



**City Manager's Report
June 24, 2024**

Economic Projects

River Front - Powerplants	The Steam Plant CERCLA project mobilization has started. They hope to begin clean-up in August and work until October.
Broadband Initiative	Charter / Spectrum Reports that they are in the design process and also working to secure pole permits for the project.
Ogren Dump Solar Project	No new updates.
Events and Marketing	Thursdays on Sweden Street has been very well attended. The next one is July 11 6 - 9 pm.
Landbank	No new updates.
Chapter 13 Rewrite	No new updates.
Federal American Rescue Plan Act	No new updates.
Blight Cleanup	No new updates.
Birdseye Cleanup	No new updates.
Caribou Development Committee	Planning a work session for July 18.
River Front - Master Plan	No new updates
Façade Improvement Program	No new updates.
Aldrich ATV/Snowmobile Storage	No new updates.
Caribou Economic Growth Council	No new updates.
Business Outreach	No new updates.

Other Administrative Projects

Tax Acquired Property Policy	No new updates.
Nylander	No new updates.
Fire Structural Work	No new updates.
Fire Station Renovations	The Fire Chief, Special Projects Coordinator and City Manager met this past week to go over Fire Station work plans.
Police Station	See additional information in the City Manager's report as an attachment.
River Road	No new updates.
Investment Policy	No new updates.
Trailer Park Closure	No new updates.
Cable Franchise Renewal	No new updates.
Airport	No new updates.
Personnel Policy	No new updates.
New LED Street lights	No new updates.
Comp Plan Update	The Planning Board has drafts of several sections of the 2024-2034 Comprehensive Plan.
LD 2003 Implementation	No new updates.
15 Prospect Street	Time given by the Court runs out on July 1.
Water Street Fire	No new updates.
Age-Friendly Efforts	Next meeting is Tuesday June 25 @ 2:00 pm and the Library. All are invited.
Personnel Changes	Our new Code Enforcement Officer started his new position.
DOT Village Partnership	A public meeting was held on June 17.
Aroostook Waste Solutions	No new updates.
Cary Medical Center	The 100th anniversary of Jefferson Cary's vision for a Caribou community hospital will be celebrated in 2024.
Other Updates	No new updates.
Administrative Approvals	No new updates.

Update on the Police Station Project

June 24, 2024

Artifex and Manns Woodward have been working on producing a police station design that will fit the original \$10,000,000 budget. This has meant going back to a one-story design.

Blackstone Land Surveying is working on a description of the parcel where the police station will be placed. This is needed for the environmental review.

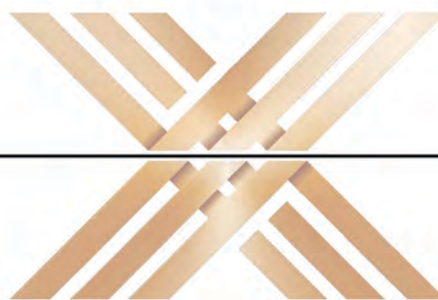
The parcel where the police station will be located is tax-acquired property, acquired through the automatic lien foreclosure process for 2014 property tax liens. This presents new challenges considering the SCOTUS decision in the Tyler vs Hennepin County decision last year. We have received information from legal counsel that, since this was acquired in 2016, the time for challenging the foreclosure of the tax lien has expired.

The schematic updates are on the following three pages, along with the new estimated price of \$9,506,900.



Exterior Render

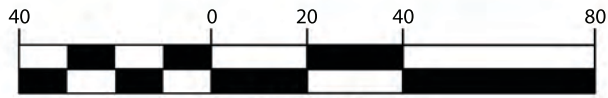
City of Caribou
Caribou Police Department
Project No. 2023102 June 12th, 2024



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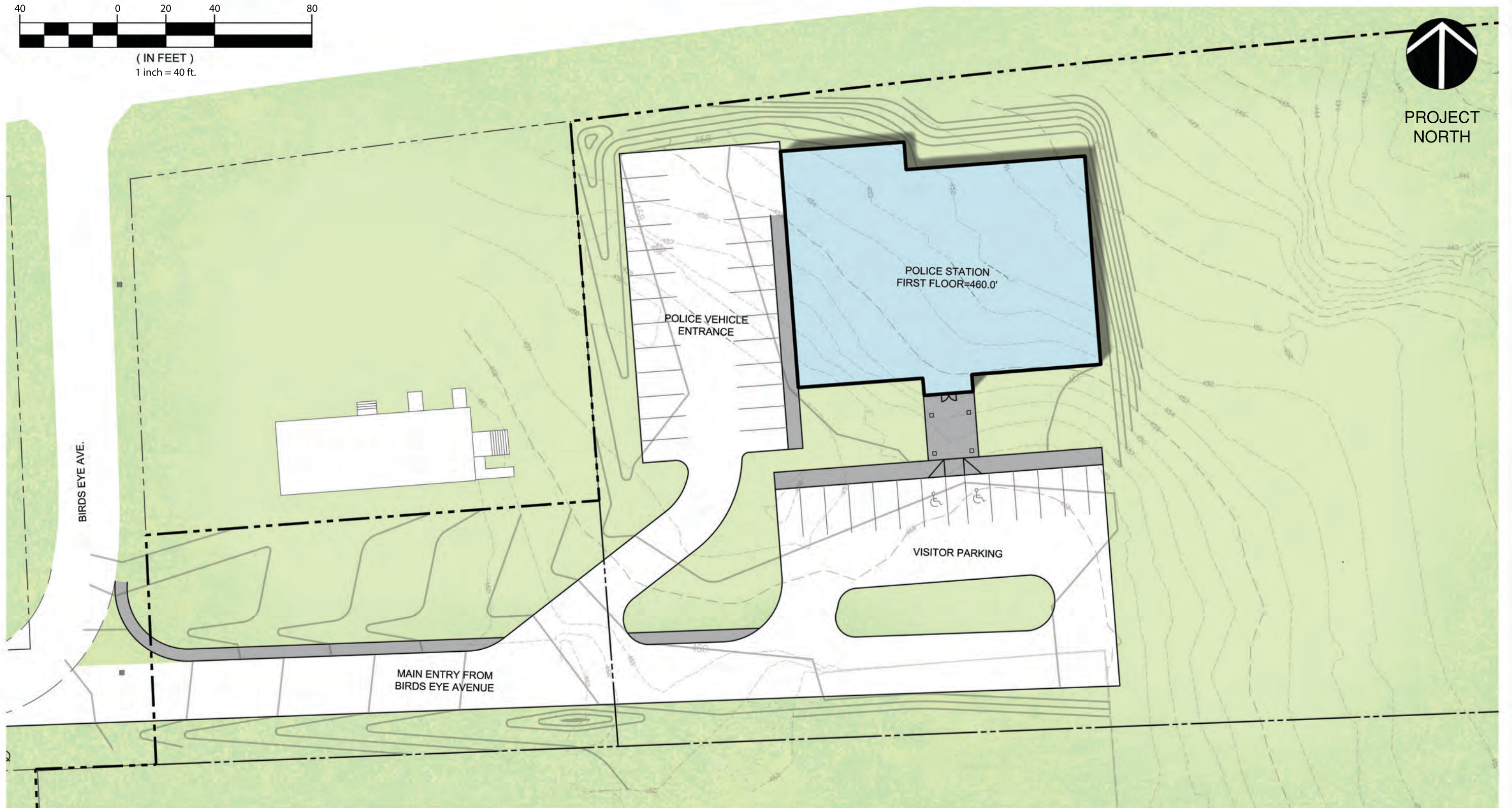
PHONE: 207-974-3028 175 Exchange St.
www.artifexae.com Bangor, ME 04401



(IN FEET)
1 inch = 40 ft.

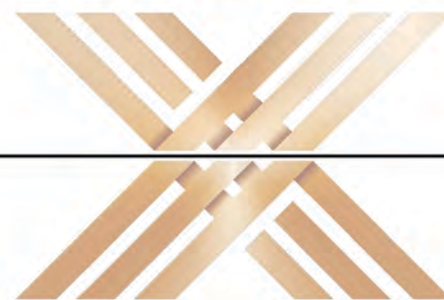


PROJECT
NORTH



Site Plan

City of Caribou
Caribou Police Department
Project No. 2023102 June 12th, 2024



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PRESENTATION LEGEND

- PUBLIC ACCESS
- CIVILIAN & COMMAND STAFF
- SWORN STAFF
- RESTRICTED ACCESS
- CITY STAFF ACCESS



11,600 GROSS SQUARE FEET



PROJECT
NORTH

Floor Plan

City of Caribou
Caribou Police Department
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Preliminary Project Budget Summary

Caribou Police Department
NEW POLICE BUILDING
Birdseye Site, Caribou, Maine

Date of this report: 5-15-24
 Const. Start: Spring 2025
 Const. Complete: 2026-27

Part A: Administrative & Reserves

1 Acquisitions	\$0	
2 Legal/Insurance	\$5,000	<i>Easements, Builders risk insur.</i>
3 Bid Document Printing and Handling	\$1,500	
4.1 Furnishings	\$50,000	<i>Office furniture, lockers, dispatch desks</i>
4.2 Fixtures	\$16,000	<i>includes radio antenna</i>
4.3 Equipment		
5 IntermediateRental	\$0	
7 Moving, Temporary Space		
9		
Part A Subtotal	\$72,500	

Part B: Fees & Services

10 Architect/Engineer Basic Services Fee	\$629,000	
11 Legal/Insurance		
13 A/E Reimbursables Expenses		<i>construction document printing included in 3.0</i>
14 Hazardous Materials Reporting		
16 Survey/Traffic	\$4,500	
17 Geotechnical	\$31,900	<i>Subsurface investigation completed expense</i>
18 Special Inspections	\$2,000	<i>Structural steel</i>
19 Construction Testing	\$2,000	<i>Soils & concrete</i>
20 Hazardous Materials Removal	\$0	
21 Commissioning	\$20,000	
22 Clerk of the Works		
23		
Part B Subtotal	\$689,400	

Part C: Probable Construction Cost

24 Construction Estimate	\$7,950,000	<i>Probable Construction Cost</i>
25 Design Contingency	\$795,000	<i>10% of PCC</i>
26		
27		
Part C Subtotal	\$8,745,000	
28		
Escalation		
29		
Total Project Cost	\$9,506,900	
30		





GRANT PROJECT UPDATES

JUNE 2024



CERCLA

\$1.8 MILLION

EPA EMERGENCY ACTION ON STEAM PLANT

- No fund match required.
- Hoping to begin work in Summer 2024



EPA BROWNFIELDS FY2023

DIESEL PLANT & OTHER

\$900,000

- No fund match required.
- QEP selected: County Environmental Engineering, Inc.
- Cooperative Agreement has been received from the US EPA.
- Online reporting through ACRES portal done for last quarter.
- Current tasks: Inventory of hazardous substances & community engagement.

LEARN MORE: <https://www.cariboumaine.org/grants/>



Applied for nearly \$2 million Connectivity Hub grant through for modifications to the Caribou Public Library. Grants to be announced soon.

In April 2023, Charter Communications was awarded a grant to bring last-mile broadband to Caribou. MCA and Charter have now agreed to terms. Design and pole permit work is underway.



NORTHERN BORDER REGIONAL COMMISSION (NBRC)

RIVERFRONT PLAN & PROJECTS **\$472,550**

- NEPA review ongoing.
- Phase 1 ESA complete, Phase 2 ESA will begin in July.

ARPA NEU FUNDS:

2022 & 2023 - USED AS MATCH FOR COUNTY ARPA PROJECT
2024 - MUNICIPAL SEWER EXPANSION PROJECT

ARPA - AROOSTOOK COUNTY MATCHING FUNDS

FY2022 - IMPROVEMENTS TO FIRE STATION & AMBULANCE EQUIPMENT

\$150,000

FY2023 - FIRE DEPARTMENT TURN-OUT GEAR, POLICE BODY WORN CAMERAS & RADIOS

COMPLETE

FY2024 - APPLICATION APPROVED FOR TWO PROJECTS: MATCH FOR POLICE/FIRE EQUIPMENT & SEWER PROJECT

\$100,000

CONGRESSIONALLY DIRECTED SPENDING REQUESTS

SENATOR COLLINS:

FY23 - POLICE STATION **\$2.5 MILLION**

Signed grant agreement received 5/14.

LEARN MORE: <https://www.cariboumaine.org/police-station-project/>

FY23 - CARIBOU POND & PARK RECLAMATION PROJECT **\$4.459 MILLION**

Signed grant agreement received 5/14.

NEPA review is next step.

FY24 - IMPROVEMENTS TO FIRE STATION **\$1.359 MILLION**

This appropriation passed with the federal budget.

Looking forward to more guidance soon.

SENATOR KING:

FY24 - ENERGY IMPROVEMENTS AT LIBRARY

This appropriation passed with the federal budget.



DOT VPI

\$50,000

DEPARTMENT OF TRANSPORTATION VILLAGE PARTNERSHIP INITIATIVE

- This is a 50/50 partnership with MaineDOT to rethink how people access areas in Caribou.
- Public meeting is June 17 with TYLin, Rasor & DOT.



The City of Caribou has applied for a State of Maine Department of Economic and Community Development Housing Opportunity Program Municipal Grant for a housing study. This is one component of the significant number of planning projects currently underway.

CARE for our community, **ENVISION** the future, then help Caribou **DO** what it takes to make it happen!

Care. Envision. Do.
CARIBOU
2034

JOIN THE CONVERSATION: **CARIBOUMAINE.ORG/CARIBOU2034**

Did you know that a successful grant application starts with well-constructed planning documents?

The City of Caribou is working on their 2024-2034 Comprehensive Plan which will be the foundation for grant applications going forward.