



DESIGN BUILD, CONSTRUCTION MANAGEMENT  
& GENERAL CONTRACTING

[www.greatfallsinc.com](http://www.greatfallsinc.com)

IS PLEASED TO PRESENT THE FOLLOWING  
DESIGN BUILD PROPOSAL FOR



**TOWN OF BELGRADE**

DESIGN BUILD FIRE STATION

3/6/24



## PROJECT LOCATION

1387 AUGUSTA ROAD  
BELGRADE, MAINE

*\*Design Build Public Safety  
Addition for the Town of  
Windham, Completed in 2022*

20 MECHANIC STREET  
GORHAM, ME 04038

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# TABLE OF CONTENTS

- 1. Cover Letter Pg. 3-5
- 2. Task Descriptions & Responsibilities Pg. 6-7
- 3. The Design Build Team Pg. 8-29
- 4. Relevant Projects & Letters of Reference Pg. 30-44





1.

# COVER LETTER

## RE: Design Build Services for the Town of Belgrade's New Central Fire Station

Dear Lorna Dee Nichols, Town Manager, Town of Belgrade,

First, as required per the Request for Proposal from the Town of Belgrade, (1) Karen James, Director of Pre-construction & Estimating Services submits this proposal on behalf of Great Falls Construction and their partnering design build professionals listed herein. (2) This proposal is made without any connection with any other proposer making any proposal for the same services. (3) No person acting for or employed by the Town of Belgrade is directly or indirectly interested in the proposal or any agreement which may be entered into to which the proposal relates or in any portion of the profits herefrom.

On behalf of our team at Great Falls Construction, we appreciate the opportunity to submit our proposal and qualifications for the new construction of a Central Fire Station for the Town of Belgrade. Thank you in advance for your time in reviewing our submission and for considering our talented team for the project.

Since our inception in 1988 we have prided ourselves on our core value of "Constructing with a Purpose". We cannot think of a better Purpose than supporting the Town of Belgrade's commitment to providing a proactive response to the future needs of the community. As your Design Build team, we can and will meet the project's requirements with success. Our team has extensive experience working on public safety and municipal construction projects which we will expand upon throughout this proposal. Within our submission we dive deep into some recent, relevant, and diverse construction experiences to highlight our ability to be nimble no matter what the facility's programming and construction entails.

Great Falls Construction has successfully demonstrated our qualifications through our extensive experience as design builders, construction managers, and general contractors for projects of similar size and scope. In this design build scenario, Great Falls Construction leads the team through pre-construction and design. Our team is uniquely qualified to come to the table with constructability solutions to any design challenges that are uncovered throughout the pre-construction and construction process. Our Great Falls team includes 66 talented full-time employees that have proven experience in serving as meticulous design builders, construction managers, leaders, and craftsmen and women on all types of projects throughout Maine. The ability to dedicate resources to this project and self-perform complex carpentry and labor items uniquely sets our team apart. In addition, given our team's experience working with municipalities and in instances as municipal officers for our own towns, we understand the responsibility that municipalities have to their communities in a project such as this one. That is why we understand each project is distinct, and we work with the municipality to ensure the deliverables are appropriate given the stage of the project and where it lies within the public process. Our unique experience and skillset supports the specific needs of each municipality for each project to ensure the goals are achieved in an order that works best for each project and each municipality.

In order to best support the municipality, we've assembled an exceptional design build team to assist us in their respective specialties. This team, led by Great Falls Construction, is comprised of **Sebago Technics**, a South Portland, Maine based firm, who will provide site and civil design services and **Grant Hays Associates** of Falmouth, Maine as the building designer and architect, who has extensive experience in designing similar municipal buildings. Together with the Town of Belgrade, this team will deliver an exceptional design and streamline the process in order to help the Town narrow in on exact needs to achieve a successful project that will serve the community well for years to come. Throughout the submission we look forward to demonstrating our team's experience working together on similar facilities, reputation, and ability to form a highly skilled design build team and successfully execute this project for Belgrade.

## Our Approach: Design Build

The Design Build approach is an extremely favorable construction procurement method throughout the construction industry due to its collaborative process with all key constituents and its 'one stop shop' nature for the client. We understand that building a facility for public use is not a task a client regularly does. As such our team is equipped to assist and guide the municipality through the process in a clear and concise manner that is best suited for the specific municipality. Additionally, where the current project lies within the public process is of extreme importance as we assist and lead the team to achieve the strongest end result in budget and on time. The value of a design build project procurement method is that the entire project team is involved from the initial meeting to project completion which allows for all voices to be heard early and often - achieving a team environment that has proven to provide value in the process, budget, and overall result for the end users. We propose to the Town of Belgrade the design build approach as a proven method for successful and efficient project delivery of many similar municipal and public projects.

As Design Builder, Great Falls Construction leads the design professional team comprised of Sebago Technics and Grant Hays Associates and serves as the main point of contact for the client. Great Falls will participate in all required preconstruction meetings and includes the team as the content and stage of the project development requires. Great Falls would be responsible for ensuring all of the Town's needs are met in this preconstruction process. This includes, for example, assisting in the public process and project buy in as required, sharing critical project deliverables from the design build team throughout preconstruction, applying a constructability approach on design to ensure efficiency and enjoyable end user experience, providing value engineering suggestions to meet budget intent and restrictions and ultimately being the contractor once the building is shovel ready. The detailed steps and duration of these steps are outlined in the proposed timeline and progress milestones table within this submission.

The strength and success of our preconstruction services in a design build project is a direct reflection of our team's knowledge, experience, and strong relationships within the industry. In my position of Director of Pre-construction & Estimating, I will lead the pre-construction team who collectively has a breadth of experience in municipal processes, estimating and preconstruction services, and schedule management in all industries and on all fronts. Our proposal for pre-construction services includes what was requested in the Request for Proposal and is defined further in this submission.

It is our understanding that the intent is to select a team to work directly with Town staff and the members of the Belgrade Fire Department Building Committee through the planning, design, and construction of a new central fire station. We understand that a large part of the process is ensuring that all relevant information is collected and conveyed in advance of seeking voter approval for final design and construction of the new Fire Station. Our team recently worked with the Town of Limerick, Sebago, and Windham on Public Safety facilities in order to achieve voter approval for construction. We are currently working through this same process with the Town of Sabattus, Hollis, and Naples for municipal facilities. As aforementioned, as a municipal officer for my own rural town, I am confident in our ability to navigate and ensure the design is meeting the public intent for this new public safety facility. Our schedule and task breakdown within this submission seeks to clearly define steps we propose to take in order to achieve the results the Town of Belgrade is seeking for this project. In addition to budget and task definition, the schedule management as your Design Builder is imperative for most efficient project delivery. As the design builder and constructor of the project, we drive project timelines in order to best suit the municipalities needs for use. This schedule management has inherent value over a traditional design bid build delivery method. We look forward to further discussion on our approach and the design build project delivery method.

The talented assigned team included herein looks forward to starting right away. We know that our passion for managing the details in this team-orientated environment will meet and exceed your needs throughout this process. We look forward to bringing your project to life and ensuring the comfort, productivity, and happiness of the Public Safety staff and community utilizing your facility for years to come.

Karen James, Director of Pre-Construction & Estimating Services, Great Falls Construction





*Lewiston Fire Substation, Lewiston*

# 2.

## TASK DESCRIPTIONS & RESPONSIBILITIES

## Cost Proposal with Detailed Breakdown by Task

### Belgrade New Central Fire Station

March 6, 2024

<b>Task: Description</b>	<b>Budget</b>	<b>Anticipated Duration of Task</b>
Task 1: Schematic Design	\$23,976	6 weeks
Task 2: Opinion of Probable Construction Cost & Stormwater Design and Engineering Fees	\$117,828	4 weeks
Task 3: Permit-level Engineering Design	\$47,952	6 weeks
Task 4: Permitting Services	\$32,950	4 weeks
Task 5: Construction Documents	\$109,566	12 weeks
Task 6: Construction Administration	\$36,720	Duration based on Construction Schedule
Total Pre-Construction Budget Value	\$368,992	

### Assumptions and Clarifications

- The above budgets are based on the assumption that Engine 61, 62, 63, Tanker 64, 65, Forestry 66, ATV, Boat, Rescue 6 will all be housed at the new central location. Therefore, it is assumed this will be a 5-6 bay facility.
- Assumes sleep quarters for 4-8 total staff
- Assumes support spaces necessary for function/staff count
- No State or Local permit fees included
- No State or Local Planning/Development fees included
- No Utility or Well Drilling fees included
- Local Building Permit Fees are assumed to be waived by the Town
- It is currently assumed that a pre-engineered metal building will be utilized for the structure if more conventional approach is desired, the structural design budget will alter to accommodate
- Performance and Payment Bonds and Builder's Risk Insurance will be included in Construction Costs at owner's request
- Review and approval times by local and state entities vary therefore are not contemplated in our duration schedule



# 3.

## THE DESIGN BUILD TEAM



# ABOUT GREAT FALLS CONSTRUCTION



## CONTACT INFO

20 Mechanic Street, Gorham ME 04038  
(207) 839-2744  
info@greatfallsinc.com

## ESTABLISHED

Design Builder, General Contractor, and  
Construction Manager for 35 years

## ORGANIZATIONAL STRUCTURE

Family Owned and Operated Single Source  
Corporation with 65 employees

## OWNERS

Jon Smith, President and Secretary  
Cindy Smith, Vice President and Treasurer

Great Falls Construction has been “Constructing with a Purpose” since 1988 as a premier Design Build, Construction Management, and General Contracting firm respected throughout Maine and New Hampshire for meticulous craftsmanship and committed customer service.



Great Falls has extensive experience working with clients on specialized projects. Projects types are

extremely diverse and range from new construction, additions, and renovations of facilities including, but not limited to: Municipal public safety facilities, Municipal public works facilities, Federal Government renovation projects, medical facilities, K-12 and Higher Education schools, libraries, community centers and town offices, to private mixed use facilities, publicly funded multi-unit residential apartment projects and high end private residential homes. Regardless of the project type and contracted delivery method, we work closely with the project team to determine the scope of work, budget, and schedule that works best for the client and project at hand. Our strengths lie in our abilities, constructability knowledge, experience, and the relationships we maintain with design, engineering and subcontractor professionals, that will assist in bringing your project to a successful completion, on time, and on budget. We look forward to demonstrating these strengths throughout this proposal. On the following pages of our submission you will find more information about Great Falls Construction’s commitment to safety, quality, and providing constructability solutions.

# SAFETY

Providing a safe workplace and jobsite for workers, clients, staff, and the public is of the utmost importance to our entire firm. We understand the need for site specific safety plans for each project and, when awarded, we develop a specialized job specific safety plan to ensure safety for all during construction. Our team is fully trained on all safety guidelines/regulations and maintains an impeccable safety record by striving for zero work place injuries and applying the following methods at all projects:



- Conducting job specific safety inspections and meetings daily through all phases of the project
- Conducting weekly safety meetings with all staff and workers on site
- Conducting monthly certified safety trainings for project leaders and staff
- Having proper PPE training and extra PPE equipment on hand
- Conducting regular company vehicle, equipment, and tool inspections
- Keeping all required safety paperwork on site and in a highly visible location
- Creating and following site specific safety manuals
- Being consistent with safety practices with all existing and new staff and subcontractors
- All employees and subs are trained in and legally bound to adhere to the Great Falls safety policies



# GREAT FALLS CONSTRUCTION PREMIER SAFETY PROGRAM

Great Falls Construction has a clear understanding company wide that safety is the most important part of our job. We understand the weight of protecting the safety of each individual on our team to the highest extent. Each project, jobsite, and task that any of our team members or trade partners perform is looked at from a perspective of safety first and foremost. As a corporation we hold monthly company wide safety meetings, weekly site safety meetings and conduct scheduled and impromptu construction site inspections. In addition to these regular meetings and inspections, all employees are required to attend mandatory safety trainings conducted by our established safety committee. Great Falls' corporate health and safety plan is a comprehensive document that discusses at length all aspects and processes required to safely complete a project. Below we have included the table of contents from our Corporate Health and Safety Plan. Our continuous training in these areas yields the safety results required to deliver a high quality project that will serve the Town of Belgrade well for years to come. Should you be interested in seeing our Corporate Health and Safety Plan or discussing our approach to safety we would be happy to discuss in greater detail at your convenience.

1. CORPORATE HEALTH AND SAFETY POLICY
2. SAFETY PROGRAM RESPONSIBILITY
3. SAFETY VIOLATION & DISCIPLINARY ACTION
4. ACCIDENT REPORTING, INVESTIGATION & RECORD KEEPING
5. DRUG FREE WORKPLACE POLICY
6. RETURN TO WORK POLICY
7. SAFETY COMMITTEES
8. WORK AREA HAZARD ASSESMENT
9. SAFETY TRAINING
10. HAZARD COMMUNICATION
11. EMERGENCY ACTION PLAN
12. LOCKOUT / TAGOUT
13. RESPIRATORY PROTECTION
14. FALL PROTECTION
15. CONFINED SPACE PROGRAM
16. FORKLIFT SAFETY
17. HEARING CONSERVATION
18. BLOODBORNE PATHOGENS
19. ASBESTOS PROCEDURE
20. LEAD PROTECTION
21. PERSONAL PROTECTIVE EQUIPMENT
22. MATERIAL STORAGE & HANDLING
23. HOUSEKEEPING & SANITATION
24. POWDER ACCUATED TOOLS
25. POWER & HAND TOOLS
26. SCAFFOLD SAFETY
27. MOBILE CRANES
28. VEHICLE SAFETY
29. AERIAL MANLIFT SAFETY
30. LADDER SAFETY
31. GENERAL FIRST AID
32. FIRE PROTECTION
33. WELDING AND CUTTING
34. ROPE, CABLE & SLING INSPECTION
35. EXCAVATING & TRENCHING
36. ELECTRICAL SAFETY
37. SUBCONTRACTOR SAFETY REQUIREMENTS
38. SAFETY INSPECTIONS
39. FLAMMABLE LIQUID & COMPRESSED GAS STORAGE
40. INFECTIOUS DISEASE POLICY



# OUR TRADE PARTNERS

The key to our success as Design Builders is relentless communication with the team and creative solutions to challenges that arise. We attribute this success to our experience and tenured relationships with many subcontractors in the industry and community. These relationships allow us the ability to find the subcontractor's best fit for the project so as to bring the best end result and value. Finding the capacity in our best fit subcontractors schedules inherently makes their costs most competitive. Our preconstruction and estimating team discusses at length with the subcontractor community the various proposed systems and expected performance, weighing the pros and cons, value added/deducted so that the right and informed decision(s) can be made by the ownership team. We realize that occasionally it is necessary to sacrifice an optional product in the short term to meet a long term goal, and we will work to find the best products to meet that goal through informed and thoughtful team discussions and decisions. We always listen to the client's needs and help to categorize priorities for the facility to help us best present the cost/benefit options. We are successful because we communicate that information to both sides of the project team resulting in an exceptional end product.



# SELF-PERFORMANCE

One of the reasons Great Falls is so adept at providing value as your Design Builder is as a team we self-perform on many aspects of the project, when it provides value to the client and fits within the project's availability and schedule needs. Our Great Falls team is equipped to self-perform overall demolition, concrete prep, framing, rough carpentry, siding, finish carpentry, exterior trim, doors, frames and hardware, window installation, roofing, painting, miscellaneous building specialties, cabinetry installation, small scale site development, and landscaping. We have dedicated resources on staff with intricate knowledge of the afore mentioned tasks. We understand the importance of remaining nimble when the project and schedule requires and as such, we've invested in our team to be able to provide critical scope items when or as the project warrants.

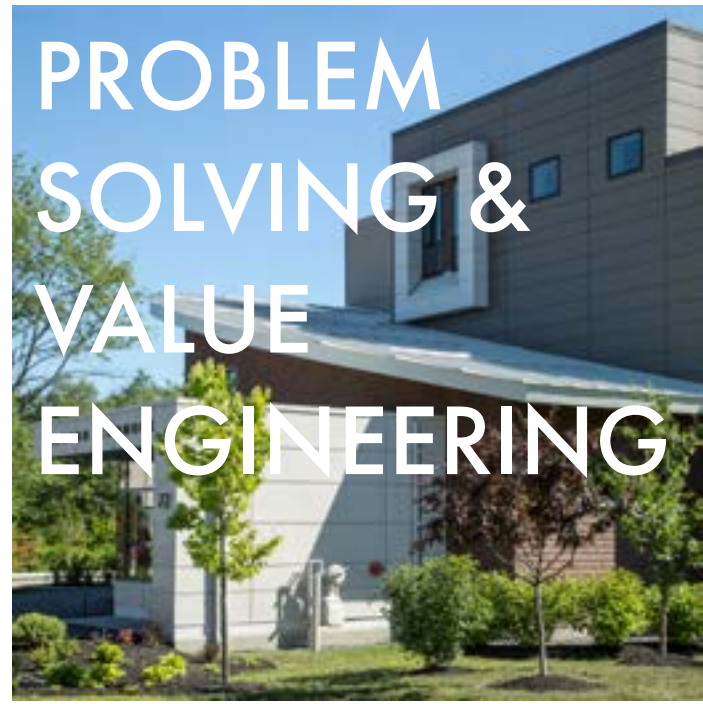
At Great Falls, “problems” are really seen as opportunities for solutions which is where our value as your Design Builder really shines. Throughout construction there will be inevitable challenges and how we, as a team, navigate those challenges is what makes us a successful and sought after Design Builder.

Our approach to problem solving is best represented by examples of how we’ve offered solutions in the past. Please see below for a couple examples of recent projects where we’ve saved the client money without changing any design intent, improved the project, and successfully implemented value engineering options for the Owner’s benefit.

*Peaks Island Library and Community Center* is owned and partially funded by the City of Portland but also received stipulated private funding for the project. The initial bid was significantly over budget and by working with the City, Architect and staff, we were able to save the project by cutting 15% without sacrificing the project intent and needs.

*Windham Public Works* was a publicly funded design build project that was designed as a pre-engineered metal building. The project was ready for procurement just as the steel tariff was passed by the former administration. The impact was cost prohibitive. In order to keep the project on track and on budget, we worked with the team and suggested a swift re-design to alternative material which allowed for the project to continue on budget.

While we understand at the onset you’re looking to hire a Design Builder for this project, many times on publicly bid projects we have been the low bidder where the bid has originally exceeded the project budget. In these instances, the owner has allowed us to offer cost savings suggestions rather than go to re-design or put the project back out to bid. On several occasions we have performed Pre-Construction services with excellent results by saving our clients from 3% to as much as 15% off the project cost while maintaining the original design intent. These suggestions did not represent project sacrifices but rather they allowed the projects to meet the budget and original design criteria and intent including number of units, total square footage, required community designated spaces, sophisticated site storm water management systems, LEED design standards and energy efficient systems to name a few.



*Windham Public Works*



# THE DESIGN-BUILD TEAM

Our proposed and talented team consists of the following firms:

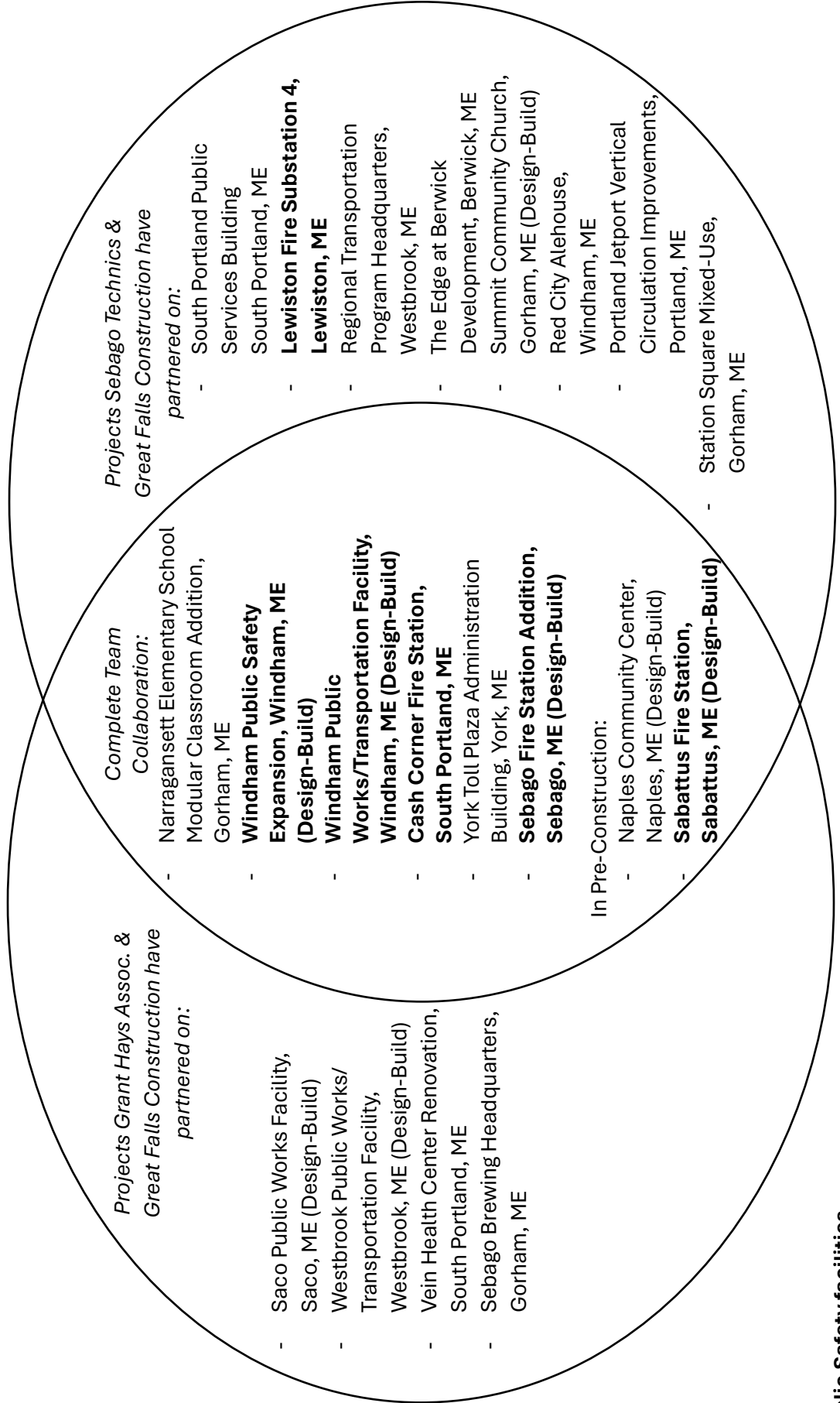
1. Great Falls Construction (GFC) as the Design Builder.
2. Sebago Technics as the Civil Engineer.
3. Grant Hays Associates (GHA) as the Architect.
4. MEP system baseline narratives will be developed by professional engineer(s). The project-specific design will be developed and executed by qualified Subcontractors meeting the baseline intent.

Together, the value of this team is extremely strong and well experienced in similar sized and scope projects. Great Falls Construction and our Design Build team partners have a valuable approach to each project and have a proven successful management style on Public Safety Facilities, as demonstrated in the following pages. We seek to demonstrate our strong reputation for managing every detail in this team environment from the very start through project warranty, and beyond.

Together this strong team has executed many facilities throughout the State. Included herein are resumes for key personnel as well as more information about the design consultant firms and their relevant experiences.



Major Projects Great Falls Construction, Grant Hays Associates & Sebago Technics have partnered on in recent years:



\*Public Safety facilities

# THE DESIGN-BUILD LEADERSHIP TEAM

Design Builder: GREAT FALLS CONSTRUCTION



JON SMITH  
PRESIDENT



KAREN JAMES  
DIRECTOR OF PRECONSTRUCTION  
& ESTIMATING



DARREN SHIERS  
DIRECTOR OF OPERATIONS

Civil Engineer: SEBAGO TECHNICS



KYLIE MASON  
CHIEF OPERATIONS OFFICER



AARON HUNTER, PE  
PROJECT ENGINEER



THARYN NEIN-LARGE  
LANDSCAPE ARCHITECT

Architect: GRANT HAYS ASSOCIATES



MICHAEL HAYS  
PRINCIPAL IN CHARGE

DESIGN-BUILD TEAM COMPANY OVERVIEWS &  
RESUMES ON FOLLOWING PAGES





# JON SMITH

## PRESIDENT

(207) 329-5825  
jon@greatfallsinc.com

### Executive Summary:

Jon Smith has 36 years of leadership experience in the construction industry. His experience ranges from the construction of period style homes to multi-million dollar modern commercial facilities and everything in between. Jon's breadth of experience in the industry gives him invaluable insight on how to best manage all of Great Falls Construction's project. Jon is the overall executive project manager for all of Great Falls' work and he enjoys remaining close and connected to all of the firm's projects. Jon excels at strategic construction management and works hard to always think creatively for the client. He's a dynamic leader who offers invaluable insight to the team through his intent attention to detail, commitment to integrity and overall leadership practices. Jon is passionate about promoting community and economic development and his drive for constructing with a purpose permeates the organization. His passion and solid leadership is what successfully propels the Great Falls Construction team forward.

### Affiliations and Certifications:

Past President, Associated General Contractors, January 2017—January 2019  
Board of Trustee, Cheverus High School 2017—Present  
Gorham's Business Person of the Year—May 2012  
Holder of the State of Massachusetts Construction Supervisor License (CSL)  
OSHA 10 certification

### Notable Recent Project Executive Oversight Experiences:

Naples Town Hall & Community Center—Naples, Maine  
Sebago Fire Station—Sebago, Maine  
Limerick Fire Station—Limerick, Maine  
South Portland Public Works Facility—South Portland, Maine  
Windham Shared Vehicle Maintenance Facility—Windham, Maine  
Westbrook Consolidated Public Services Facility—Westbrook, Maine  
International Marine Terminal Maintenance Facility (MDOT)—Portland, Maine  
Portland Jetport Circulation Upgrades/Renovation—Portland, Maine  
Station Square Mixed Use Facility—Gorham, Maine  
Infinity Credit Union Various Projects—Throughout Southern Maine  
RSU 16 Addition and Renovation—Poland, Maine

### Education:

Associates Degree in Building Construction, Southern Maine Vocational and Technical Institute, South Portland, Maine



# KAREN JAMES

## DIRECTOR OF PRECONSTRUCTION & ESTIMATING

(207) 615-9132  
kjames@greatfallsinc.com

### Professional Experience:

Karen has 36 years of experience in the construction industry where she has worked on a wide range of projects in all industries. She has a thorough understanding of the entire construction process. Karen has been providing Preconstruction Services for several years as an extension of her former Project Manager duties, she now serves as the Director of Preconstruction and Estimating Services. Karen is a master at preconstruction planning and serves as a critical team member in the early stages of project development given her longstanding experience and constructability knowledge. She manages and guides the team in the overall preconstruction phase of the project, making sure projects gear up with the best foot forward and working alongside the estimators and project manager to smoothly transition the project to groundbreaking. All the while staying plugged into the project behind the scenes. She is a dynamic leader given her in-depth knowledge of construction administration and execution, excellent in client and subcontractor relations, has a strong ability to coordinate with funding sources, building committees, owner representatives, clerks, subs, suppliers, or manufacturers. Karen also serves as a vital team mentor for our newer team members helping to impart industry knowledge for the entire team.

From her many years as a Project Manager, she is familiar with a wide variety of funding sources such as State, Municipal, Housing Authorities, HUD, Local, City and Grant as well as special requirements they require. She's performed on LEED projects that attained Platinum and Bronze statuses. Karen's been Project lead on projects ranging in value from \$250,000 to \$22.5M.

### Education and Certifications:

Estimating Course for Contractors  
Project Management Course for Contractors

OSHA 30 Certification  
First Aid/CPR Certified  
Currently serving as Municipal Officer for the Town of Hiram

### Notable Recent Project Executive Oversight Experiences:

Stacy Symbol Apartments, Westbrook Housing  
Vein Healthcare Center Renovation  
Crooked River Elementary School Add & Reno  
Saco Public Works  
York Toll Plaza Administration Facility  
Memorial Hospital, North Conway, NH  
Avesta Housing, Various Locations

Sabattus Fire Station, Sabattus  
Sebago Fire Station, Sebago  
Summit Church new location, Gorham  
Bowdoin College various projects  
Sebago Brewing new brewery  
Casco Federal Credit Union , Various Locations



# DARREN SHIERS

## DIRECTOR OF OPERATIONS

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(207) 831-5362  
darren@greatfallsinc.com

### Professional Experience:

Darren has over 36 years experience working in the Construction industry and has held multiple positions during his career. He was promoted to Business Operations Manager eight years ago.

Darren's involvement in this project would be executive oversight, helping on the Pre-Construction process helping to avoid project pitfalls, regular site visits during construction to oversee project operations from both a business and safety perspective. He helps to organize and fill project staffing and equipment needs when required for our site operations. Darren is a great resource to our team members as he has vast experience in all types of vertical and site construction across all sectors. Darren's top priorities are to make sure all our projects are executed efficiently and effectively by supporting our project managers and site superintendents.

Darren has extensive experience working with government agencies including but not limited to MDOT, Maine Turnpike Authority, BGS, DEP as well as cities and towns across Maine and New Hampshire. He has worked with several large corporations including Unum, National Semiconductor, LL Bean and Sappi Fine Paper attaining a thorough knowledge of Pre-Construction, planning, procurement procedures, scheduling, construction administration and execution. Darren also has experience working with clients in occupied spaces as well as establishments that are operational 24 hours a day and are unable to be shut down.

### Education & Certifications:

University of Maine-Orono: Business Administration attend 1979-1980

University of Maine-Farmington: Business Admin/Economics-graduated 1983

OSHA 10 & OSHA 30 Certification

### Major Projects:

Darren is involved in all of Great Falls Construction's projects as the overall Operations Manager helping all on site teams manage required resources to get projects completed on time and on budget. Darren oversees all Project Managers and Site Superintendents and is in daily communication with each team member to ensure proactive planning of project resources.

# KYLIE S. MASON, RLA, LEED-AP

Chief Operations Officer



Kylie Mason, RLA, LEED-AP, is a Maine licensed landscape architect and Chief Operations Officer for Sebago Technics. In this role, she is responsible for the overall operations of one of Maine's largest and most successful land development firms.

In addition, Kylie oversees large-scale, complex projects serving a range of clients from Public & Private Schools to Medical Provider Campuses to Corporate Campuses. She excels in her listening and communication skills, which form the foundation of her strong design ability and understanding of clients' goals and objectives.

## EXPERIENCE



- **Sanford School District:** Site Selection Study, Site Engineering and Permitting for a New 350,000 s.f. High School and Regional Technical Center in the City of Sanford.
- **Cross Street Extension, Freeport, Maine:** Masterplanning, Design and Permitting for new extension of Cross Street, redirecting retail traffic from Main Street into a new cooperative public parking area shared by multiple land owners. Pedestrian circulation and streetscape enhancements provide direct connectivity with retailers and Main Street. Traffic recirculation planning included the elimination of one-way streets.
- **Riverwalk North, Westbrook, Maine:** Evaluation of Site, Masterplanning, Design and Permitting for new Riverwalk, Park and Brown Street realignment and streetscape along the Presumpscot River in Westbrook between Bridge Street and Cumberland Street.
- **The City's representative, project manager and lead designer for the Gardiner Waterfront Park Project** working side-by-side with numerous stakeholders to ensure timely delivery of the park. Significant collaboration with the Savings Bank of Maine, having committed \$1 million to the project.
- **Campus Master Plan for the L.L. Bean Flagship Store & Retail Campus** featuring: innovative bioretention/rain gardens considered the first of its kind in Maine and received a LEED Silver Certification; multiple pedestrian plazas, retail vignette opportunities and Route One Streetscape Enhancements in Freeport, Maine.
- **Bowdoin College Land Acquisition Feasibility and Site Suitability Study:** Evaluation and Recommendation for strategic acquisition of 250 acres as part of the Brunswick Naval Air Station decommissioning.
- **Bowdoin College Campus Masterplanning:** Development of Masterplan, including programmatic uses for expansion as well as vehicular and pedestrian circulation between the existing campus and the campus expansion.
- **Maine Medical Center Long-Range Planning and Parcel Evaluation:** Portland and Scarborough Campus.
- **Martin's Point Healthcare Long-Range Planning and Site Development:** Site Selection, Site Engineering and Permitting for innovative new Medical Office Facilities throughout Maine.
- **Animal Refuge League of Greater Portland:** A new 25,000 s.f. facility with associated site improvements. The project required many partnerships to support and provide for an enriching sanctuary for Maine's future companions.
- **L.L. Bean Outdoor Discovery Center at Lower Flying Point,** a new waterfront facility serving thousands of visitors annually. Including; multi-purpose space, visitor orientation space and wrap-around porch with direct access to Casco Bay. This is the flagship for the premiere Maine retailer's Outdoor Discovery Programs.
- **Camp Susan Curtis** Recreation and Activity area Masterplan.

## REGISTRATIONS

Registered Landscape Architect  
Maine #3335

LEED Accredited Professional

CLARB Certified

LPA Certification, NHDOT

## ASSOCIATIONS

American Society of Landscape  
Architects

Council of Landscape Architects  
Registration Board

USGBC (LEED)

## PUBLIC SPEAKING

**2013 USGBC - New Hampshire Chapter:** Sustainable and Functional Aesthetics in the Landscape

**2013 Maine Medical Association:** Accommodating your levels of care - LEED Healthcare, Healing Spaces & Exterior considerations for your practice

**2014 Maine Society of Landscape Architects:** Sustainable Strategies for Stormwater in Maine



# AARON C. HUNTER, PE

Project Engineer / Project Manager



Mr. Hunter joined Sebago Technics in 2014. Aaron is a Licensed Civil Engineer with nearly a decade of project experience in the private and municipal sectors in Maine. He is involved in all aspects of project management, roadway and site design, permitting, plan preparation, stormwater analyses, and construction administration.

In 2023, Aaron was promoted to the Project Manager position, where he is responsible for the overall development, budget, schedule, and approval of projects while maintaining strong relationships and communications with clients and regulators.

## EXPERIENCE



**Sebago Public Safety Building Expansion – Sebago, ME:** Served as a project manager for the addition of a 5,000 square-foot building to be located next to the existing Public Safety facility and occupied by the Town of Sebago Fire and EMS departments. Led the site civil engineering team and completed local permitting.

**South Portland Municipal Services Facility – South Portland, ME:** Completed engineering and permitting for a new combined Municipal Public Works Facility, Solid Waste Transfer Facility, Public Bus Transportation, and Parks and Recreation Facility. Permitting included local and state applications. Regularly coordinated with City Staff to accomplish project requirements and gain approvals.

**Westbrook Public Services Facility – Westbrook, ME:** Engineering and permitting for a new combined services facility for the City of Westbrook. Permitting included local and state applications. Regularly coordinated with City Staff to meet project needs and gain approvals.

**Central Maine Health Care Cancer Center – Lewiston, ME:** Lead site engineer for a new 52,000 square foot Cancer Care Center that houses the Central Maine Cancer Institute. Permitting efforts included local and state applications. Extensive research and understanding of past permitting at the campus were involved to obtain permit approvals.

**Lewiston High School Expansion – Lewiston, ME:** Led site engineering and permitting to support an approximately 20,000 square foot building expansion to accommodate an additional classroom wing to be added to Lewiston High School. Permits obtained for the project involved local approval. Permitting strategies allowed for an exemption from amending the existing Maine DEP Site Location of Development permit.

**Paul J. Schupf Art Center – Waterville, ME:** Served as project manager for the 32,000 square-foot art center that will serve as a new beacon for the arts in downtown Waterville on Main Street. Led site civil engineering team and assisted project team with local permitting. Corresponded with Maine DOT to ensure coordination between site design and reconstruction of Main Street.

## EDUCATION



B.S., Civil Engineering,  
University of Maine, Orono

## REGISTRATIONS

Professional Engineer: Maine #16326

## CERTIFICATIONS

Maintenance and Inspection of  
Stormwater Best Management  
Practices No#: 100

## MEMBERSHIPS

American Society of Civil Engineers



# THARYN S. NEIN-LARGE, RLA

Maine Licensed Landscape Architect



Tharyn joined Sebago Technics in 2023 as a Landscape Architect. A graduate of the University of Massachusetts with a Master's Degree in Landscape Architecture, Tharyn has an impressive professional background spanning both Massachusetts and Maine. Proficient in 3D renderings, permitting processes, and construction oversight, he is a valuable asset to our multi-disciplinary team.

Tharyn is a licensed landscape architect in both Maine and Vermont, showcasing his commitment to maintaining the highest standards in his field. He is an active member of the Portland-South Portland Waterfront Alliance, further illustrating his dedication to community engagement and professional collaboration. Tharyn's passion for creating sustainable and aesthetically pleasing landscapes aligns seamlessly with Sebago Technics' vision.

## EXPERIENCE



*Prior to his employment at Sebago Technics, Tharyn's professional experience includes:*

**Bourne Police Station – Bourne, MA:** Led conceptual site design and layout for a new facility. Advanced project through Town permitting and on through to construction phase.

**Mendon Police – Mendon MA:** Led conceptual site design and layout for a new facility. Advanced project through Town permitting and on through to construction phase.

**Sandwich Public Safety Complex – Sandwich MA:** Led conceptual site design and layout for a new 5 apparatus bay fire station with police station. Advanced project through Town permitting and on through to construction phase.

**SEMRECC (South Eastern Massachusetts Regional Emergency Communication Center) – Foxboro MA:** Led the conceptual site design and layout for a hardened/secure facility. Advanced project through permitting and development of construction documents.

**Needham Public Safety Headquarters – Needham, MA:** Led conceptual site design and layout for a new 8 apparatus (4 double 'drive thru') bays with an additional 5 bay EMS fire station with police headquarters. Advanced project through Town permitting and on through to construction documents.

**Harwich Fire Station – Harwich MA:** Led conceptual site design and layout for a new 6 apparatus (3 double 'drive thru') bays. Advanced project through Town permitting and on through to construction phase.

**Sudbury Fire Department – Sudbury, MA:** Led conceptual site design, layout and due diligence for a new 6 apparatus (3 double 'drive thru') bays with additional bay for Ladder Truck.

**Boston Office of Emergency Management – Boston, MA:** Led conceptual site design, layout and due diligence for a new facility.

**Pembroke Police Station – Pembroke, MA:** Led conceptual site design, layout and due diligence for a new facility. Researched and studied 3 sites.

**Plainville Public Safety Campus – Plainville, MA:** Led conceptual site design and layout for a new 10 apparatus (5 double 'drive thru') bays fire station and Police Headquarters. Sited New Town Hall. Advanced project through Town permitting and on through to construction phase.

**Winthrop Police Headquarters – Winthrop, MA:** Led concept site design and due diligence research to either renovate existing Headquarters or relocate.

22 of 44

## EDUCATION



Univ. of Massachusetts, Amherst Master's Degree, Landscape Architecture, 2015

Univ. of Massachusetts, Amherst Graduate Certificate Cultural Landscape Management, 2015

Univ. of Massachusetts, Amherst Associate of Science in Turfgrass Management, 2001

Univ. of Southern Maine, Portland Bachelor of Arts, History, 1998

## REGISTRATIONS

Landscape Architect  
ME: LAR5267; VT: 125.0133779

## MEMBERSHIPS

Waterfront Alliance Portland & South Portland Maine - Portland, ME (2023)

Waterfront Edge Design Guidelines Associate (WEDG) - New York, NY (2022)

Town of Palmer Conservation Commission, Chair - Pamer, MA (2015-16)





## Maine's Creative Engineering Collective

### EVERYTHING WE DO IS SHAPING

Sebago Technics is a creative engineering collective comprising 110+ design professionals and technical staff, with four offices across Southern and Western Maine. Our comprehensive services encompass all aspects of projects, from initial site assessment and design to navigating permitting and overseeing construction.

### THE WAY WE WORK

One of the defining features that set us apart is our structure as a 100% employee-owned company. The commitment and collaboration of our employees drive our success, and our team-based approach ensures that each client benefits from the expertise and insights of multiple specialties. Our diverse team of engineers, surveyors, landscape architects, and environmental scientists work together to deliver exceptional results on every project.

We welcome your vision and ideas. Beginning with a profound respect for people and processes, we actively listen to understand your goals. Leveraging our extensive experience and expertise, we work in tandem with you to uncover unseen opportunities and bring your vision to life.

#### FOUNDED

1981

#### TEAM MEMBERS

100+

#### STRUCTURE

100% EMPLOYEE-OWNED

#### SPECIALTIES

CIVIL ENGINEERING  
SURVEY/GEOMATICS  
LANDSCAPE ARCHITECTURE  
TRANSPORTATION/TRAFFIC ENGINEERING  
ENVIRONMENTAL SERVICES  
PLANNING & PERMITTING  
GIS & CAD

#### SECTORS

MUNICIPALITIES  
INSTITUTIONS  
HEALTHCARE  
RESIDENTIAL  
COMMERCIAL

### LET'S MEET TOGETHER

207.200.2100

75 John Roberts Road, Suite 4A  
South Portland, Maine 04106



109 Capitol Street Office Complex  
FDS State of Maine, LLC (FD Stonewater)  
Augusta, ME

383 Commercial St. - Hobson's Landing  
Portland, ME

Bigelow Laboratory for Ocean Studies  
East Boothbay, ME

Bill & Joan Alfond Main Street Commons  
Colby College - Waterville, ME

Central Maine Medical Center  
Lewiston, ME

Coastal Enterprises Corporate Offices  
Brunswick, ME

Edward T. Gignoux Federal Courthouse  
Portland, ME

FedEx Distribution Center  
Lewiston, ME

Gendron Distribution Center  
Auburn, ME

IDEXX Laboratories  
Westbrook, ME

Jackson Laboratories - Dining Commons  
Bar Harbor, ME

L.L. Bean Retail Campus, Flying Point,  
Data Center & Distribution Center  
Freeport, ME

Maine Department of Corrections  
Windham & Machiasport, ME

Maine Medical Center - Bramhall  
Portland, ME

Margaret Chase Smith School  
Sanford, ME

Martin's Point  
Biddeford, ME

Mill Creek Transit Hub  
South Portland, ME

Morse High School  
Bath, ME

Northeast Air Expansion Portland Jetport  
Portland, ME

Orono Public Works  
Orono, ME

Portland Schools Study  
Portland, ME

Portland Public Services  
Portland, ME

Portsmouth Public Library  
Portsmouth, NH

Raymond Public Safety Building  
Raymond, ME

Sanford High School &  
Regional Technical Center  
Sanford, ME

Scarborough Public Safety  
Scarborough, ME

Schooner Memory Care Facility  
Auburn, ME

South Portland Municipal Services  
South Portland, ME

U.S. Postal Service - Southern Maine  
Processing and Distribution Center  
Scarborough, ME

Town Office Planning Study  
Raymond, ME

UNUM Provident Home Office III  
Portland, ME

Westbrook Public Safety Building  
Westbrook, ME

Westbrook Public Services  
Westbrook, ME

Westin Hotel and Residences  
Portland, ME



**BILL & JOAN ALFOND  
MAIN ST. COMMONS**  
Waterville, ME



**UNUM PROVIDENT  
HOME OFFICE III**  
Portland, ME

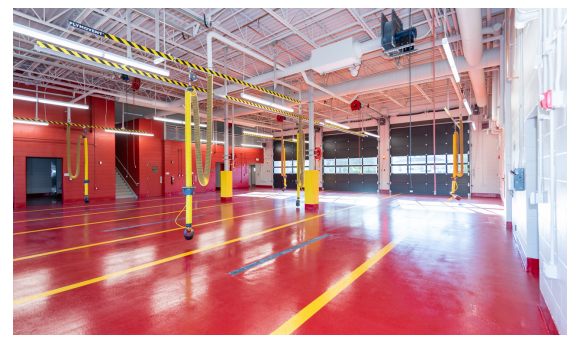


**AUGUSTA STATE  
OFFICE BUILDING**  
Augusta, ME



# LEWISTON FIRE SUBSTATION

Lewiston, Maine



The City of Lewiston constructed a new fire response substation along the Sabattus Street neighborhood to better service the community. A site was selected along North Temple Street developed with a 9,100 square-foot structure with the capacity for a minimum of three pieces of response apparatus. Working in coordination with Great Falls Construction, Sebago Technics provided surveying, civil design, landscape design, and permitting services for the project.

Survey services included a boundary survey and existing conditions, utility, and topographic survey. Civil and landscape design services consisted of developing a concept that would provide an emergency response vehicle circulation that was separate from visitor access to avoid delaying emergency response vehicles from exiting the site. Grading for the site considered the existing topography which wouldn't require excessive site excavations or fills, while providing stormwater quality and quantity treatment.

North Temple Street contains public utilities with designed connections from these public utilities to serve the proposed development. Permitting services provided by Sebago Technics entailed a Site Plan Review application through the City of Lewiston as well as a Stormwater Management Permit through MaineDEP, which was administered by the City under their delegated capacity through the Maine DEP.

This new station, which was completed in 2021, provides the department and the community with a modern, state-of-the-art facility that has been built to last for 50-plus years.

# SCARBOROUGH PUBLIC SAFETY BUILDING

Scarborough, Maine



The Town of Scarborough has seen tremendous growth over the last two-three decades, resulting in outgrowing its existing Public Safety building where police, fire and rescue are based for the Town. The existing municipal campus contained the municipal offices, Scarborough High School, Scarborough Middle School, and the Wentworth School. A new site was chosen diagonal to the existing building and adjacent to Town Hall in a central part of Scarborough. The campus had an existing Site Location of Development Permit which required an amendment for the new development.

The new 53,000 s.f. facility consists of a three-story structure which accommodates the Scarborough Fire Department, Scarborough Police Department, and an emergency dispatch center. Fire Department vehicles are garaged in the basement level which have pull through accessibility from the circulation road which connects Durant Drive to Sawyer Road. The first floor and second floor contain offices for public safety personnel, dispatch center, training facilities, and other support and ancillary facilities. There is an access road which is approximately 1,350 linear feet in length and connects the upper section of Durant Drive with Sawyer Road and exits onto Sawyer Road opposite Maine Health Professional Park (Orion Center).

Sebago Technics' role in the project included taking the architectural sketch of the site plan and producing final design and engineering documents. This included grading and drainage design, traffic circulation and parking improvements, and site aesthetic elements including planting design and screening for infrastructure elements.

The new facility was completed and fully operational in Spring of 2020. The space is bright, functional, and will serve the needs of the Town for decades to come.

# MICHAEL F. HAYS, R.A.

## PRINCIPAL IN CHARGE



mike@granthays.com



Grant Hays Associates, Inc.

ARCHITECTURE & INTERIOR DESIGN

Michael F. Hays, R.A. is one of the founding partners of Grant Hays Associates and oversees all architectural projects acting as the partner-in-charge. His experience includes renovations and new construction of offices, schools, retail shops, churches, congregational care, industrial manufacturing, residences, municipal facilities, and military facilities. Mr. Hays' responsibilities include coordinating overall marketing efforts and client development, architectural design, and quality control management.

### Education, Registration & Affiliation

Wentworth Institute, Boston, MA – B.S. Architectural Engineering – 1981

Certified Construction Specifier (CCS) – Construction Specifications Institute – 1987

Registered Architect – Maine #AR1724 – 1989

Recipient – Maine Energy Efficient Design Award – 1985

Member – American Institute of Architects (AIA) – 1990

Member – Maine Chapter Construction Specifications Institute (CSI) – 1984

Past President Maine Construction Specifications Institute (CSI) – 1992-93

Board of Directors – Maine State Ballet – 501(c)3 Charitable service

Executive Board – Maine State Ballet – 501(c)3 Charitable service

### Employment History

1994 – Present Grant Hays Associates – Principal in Charge

1987 – 1993 Gawron Associates – Project Architect

1982 – 1987 Portland Design Team – Intern Architect

1979 – 1982 CBT/Childs Bertman Tseckares & Casendino, Inc. – Intern Architect



Grant Hays Associates, Inc

ARCHITECTURE & INTERIOR DESIGN

P.O. BOX 6179 FALMOUTH MAINE 04105 207.871.5900

# GRANT HAYS ASSOCIATES

ARCHITECTURE ✚ INTERIOR DESIGN

## PROFESSIONAL CAPABILITIES

The founding partners of Grant Hays Associates have over seventy-five years of combined experience in architectural practice, and have worked together since 1987. Our Firm's primary goal is to offer our Client's the best creative problem-solving capabilities at a reasonable value, and superior personal service. Our design team works efficiently, effectively, and acts as a total project advocate from start to finish. We offer professional services in the following disciplines:

Architecture ✚ Interior Design ✚ Space Planning ✚ Feasibility Study ✚ Code Analysis

The professionals at Grant Hays Associates hold registrations in the State of Maine for Architect and Interior Designer. Additionally, national registrations are held as Certified Construction Specifier and National Council of Interior Design Qualification. We work closely with a select group of engineering consultants offering services in the disciplines required for each individual project. Through long-term association with these consulting firms, Grant Hays Associates has fostered a cohesive professional environment in which projects are produced by an efficient, well-communicated team of managers, designers and technicians.

Currently, projects are produced via computer-drafted AutoCad or REVIT drawings, depending on project complexity and schedule. Narrative documents, such as reports, studies, and project manuals, are produced in Microsoft Word, while schedules and budgets are produced in Microsoft Excel. We utilize electronic mail to efficiently transfer critical project data amongst the project team members and the Client's project representatives.

Construction and overall project budgets are developed in-house at critical phases of each project. These budgets are formulated based on our own local historical cost data, construction experience, and a strong network of General Contractors, Subcontractors, Suppliers, and Product Representatives, who are an integral part of our estimating process.

We also have a close professional relationship with the major commercial furniture system manufacturers and their local vendors. Grant Hays Associates has successfully developed a unique system for assisting Clients with the complicated process of bidding furniture, fixtures, and equipment. Our services include design and specification, monitoring of purchase orders and delivery schedule, as well as site installation coordination.

Construction Administration services include routinely documented site observations, evaluation of submittals and tests, processing contract modifications, and review of progress payment requisitions. We also assist the Client with project closure documentation and initial occupancy.

## DESIGN-BUILD PROJECT EXPERIENCE WITH GREAT FALLS CONSTRUCTION

Wells Municipal Offices Renovations & Expansion

Wells, Maine

Amatos Sandwich Shops

Biddeford, Scarborough & Portland, Maine

Sebago Brewing Company – Main Brewing Facility

Gorham, Maine

Windham Public Works facility

Windham, Maine

Windham Public Safety Building

Windham, Maine

Saco Public Works Facility

Saco, Maine

The Vein Healthcare Facility

South Portland, Maine

Cash Corner Fire Station

South Portland, Maine

Sebago Fire & Rescue Addition & Alterations

Sebago, Maine

Narragansett Elementary School Classroom Addition

Gorham, Maine

North Bridge School New Facility

Bridgton, Maine

METRO Pulse Bus Station Renovations

Portland, Maine

PWM Portland International Jetport Parking Garage Repairs

Portland, Maine



# 4.

## Relevant Experiences & Letters of Reference



## DESIGN BUILD EXPERIENCE

Great Falls Construction has design-build experience on many similar facilities throughout Maine, including two recent fire stations, a public safety project and community center project; South Portland's Cash Corner, Lewiston's Fire substation, Windham's Public Safety building and Summit Community Church in Gorham. Currently under construction is the Town of Limerick's Public Safety design build project. We have also recently completed three brand new construction design-build projects for Public Works facilities (Windham, Westbrook and Saco) and served as the construction manager for the renovations at the Buxton Police Department and a new facility for South Portland Public Works.

It is through our experience, subcontractor, supplier, and client connections that we have gained a vast amount of knowledge on best practices, equipment, usages, and layouts for similar municipal facilities. We are prepared to take the lessons we have learned from our many conversations, and past projects to appropriately apply them to the design-build project for the Town of Belgrade.

For this project in particular we understand the importance of analyzing our approach, to maximize the efficiencies to meet the needs of the facility and schedule. That is why our design build approach for this project will encompass proven strategies that allow for continued, efficient operations and proven subcontractor relationship and management to meet the scheduling and project needs.

We are very familiar working with and guiding town and cities through the municipal process and understand what it takes to be an excellent partner. We are committed to working together as a team to make this project the most streamlined, efficient, and quality project it can be. We feel confident in our abilities to satisfy your request and are excited to dive in and get started on a new Emergency Services Building for the Town of Belgrade.

# RELEVANT EXPERIENCES & REFERENCES

Included within is a list of relevant experiences and references followed by the project sheet and testimonial for relevant and/or recent projects.

## 1. **Windham Public Safety**, 375 Gray Road, Windham, Maine

Barry Tibbetts, Town Manager, Windham, Maine

batibbetts@windhammaine.us | 207-892-1907

Great Falls was the Design Builder on both the Windham Public Works Facility and the renovation and addition of the Town's Central Public Safety Facility.

## 2. **Cash Corner Fire Station**, 360 Main Street, South Portland

Christopher Copp, Deputy Fire Chief, South Portland Fire Department

ccopp@southportland.org | 207-329-3188

Great Falls demolished the old and constructed the new South Portland Fire Department's Cash Corner Fire Station.

## 3. **Lewiston Fire Sub Station**, 55 North Temple Street, Lewiston, Maine

Mark Caron, Fire Chief, Lewiston Fire Department

mcaron@lewistonmaine.gov | 207-513-3002

Great Falls constructed the new Lewiston Fire Department's North Temple Street Fire Sub Station.





# WINDHAM PUBLIC SAFETY ADDITION & RENOVATION

375 GRAY ROAD  
WINDHAM, ME, 04062

**DESIGN TEAM:**

SEBAGO TECHNICS, ALLIED ENGINEERING, & GRANT HAYS

**SQ. FT.**

~15,250 SQ. FT.

**TOTAL PROJECT VALUE**

\$4,984,482

**CLIENT REFERENCE:**

BARRY TIBBETTS,  
TOWN MANAGER , WINDHAM  
(207) 892-1907

**PROJECT COMPLETED:**

JULY 2022

Great Falls Construction was hired as the design-builder for the addition and occupied renovation of the Windham Public Safety Facility.

The Great Falls Construction team, subcontractors, and suppliers had to extensively coordinate on acquiring project materials and securing installation teams, due to widespread raw material shortages, product production delays, and labor shortages in the national pandemic. For example, bar joists were on backorder for over a year, which would have resulted in a significant delay in completion of the project. With the quick thinking of the design-build team, the project was redesigned to accommodate for steel beams, a more readily available product at the time. This resulted in significant impacts on other areas of the building, due to changes in the weight load, all of which were addressed timely and within the towns means.

The additions include a three apparatus bay garage and a detached 1,392 SF evidence garage. The entire existing building was renovated with extensive client coordination on the phasing of the work, to relocate the active police, fire and administrative departments was necessary to ensure there are no interruptions in daily operations and emergency communications during the project.





## Town of Windham

Office of the Town Manager  
8 School Road  
Windham, ME 04062

Barry A. Tibbetts, Town Manager  
batibbetts@windhammaine.us

207.892.1907 voice  
207.892.1910 fax

September 27, 2022

Great Falls Construction  
20 Mechanic Street  
Gorham, ME 04038

To Whom it May Concern,

Windham had a 30+ year old building that no longer met the needs of the Police and Fire Departments. The location was still appropriate, but the space needs were no longer relevant, the layout created inefficiencies in operation and a lack of effectiveness. Staff was overcrowded and public's ability to interact with our departments was hindered (non-ADA compliance).

We have always had a cooperative relationship between the Fire and Police Department, so we pursued a design in which that joint sharing and cooperative atmosphere would be able to continue. We wanted one well laid out building that allowed for growth and functionality that fostered a positive center. Through our selection process Great Falls "rose" to the top of the construction companies to deliver what Windham needed.

Great Falls Construction was wonderful to work with. They were cooperative, attentive to even the smallest details, and consistently worked with town employees to ensure we could keep the critical operations of Public Safety up and running without error. Throughout the process there were no injuries or incidents and ultimately the project was completed on time and within budget.

Great Falls provided us, in the town of Windham, an extremely valuable experience. They delivered top-of-the-line service driven by an exceptional team, and we are very happy with the result. We are excited to recommend working with Great Falls Construction.

Sincerely,

Barry Tibbetts  
Town Manager, Windham  
(207) 892-1907  
batibbetts@windhammaine.us

[www.windhammaine.us](http://www.windhammaine.us)



# SOUTH PORTLAND FIRE STATION CASH CORNER

360 MAIN STREET  
SOUTH PORTLAND, ME, 04106

## DESIGN TEAM:

SEBAGO TECHNICS, ALLIED ENGINEERING, & GRANT HAYS

## SQ. FT.

~17,000 SQ. FT.

## TOTAL PROJECT VALUE

\$5,795,000

## CLIENT REFERENCE:

Christopher Copp,  
Deputy Fire Chief

207-329-3188

## PROJECT COMPLETED:

APRIL 2021

Cash corner fire station is a brand new state of the art fire station, replacing an antiquated 1970's station. The new station is made of steel and brick and is home to up to 10 trucks. The structure is steel framed with wood sheathing and red brick veneer with decorative elements. The front high bay is 1 story 50' tall and the rear is 2 level around 60' tall. The large garage spaces all receive radiant floors and trench drains. The high garage bay has aluminum curtain walls and glass doors to display the trucks.

Advanced stormwater management system to dewater site adequately. The facility consist of offices, storage, decontamination space, residential quarters for the staff, fitness room, a large commercial kitchen, and outdoor grill. The project was completed on time and on budget during a national pandemic.





**FIRE DEPARTMENT**  
OUR JOB IS OUR LIFE, AND YOURS

**CHRISTOPHER COPP**

Deputy Fire Chief

September 20, 2021

Jon Smith  
President  
Great Falls Construction  
20 Mechanic Street  
Gorham, ME 04038

Dear Jon Smith :

We are so thankful to have the opportunity to work with Great Falls Construction on the new construction of the Cash Corner Fire Station project. Your team provided excellent customer service throughout the entire duration of the project and continues to do so, following project completion.

Working with Mike, Aaron and Quentin was very enjoyable. Throughout the duration of the project, we knew that we could reach out to them at any time, and we would work through and develop reasonable solutions together as a team. They were extremely accommodating and the few minor hiccups that we hit along the way, were handled with ease. This was one of the largest construction projects I have been a part of, and it also had the smallest punch list at completion. That says a lot about the quality of work that your team provided throughout the project.

Their dedication, persistence and tight relationships with the subcontractors allowed us to stay on schedule and on budget, despite challenges given the tight labor market and material delays during the national pandemic. They ensured that all safety measures were followed throughout the project, and scheduled subcontractors accordingly to ensure that we followed all COVID safety protocols.

We are loving our new Cash Corner fire station, and I would highly recommend Great Falls Construction for future projects. If you need any further information about my experience with Great Falls Construction, please reach out to me anytime at (207) 329-3188.

Sincerely,

A handwritten signature in cursive script that reads "Christopher Copp".

Christopher Copp  
Deputy Fire Chief  
South Portland Fire Department

684 BROADWAY, SOUTH PORTLAND, ME 04106



# LEWISTON FIRE DEPARTMENT SUB STATION

55 NORTH TEMPLE STREET  
LEWISTON, ME 04240

## DESIGN TEAM:

Context Architecture, Sebago Technics, Bennett Engineering

## SQ. FT.

~10,700 SQ. FT.

## TOTAL PROJECT VALUE

\$3,670,000

## CLIENT REFERENCE:

MARK CARON

CITY OF LEWISTON FIRE CHIEF

(207) 513-3002

## PROJECT COMPLETION:

MAY 2021

The Lewiston Fire Sub Station structural framework consists of steel, brick, and wood. This fire station replaced the dated station on Sabattus Street from the 1940s in Lewiston. The new structure has three large drive-thru bays for modern and future fire apparatuses. The bay doors have glass to display the trucks and equipment stored inside. There is also six living spaces, offices, study space, and storage space above the mezzanine level. The fire station also has a full scale commercial kitchen and fitness room for comfortable down-time for firefighters. Convenient amenities include a vehicle exhaust system to allow users to work on equipment indoors and also areas for turnout gear and a decontamination room.



\*conceptual rendering



# TOWN OF LIMERICK FIRE STATION - *UNDER CONSTRUCTION*

23 SCHOOL STREET  
LIMERICK, ME 04048

**DESIGN TEAM:**

Colby Company Engineering & Design

**SQ. FT.**

~12,700 SQ. FT.

**TOTAL PROJECT VALUE**

\$4,750,000

**CLIENT:**

VINCENT PELLETIER

TOWN OF LIMERICK FIRE CHIEF

(207) 205-0097

**PROJECT ESTIMATED COMPLETION:**

WINTER 2024

The new Limerick Fire Station is a 12,700 SF pre-engineered metal building that sits on a lot directly across the street from the old fire station. This site posed a challenge as it has been used by the Town of Limerick as a fill site for many years. The building includes an apparatus bay with 4 garage doors, parking for 8 emergency vehicles, and radiant floor heat. On the administrative side of the building, there are 5 sleeping rooms, a kitchen, lounge, conference rooms, and 4 restrooms. The building is built into a hill and has a 15 foot tall retaining wall that separates the apparatus bay from the administrative side of the building. This beautiful new building is the result of a collaborative design-build effort between the Town of Limerick, Great Falls Construction, and Colby Company Engineering & Design.



February 2024



# SEBAGO FIRE/EMS EQUIPEMENT GARAGE - *UNDER CONSTRUCTION*

7 PIT ROAD  
SEBAGO, ME 04029

## DESIGN TEAM:

SEBAGO TECHNICS & GRANT HAYS ASSOCIATES

## SQ. FT.

~4,900 SQ. FT.

## TOTAL PROJECT VALUE

\$1,055,000

## CLIENT:

PHILLIP STRIKE

TOWN OF SEBAGO FIRE CHIEF

(207) 671-6209

## PROJECT ESTIMATED COMPLETION:

FALL 2024

In early 2022, the Design Build Team lead by Great Falls Construction was selected in response to the Request for Proposal published by the Town of Sebago. The building comes after years of planning and collaboration between the town, fire department and the design build team to find the best solution that will serve the town well now and into the future. The stand-alone metal framed building will be roughly 4,900 (four-thousand nine-hundred) square feet and will have 3 (three) bays for emergency engines and 1 (one) additional bay for utility emergency response equipment use and storage. The building also features a modern decontamination room for personnel to clean equipment regularly and mezzanine area for storage.



February 2024

# ADDITIONAL MUNICIPAL/QUASI-MUNICIPAL REFERENCE LETTERS



February 14, 2022

Great Falls Construction  
20 Mechanic Street  
Gorham, ME 04038

To Whom it May Concern,

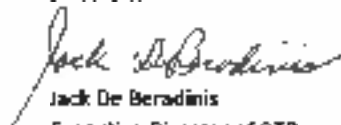
Since 1976, Regional Transportation Program (RTP) has provided transportation for disabled, elderly, low income and general public riders of Cumberland County. During most of this time, RTP was a tenant of the Metro in Portland. With the expansion of the Metro and plans for future expansion of RTP's services, RTP's Board of Directors determined that the agency needed its own space to best serve the needs of its ridership. Accordingly, RTP purchased 5 1/2 acres at 1 Ledgeview Drive in Westbrook; engaged Gawron Turgeon Architects to design and help administer the project and, in turn, selected Great Falls Construction (GFC) through a competitive bid process.

The total facility is comprised of two buildings including a 9,200 sq. ft. administrative/vehicle maintenance structure and an enclosed parking shelter of 12,760 sq. ft. Throughout the project, commencing with the site preparation in December 2020 to near completion in February 2022, GFC has effectively managed a large network of skilled sub-contractors that were flexible to our changes and special requests throughout the construction phase. Likewise, GFC's project manager, Ben Wallace, was consistent with a positive 'can do' approach and rallied his workforce to meet professional standards and project deadlines.

I especially appreciated the accuracy and timeliness of GFC's submissions for billing and keeping everyone appropriately informed on their progress and any issues to be addressed. All of this was accomplished during the COVID pandemic that impacted the availability of both supplies and personnel nationwide.

On behalf of RTP's Board of Directors, staff and, most importantly, our current and future riders, I would like to say 'thank you' to Great Falls Construction for a job well done.

Sincerely,

  
Jack De Beradinis  
Executive Director of RTP



# ADDITIONAL MUNICIPAL/QUASI-MUNICIPAL REFERENCE LETTERS



## City of Westbrook, Maine

Eric Dudley, P.E.  
Director, Engineering & Public Services

Public Services Department  
371 Saco Street  
Westbrook, ME 04092  
(207) 854-0660  
(207) 854-0672 FAX

January 8, 2018

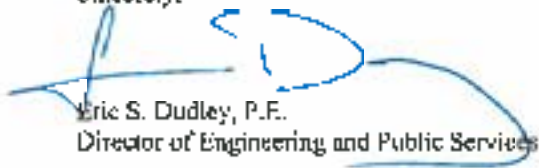
To Whom It May Concern:

I am writing to recommend the excellent work of Great Falls Construction, Inc. based on the experience we have had with them on three successful projects, the most recent being a \$9 million Combined Fleet Facility for Public Services and School Transportation. All projects have been completed on time and under budget.

The Combined Fleet Facility was a design-build project where Great Falls was selected due to the combined innovative approach to the building and HVAC design as well as value for the price. Throughout the course of the project, Great Falls' ownership, management and on-site personnel worked in a collaborative approach with the City to achieve high quality construction and long-term durability while keeping costs down. They were always willing to listen to our needs and would also proactively check on our satisfaction of the project throughout the course of construction and after completion. Great Falls' can-do attitude has made working with them a pleasure and it would be easy for us to contract with them again in the future.

I am pleased to offer the highest recommendation for Great Falls Construction, Inc. as a general contractor that the City of Westbrook views as a valuable team member. Please feel free to contact me at 207-854-0660 ext. 3001 if you have any questions or would like any additional information.

Sincerely,



Eric S. Dudley, P.E.  
Director of Engineering and Public Services

# ADDITIONAL MUNICIPAL/QUASI-MUNICIPAL REFERENCE LETTERS

## *Public Works*

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Doug Howard  
Director of Public Works  
Phone: 207-767-7635  
Fax: 207-767-7636

To: Jon Smith, Owner Great Falls Construction  
From: Doug Howard, Director of Public Works  
Subject: Great Falls Construction Letter of Recommendation  
Date: January 4, 2018

The City of South Portland funded an \$11.5 million project to construct a new Municipal Services Facility. The facility would house the Public Works Department, Parks Department and Transportation Department. The project was approximately 70,000 square feet and consisted of administration offices, seven bay vehicle maintenance area, fabrication bay, sign shop, carpentry shop, parts room, locker and shower rooms, undercover vehicle storage, salt shed, cold storage building, mezzanine, and automated truck and vehicle wash system.

The City of South Portland prequalified four General Contractors that were able to submit bids for this project. Great Fall Construction was one of the four that were prequalified.

Great Falls Construction was low bidder meeting all specifications, and the City awarded the contract to Great Falls Construction.

Great Falls worked closely with the City on the project. They found ways to save the City money and always had the best interest of the City in mind when making decisions. They always listened to the City's needs and wants and addressed them in a timely manner. There was a consistent open line of communication throughout the entire construction phase. The Great Falls team worked diligently to bring the project in on time and on budget.

The South Portland Municipal Services Facility was completed in the fall of 2017. The project did come in on time and on budget thanks to efforts of Great Falls Construction. The quality of work is exceptional and I would highly recommend Great Falls Construction for any future projects. I would also welcome anyone that would like to come see our new facility and the quality of work

Respectfully,

A handwritten signature in black ink that reads "Doug Howard".

Doug Howard  
Director of Public Works

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42 O'Neil Street, South Portland, ME 04106

Phone (207) 767-7635

Fax (207) 767-7636

# ADDITIONAL MUNICIPAL/QUASI-MUNICIPAL REFERENCE LETTERS



## Community Development Economic Development Division

Thomas M. Poirier, *Director of Community Development*

[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)

Kevin Jensen, *Director of Economic Development*

[kjensen@gorham.me.us](mailto:kjensen@gorham.me.us)

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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038    Tel: 207-222-1620 / Fax: 207-839-4793

February 13, 2023

To whom it may concern:

Great Falls Construction (GFC) is an active local developer, design builder, construction manager, general contractor, and member of the business community in the Town of Gorham, Maine. Headquartered in Gorham's Village center, Great Falls Construction has constructed and developed many buildings for both their own development portfolio and for clients around town. Well-versed in the local development project approval and construction process, they have developed and built many projects in and throughout the Town of Gorham from concept through to occupancy.

Some of the projects Great Falls has developed and constructed in Gorham have been instrumental in the redevelopment of the Gorham Village. Notable examples includes:

- Station Square: An award-winning 70,000 SF mixed-use development located at 7 Railroad Avenue, which houses community contributor staples such as Junction Bowl, Chalmers Insurance, and Sidecar Pub as well as 65 residential units;
- 109 Main Street: Redeveloping a dilapidated former gas station on Main Street into a vibrant multi-unit commercial property;

GFC has demonstrated experience and capability in establishing improved market-responsible residential communities in Gorham and has provided critical reinvestment in iconic historic building assets around town.

Should you have any further questions regarding Great Falls Construction's experience working with and in the Town of Gorham, please do not hesitate to be in touch.

Regards,

Kevin Jensen  
Economic Development Director  
Town of Gorham  
[kjensen@gorham.me.us](mailto:kjensen@gorham.me.us)  
(207) 222-1628



THANK YOU FOR THE  
OPPORTUNITY!

WE LOOK FORWARD TO ANSWERING ANY  
QUESTIONS YOU MAY HAVE  
BEST REGARDS,



20 MECHANIC STREET | (207) 839-2744  
GORHAM, ME 04038 | [info@greatfallsinc.com](mailto:info@greatfallsinc.com)