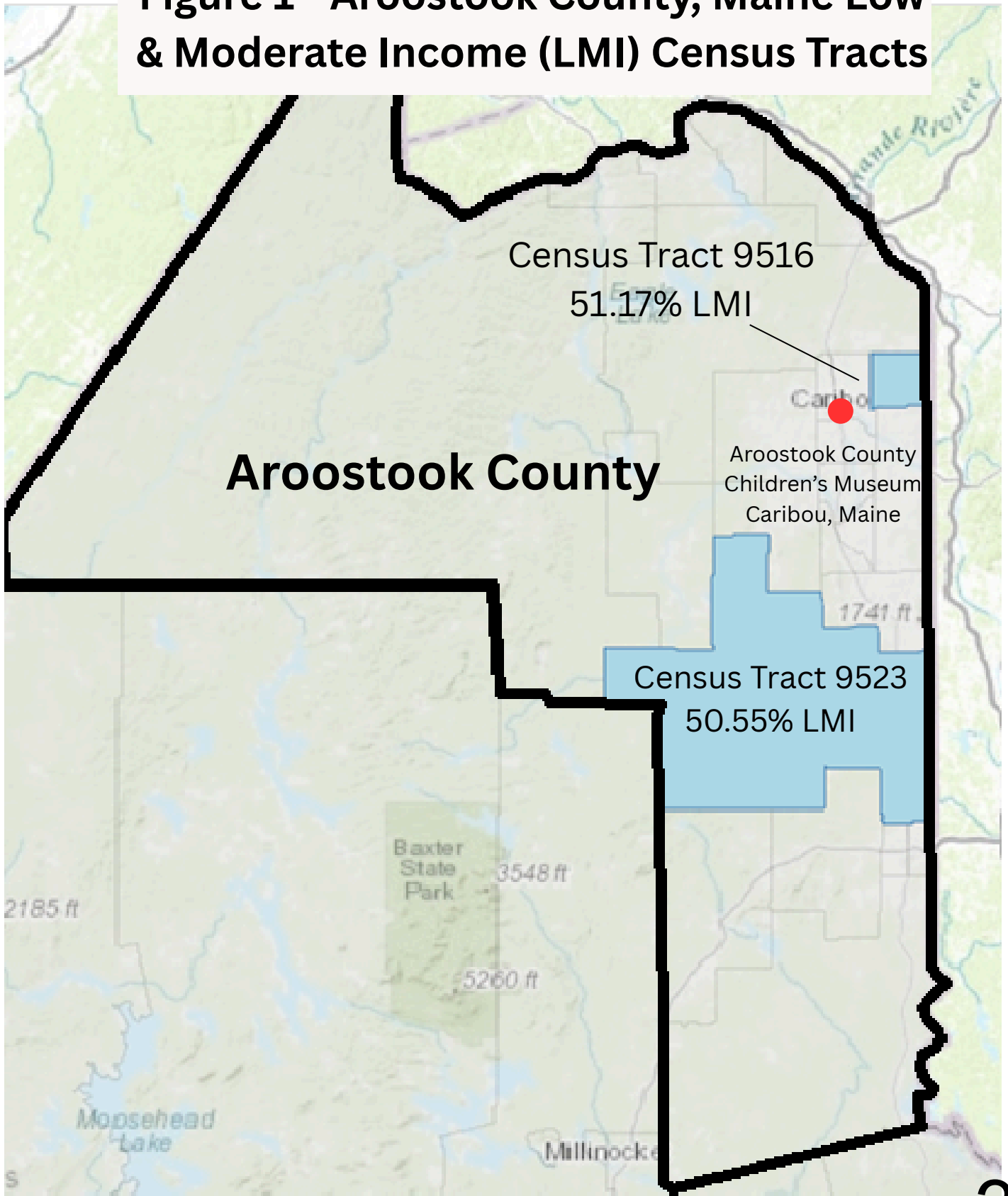
This program fills a need in Central and Northern Aroostook County, both from an educational standpoint, and a LMI population standpoint. The impact of a program of this nature in Caribou cannot be understated, and it will benefit our community, education system, and those around us for generations to come.



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954

Figure 1 - Aroostook County, Maine Low & Moderate Income (LMI) Census Tracts





City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
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Figure 2 - Aroostook County, Maine Low & Moderate Income (LMI) Block Groups

