

County of Aroostook

COMMISSIONERS' OFFICE

FACILITIES DIRECTOR

ROY GUIDRY



COUNTY COMMISSIONERS

PAUL J. UNDERWOOD
PRESQUE ISLE

WILLIAM T. DOBBINS
HOULTON

DANIEL V. DEVEAU
CYR PLANTATION

DT: March 17, 2025

TO: Ryan D. Pelletier, County Administrator

FR: Roy Guidry, Facilities Director

RE: Caribou Courthouse HVAC Replacement 2025

The County of Aroostook has received a final proposal for the total cost of removing and replacing the existing HVAC system .

The final price for Option 1 is \$1,100,000.00. Which is the demolition/removal of existing equipment, provide and install a new rooftop air condensing unit and refrigerant piping, a packaged AHU2 with steam heating, a DX coil & VFD for fan speed control. Provide new supply and return ductwork as well as all accompanying necessary roof work. Provide 6 new variable air volume boxes with steam heating coils, new insulated steam and condensate piping, valves and accessories to AHU2 steam coil, as well as new DDC controls and air balancing of AHU2. This includes all engineering and project management for a turnkey project.

The final price for option 1.A is \$1,300,000.00. This includes all of the above mentioned demolition and installation of a new AHU2 with the addition of providing and installing a steam to hot water heat exchanger in the mechanical room and all necessary equipment and piping to provide hot water for the new AHU2 as well as new reheat coils through the new heat exchanger.

My recommendation in conjunction with the engineers from Honeywell is to invest the extra capital for option 1.A. The main benefit of option 1.A is this equipment modification is a more efficient heating and cooling configuration than option 1. This option also reduces extra wear on our existing steam boiler due to steam being converted to hot water and brings the entire HVAC system up to current technology and standards that would be easier to maintain , modify or expand on.

Respectfully Submitted,

Roy Guidry

Why is air temperature, flow, exchange and humidity control so important. Aside from providing a temperate climate for workers and guests of the court, the combination of air handling, heat and air conditioning, provide substantial and often required air climates. One important, often overlooked issue is document storage. Having a proper temperature and humidity level will prevent dry rot or mold from destroying our archived files for the Court, DA and County Admin, as well as preserve our library. Often overlooked is the input of fresh air and removal of old air. This process removes CO₂, airborne viruses, particles like dust and pollen, volatile organic compounds that emit from items like cleaning products, as well as Radon, a cancer-causing gas.

Some Components of the proposed HVAC replacement.

Rooftop Condensing Unit- Current condition is inoperable-outdated-no other option other than complete replacement. Replace with a Direct Expansion Coil- cools and dehumidifies air

Air Handler Unit- To include a Variable Frequency Drive- (basically the air drive pushing and pulling air) allowing precise air flow on real time demand. Energy Efficient due to only using the exact amount of air flow needed at any given time. Precise, Extended lifespan and cost effective. This unit can operate at infinite variable speeds on demand. Older units were set it and forget it. Air handlers hold the air filters and also preheat as well as cool air assisting the AC or heat system.

VAV boxes- modulate air flow to different zones- we will have 6 separate zones. These zones include 15 offices as well as the District Court room. Having this zoning system will allow us to control airflow as needed. An example is the District Court is not used on a daily basis. This saves energy and equipment life.

DDC controls- These are more than thermostats. Direct Digital Controls calculate a precise response to changing conditions and allow precise control over valves, sensors and fans to allow fine tuning of HVAC systems. They provide remote monitoring and alarm reporting.

Replacement Ductwork- The current ductwork was designed for the old 1983 model air handler and needs to be sized and fit to the new air handler. This includes intake and exhaust.

Engineering and Maintenance- Honeywell will provide the engineering for the project as well as maintain our existing and new equipment to extend the life of the HVAC system and provide optimum efficiency.

County of Aroostook

COMMISSIONERS' OFFICE

COUNTY ADMINISTRATOR

RYAN D. PELLETIER

COMMUNITY SERVICES DIRECTOR

JOHN W. GIBSON



COUNTY COMMISSIONERS

PAUL J. UNDERWOOD
PRESQUE ISLE

DANIEL V. DEVEAU
CVR PLANTATION

WILLIAM T. DOBBINS
HOULTON

MEMORANDUM

DATE: March 17, 2025
TO: Ryan D. Pelletier, County Administrator
FROM: John Gibson, Community Services Director
RE: Animal Control Contract Agreement for T11R4 (Scopan)

Attached is the proposed Animal Control Contract Agreement with the **Town of Mapleton** for the Unorganized Township of T11R4 (Scopan).

The term of this contract is for the one-year term of July 01, 2025 to June 30, 2026.

It is my recommendation that the contract be reviewed by the County Commissioners and to authorize the County Administrator to sign the contract.

Animal Control Contract Agreement

County of Aroostook (SCOPAN TOWNSHIP)

This agreement dated this _____ day of April 2025 and executed by and between the County of Aroostook on behalf of the inhabitants of Scopan Township by the Aroostook County Administrator herein after referred to as the “County”, and the Towns of Mapleton, Castle Hill, and Chapman, herein after referred to as the “Contractor”. In consideration of mutual covenants made herein, the parties agree as follows;

The Contractor agrees to:

1. Respond in a timely manner to complaints concerning animal problems or violations and ensure that the Animal Welfare laws are enforced.
2. Ensure that dogs six months of age or older are currently licensed with the Municipality of Mapleton.
3. Inspect kennels in accordance to “Maine’s Rules Setting Minimum Standards for: Pet Shops, Shelters, Kennels, and Boarding Kennels”.
4. Respond to reports of an animal suspected of having rabies and ensure that the procedures established in 22 MRSA section 1313-A and “Rules Governing Rabies Management” are carried out.
5. Issue warnings or summons regarding animal control cases as required by State Laws, rules and regulations and municipal ordinances.
6. Appear in court to testify regarding animal cases.

The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The County agrees:

1. To pay the Contractor the sum of \$1,000 per year payable in two (2) equal payments; first scheduled UT warrant date in December 2025 (\$500.00) and first scheduled UT warrant date in June 2026 (\$500.00).

2. To pay \$10.00 for each time an animal is transported to the Presque Isle Animal Shelter by the employee's ACO.
3. To pay \$0.70 per mile (Federal IRS Rate) for each mile that the Contractors ACO uses a vehicle while working on ACO related issues to Scopan Township.

4. **The term of this contract is for July 1, 2025 to June 30, 2026.**

IN WITNESS WHEREOF, the parties to this present have executed this contract each of which will be deemed an original on the _____ day of _____ 2025.

WITNESS

Sandra L. Fournier, Town Manager

WITNESS

Ryan D. Pelletier, County Administrator

Filed with Fiscal Administrator _____, 2025