



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 LEBANON'S NEW PUBLIC SAFETY BUILDING



## PROJECT LOCATION

MERCHANTS ROW  
LEBANON, ME 04027

*Lewiston, ME Fire Sub Station*

20 MECHANIC STREET  
GORHAM, ME 04038

(207) 839-2744  
[info@greatfallsinc.com](mailto:info@greatfallsinc.com)





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Great Falls  
  
CONSTRUCTION



**Re: Letter of Interest and Ability for Design Build Services for the Town of Lebanon's new Public Safety Building**

Dear Town of Lebanon Selectboard,

On behalf of our team at Great Falls Construction, we appreciate the opportunity to submit our proposal for the Town of Lebanon's new Public Safety Building located near 75 Merchants Row. 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 space needs of a local community's emergency services facility. As your design build team, we can and will meet the project's requirements with success. Our team has extensive experience working on Municipal Public Safety and Public Works facility construction, additions, and renovations 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 through our experiences, which are elaborated on throughout this proposal, our extensive experience as design builders, construction managers, and general contractors for projects of similar size and scope. 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 team includes 65 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. Throughout the submission we look forward to demonstrating our team's experience, reputation, and ability to form a highly skilled design build team and successfully execute this project for the Town of Lebanon.

The talented assigned team included herein looks forward to starting right away. We hope that you will find our passion for managing the details in this team oriented environment. We look forward to bringing your project to life and ensuring the comfort, productivity, and happiness of your public safety staff and the community utilizing your facility for years to come.

Thank you in advance for your time and consideration. We look forward to meeting with your team to discuss our approach for this project. In the meantime, if you have any questions please do not hesitate to contact me at (207) 839-2744.

Sincerely,

*Jonathan Smith*

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





# 1

# ABOUT GREAT FALLS CONSTRUCTION

# 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 range from

various new construction/additions and renovations 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 within this section 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 Lebanon 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 subs 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.

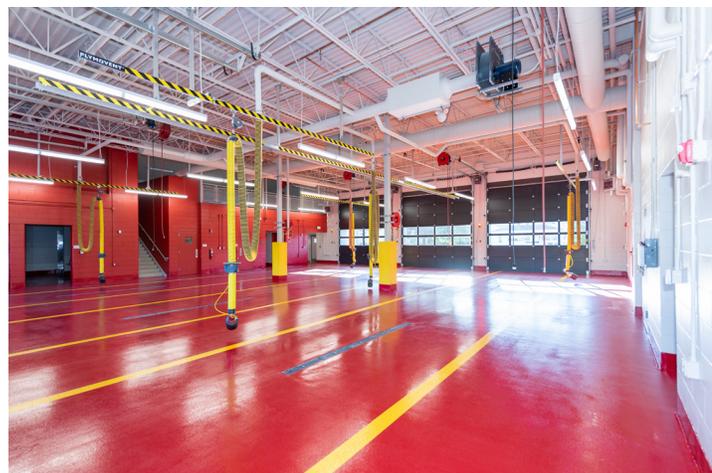
*Peaks Island Library and Community Center* is owned and partially funded by the City of Portland but also received stipulated private funding for the project. The initial bid was significantly over budget and by working with the City, Architect and staff, we were able to save the project by cutting 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.



*Lewiston Fire Sub Station*





# GREAT FALLS PRECONSTRUCTION PROCESS

The strength and success of our preconstruction services is a direct reflection of our team's knowledge, experience, and strong relationships within the industry. Karen James, Director of Preconstruction & Estimating leads the pre-construction team and has a breadth of experience in estimating and preconstruction services in all industries and project sizes.

For this project, we anticipate the preconstruction and estimating services to include the following:

- Site clearing
- Geotechnical
- Conceptual and schematic plan development with a progress estimate based on schematic design
- Design development with a 2nd round progress estimate based on 50% project document development
- Construction documents
- State Fire Marshal permit application and local building permit application ready drawings
- Planning Board
- A Final, Guaranteed Maximum Price (GMP) at completion of Construction Documents and Municipal approvals no later than April 12, 2024, 60 days in advance of the June 11, 2024, public vote



*Lewiston Fire Substation, Lewiston*

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## THE DESIGN BUILD TEAM

# 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) for the Architect.
4. MEP is expected to be Design Built by qualified subcontractors

Together, the value of this team is extremely strong and well experienced in similar sized and scope projects. Great Falls Construction's valuable approach to each project and management style are included within section 1 of this proposal. 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 some more information about the design consultants firms and their relevant experiences.



# THE DESIGN-BUILD LEADERSHIP TEAM

Design Builder: GREAT FALLS CONSTRUCTION



JON SMITH  
PRESIDENT



KAREN JAMES  
DIRECTOR OF PRECONSTRUCTION



DARREN SHIERS  
DIRECTOR OF OPERATIONS

Civil Engineer: SEBAGO TECHNICS



KYLIE MASON  
SENIOR PROJECT MANAGER  
SEBAGO TECHNICS



TANNER GOODINE  
CIVIL ENGINEER  
SEBAGO TECHNICS

Architect: GRANT HAYS ASSOCIATES



MICHAEL HAYS  
PRINCIPAL IN CHARGE

DESIGN-BUILD TEAM COMPANY OVERVIEWS &  
RESUMES ON FOLLOWING PAGES



# JONATHAN SMITH

FOUNDER AND PRESIDENT

JON@GREATFALLSINC.COM

(207) 329-5825

Jon Smith has 35 years of management 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 oversee all of Great Falls Construction's projects, that he shares with his team members.

Jon is the overall executive project manager for all of Great Falls work and enjoys remaining close and connected to all projects. Jon excels at strategic construction management and works hard to think creatively for the client. As a dynamic leader he offers invaluable insight to the team through his attention to detail, commitment to integrity, and overall leadership practices to propel the team forward. Jon is passionate about promoting community and economic development and his drive for constructing with a purpose permeates throughout the organization.

## Project Executive Oversight Highlighted Projects

- Limerick Public Safety (in Preconstruction)—Limerick, Maine
- Windham Public Safety Renovations and Addition—Windham, Maine
- Regional Transportation Facility Headquarters—Westbrook, Maine
- Cash Corner Fire Station—South Portland, Maine
- Lewiston Fire Substation—Lewiston, Maine
- South Portland Public Works Facility—South Portland, Maine
- Windham Public Works and Transportation Facility—Windham, Maine
- Westbrook Consolidated Public Services Facility—Westbrook, Maine
- Station Square Mixed Use Facility—Gorham, Maine

—On behalf of the Great Falls Construction team Jon received the following awards for this project:

- Maine Real Estate and development Association (MEREDA) Most Notable Project, 2019
- Grow Smart Maine (GSM) Award for Smart Growth, 2020

## Education and Certifications

- Associates Degree in Building Construction, Southern Maine Vocational and Technical Institute, South Portland, Maine
- OSHA 30 Certification

## Affiliations

- Board of Trustee, Cheverus High School 2017—Present
- Past President, Associated General Contractors, January 2017—January 2019



# KAREN JAMES

DIRECTOR OF PRECONSTRUCTION AND ESTIMATING

KJAMES@GREATFALLSINC.COM

(207) 615-9132

Karen has 35 years of experience working in construction on a wide range of projects in all industries. During this time she has held a variety of different leadership roles, providing her a thorough understanding of the entire construction process from the very start to completion. Karen is a master at preconstruction planning and serves as a critical team member in the early stages of project development for all projects at Great Falls. She manages and guides the team in the overall preconstruction phase of the project, making sure projects start off most efficiently, while working alongside the estimator and project manager to smoothly transition the project from groundbreaking to closeout. She is a dynamic leader and excels at the ability to coordinate with funding sources and maintaining strong relationships with clients, building committees, owner representatives, clerks, subcontractors, suppliers, and manufacturers.

## Highlighted Relevant Experience

- Stacy Symbol Apartments (in Preconstruction)—Preconstruction Director—Westbrook, Maine
- Limerick Public Safety (in Preconstruction)—Preconstruction Director—Limerick, Maine
- Summit Church (in Construction)—Preconstruction Director—Gorham, Maine
- Windham Public Safety Renovations and Addition—Preconstruction—Windham, Maine
- Presumpscot Elementary School—Preconstruction—Portland, Maine
- Buxton Police Station Addition—Preconstruction Director / Senior Project Manager—Buxton, Maine
- Private Residence—Preconstruction Director / Senior Project Manager—Windham, Maine
- York Toll Plaza Administration Facility—Preconstruction Director / Senior Project Manager—Saco, Maine
- Sebago Brewing Flagship Brewery—Preconstruction Director / Senior Project Manager—Gorham, Maine
- Crooked River Elementary School Add & Reno—Senior Project Manager—Casco, Maine
- Saco Public Works—Senior Project Manager—Saco, Maine
- Avesta Bishop Street—Senior Project Manager—Portland, Maine

## Education & Certifications

- Estimating Course for Contractors
- Project Management Course for Contractors
- OSHA 30 Certification
- Currently serving as Municipal Officer for the Town of Hiram



# DARREN SHIERS

BUSINESS OPERATIONS MANAGER

DARREN@GREATFALLSINC.COM

(207) 831-5362

Darren has over 35 years of experience working in the construction industry and has experience in multiple roles during his career. He has served as the Great Falls Business Operations Manager for seven years where he manages the field staff schedules to ensure sites are amply staffed and project leaders have the help and resources they need to get projects done on time and on budget. Darren's involvement in this project would be executive oversight, to avoid project pitfalls, and oversee project operations from both a business and safety perspective. In this new normal, Darren has been working diligently alongside our HR team, and all project teams, to make sure Covid-19 protocols and safety measures are put into place and diligently followed by our team and subcontractors.

Darren has extensive experience working on new construction and occupied renovation projects with private owners and government agencies including but not limited to MDOT, Maine Turnpike Authority, BGS, DEP, and many cities and town across Maine and New Hampshire. He has a thorough knowledge of pre-construction, planning, procurement procedures, scheduling, construction administration, and execution.

## Highlighted Relevant Experience

- Summit Church (in Construction)—Preconstruction Director—Gorham, Maine
- Windham Public Safety Renovations and Addition—Windham, Maine
- Presumpscot Elementary School—Portland, Maine
- 130 Morning Street Private Condos—Windham, Maine
- Regional Transportation Facility Headquarters—Westbrook, Maine
- Cash Corner Fire Station—South Portland, Maine
- Lewiston Fire Substation—Lewiston, Maine
- South Portland Public Works Facility—South Portland, Maine
- Windham Public Works and Transportation Facility—Windham, Maine
- Westbrook Consolidated Public Services Facility—Westbrook, Maine
- International Marine Terminal Maintenance Facility (MDOT)—Portland, Maine
- Station Square Mixed Use Facility—Gorham, Maine

## Education and Certifications

- University of Maine-Orono: Business Administration
- University of Maine-Farmington: Business Admin/Economics
- OSHA 30 Certification

# 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



- 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.
- **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.
- **L.L. Bean Outdoor Discovery Center at Lower Flying Point**, a new waterfront facility serving thousands of visitors annually. Includes 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.
- Project Manager for multiple projects for **Bowdoin College** including **Roux Center for the Environment, Whittier Athletic Complex, Pine Street Extension, Park Row Apartments, Harpswell Apartments, Brunswick Apartments, Schiller Coastal Studies Center**, and multiple campus improvement projects.
- **Campus Master Plan and Site Development for the L.L. Bean Corporate & Retail Campuses** 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.
- **Margaret Chase Smith School:** 39,000 s.f. expansion of the existing Margaret Chase Smith School in Sanford, Maine. The new improvements will create 2 accessible playgrounds, efficient and safe parent drop-off, expansion of the parking doubling the existing capacity, and a new multi-purpose recreational field benefiting the students and the community.
- **Morse High School RSU1:** Evaluation and Recommendation of entire District for Site Selection, for new High School and Technical Center heading into Site Engineering, Development and Permitting

## 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



# TANNER F. GOODINE, EI

Civil Engineer



Mr. Goodine joined Sebago Technics, Inc., (STI) in March of 2021. Tanner graduated from the University of Maine with a degree in Civil Engineering. He has experience in construction with the Lane Corporation and in project design and inspection with Walsh Associates. He has served as a Resident Project Representative, permitted and designed projects and performed surveys using GPS. While at Sebago Technics, Tanner has served as a full-time construction inspector, performed erosion control inspections in both Maine and New Hampshire, and helped with design while not in the field.

## EXPERIENCE



**Portland Transportation Center Parking Lot Reconstruction & Stormwater Improvements** – Full-time resident inspections and construction administration for the construction of a 3-acre parking lot and 17,000 square foot subsurface sand filter stormwater system along Thompson’s Point in Portland, ME.

**Boothbay Harbor Route 27 Sidewalk** – Full-time resident inspections on a Locally Administered Project (LAP) of the construction of approximately 0.25 miles of paved sidewalk extension on Route 27 in Boothbay Harbor, ME.

**Somerset Street & Kennebec Street Redesign, Portland, ME** – Provided full-time resident inspections and construction administration for both the Somerset Street & Kennebec Street redevelopment projects for the City of Portland, ME.

**3rd Party Inspections & Town Engineer Reviews for Wells, Cape Elizabeth, and Rye, NH** – Performed weekly construction inspections as a third-party reviewer for Maine DEP to inspect stormwater and erosion control measures as well as performed engineering peer reviews for the Towns of Wells and Cape Elizabeth, ME, and Rye, NH.

**Clifford Park, Boothbay, ME** – Designed and provided construction administration for the redevelopment of a municipal park and three sports fields in Boothbay, ME. The project provided the area with an updated little league field, two multi-purpose recreational fields, stormwater and municipal utility improvements.

**Shawnee Peak Parking Development** – Provided engineering design and construction administration for the construction of a 2-acre parking lot and two underdrained soil filters in a critical watershed in Bridgton, ME.

## EDUCATION



University of Maine - Orono, ME  
B.S., Civil Engineering  
2020

## CERTIFICATIONS

Erosion and Sediment Control  
Certification Program

Local Project Administration (LPA)

OSHA-10





## Maine's Creative Engineering Collective

### EVERYTHING WE DO IS SHAPING.

From land and relationships to careers and communities. We exist to do this work together, with our team, clients, and community.

Headquartered in South Portland, Maine, Sebago Technics also has offices in Bridgton, Sanford, and Bath. We're capable of providing all site and permitting services for projects from existing conditions and design to permitting and construction.

### THE WAY WE WORK

It's hard to describe a culture where technical skill and creativity merge into celebrated solutions. Starting with a deep respect for people and process, through listening, we form a uniquely collaborative team around your specific challenge. Each team member is encouraged to share ideas, solutions, and opportunities with the entire design team, including you, along the way. We will draw on our experience and expertise to create unseen opportunities together.

What could it mean for you when an entire creative engineering collective is committed to your success? You'll recognize it immediately when you engage with our team, and we call it the **Sebago Way**.

#### 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

# MUNICIPAL EXPERIENCE

## PUBLIC WORKS FACILITIES

- Orono Public Works  
Orono, ME
- Portland Public Services  
Portland, ME
- South Portland Municipal Services  
South Portland, ME
- Westbrook Public Services  
Westbrook, ME
- Yarmouth Public Services  
Yarmouth, ME

## GENERAL SERVICES CONTRACTS

- Town of Berwick, ME
- Town of Cape Elizabeth, ME
- Town of Casco, ME
- Town of Poland, ME
- Town of Raymond, ME
- Town of Rye, NH
- Town of Wells, ME
- City of Lewiston, ME
- City of South Portland, ME
- City of Portland, ME
- Town of Naples, ME
- City of Rockland, ME
- Town of Lebanon, ME
- Town of Eliot, ME
- Town of Porter, ME
- Town of Hiram, ME
- Town of Cornish, ME
- Town of Windham, ME

## PUBLIC SAFETY & TOWN OFFICES

- Westbrook Public Safety  
Westbrook, ME
- Raymond Public Safety  
Raymond, ME
- Scarborough Public Safety  
Scarborough, ME
- Raymond Town Office  
Raymond, ME
- North Street Fire Station  
Kennebunkport, ME
- Cash Corner Fire Station  
South Portland, ME

## PUBLIC LIBRARIES

- Kennebunk Public Library  
Kennebunk, ME
- Portsmouth Public Library  
Portsmouth, NH
- Louis T. Graves Memorial Library Addition,  
Kennebunkport, ME
- Rice Library Addition  
Kittery, ME



OUR SOLUTIONS,  
YOUR SUCCESS



NEVER COMPROMISE  
ON QUALITY



BEING RESPONSIVE  
IS WHO WE ARE



## SCARBOROUGH PUBLIC SAFETY

Scarborough, ME



## SOUTH PORTLAND MUNICIPAL SERVICES

South Portland, ME



## ORONO PUBLIC WORKS

Orono, ME

# SCARBOROUGH PUBLIC SAFETY BUILDING

Scarborough, Maine



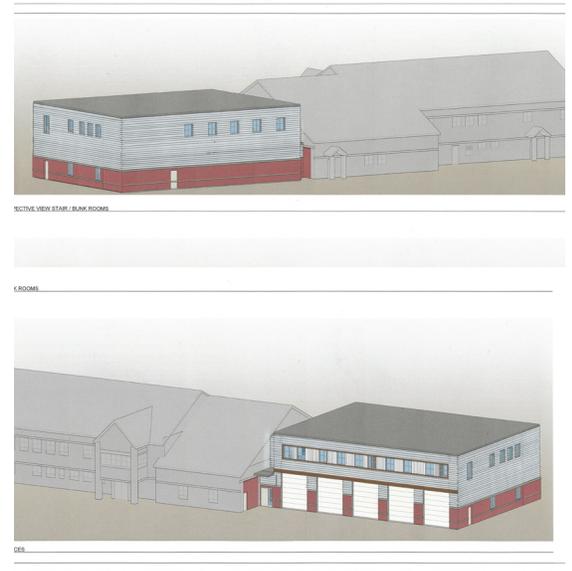
The proposed project involves the construction of a new Public Safety Facility on Route One in Scarborough. The existing municipal campus contains the municipal offices, Scarborough High School, Scarborough Middle School, and the Wentworth School. Sebago Technics was responsible for taking the architectural sketch of the site plan and producing final design and engineering documents including; grading and drainage design, traffic circulation and parking improvements and site aesthetic elements including planting design and screening for infrastructure elements.

The campus has an existing Site Location of Development Permit which will require an amendment for the proposed development. The campus which is approximately 25.6 acres in area with frontage along Route One and Route 114, is bounded by both residential and commercial developments. The location of the proposed Public Safety building is bounded by a municipal park to the north, Municipal Offices to the east, commercial development to the south and commercial development to the west.

The proposed development consists of a three-story structure which will accommodate Scarborough Fire Department, Scarborough Police Department and an emergency dispatch center. Fire Department vehicles will be garaged in the basement level which will have pull through accessibility from the proposed circulation road which connects Durant Drive to Sawyer Road. The first floor and second floor will 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). The aggregate floor area for the proposed facility is roughly 58,450 square-feet which is contained within a 25,200 square-foot footprint. The project also envisions expanding the existing parking lot at the rear of the Town Office building and discontinuing the existing access to that rear parking area from Municipal Campus Drive and providing a vehicular connection to the proposed access road. The proposed project also involves the demolition of three existing residential structures.

# PUBLIC SAFETY RENOVATION & EXPANSION

Windham, Maine



**The Town of Windham, through a selection process, awarded the Windham Public Safety Design-Build Renovation and Expansion Project to Great Falls Construction in 2020. Sebago Technics has a long standing relationship with Great Falls, along with our teaming partners Grant-Hays Associates, Allied Engineering, and S.W. Cole Engineering, to form a design team for the project.**

The Town of Windham had previously completed a planning study, and through a Design-Build process, selected a contractor and design team to complete the renovations and expansion project.

The project will include renovation of the existing public safety building and a new 10,920 square foot expansion for six fire bays, along with the construction of a new 29' by 45' evidence building and associated site improvements. The project will principally occupy the existing developed area on the site. The fire apparatus apron will be relocated from the south-facing side of the current fire station to a north-facing orientation (facing Route 202) as part of the building addition. Exterior apparatus parking will be added to the site where the prior apparatus bay apron was located with a small enlargement.

The purpose of the project is to modernize the facility and alleviate space constraints that currently exist, and is expected to be completed in 2022.

# CASH CORNER FIRE STATION

South Portland, Maine



**Sebago Technics, Inc. was retained by the City of South Portland under the General Services Contract to assemble a project, lead the planning and design effort, and provide construction management services for the new Cash Corner Fire Station.**

The Cash Corner Fire Station was originally developed in the early 1970's. As a result of environmental issues (mold) discovered in the building, a planning study was undertaken by the Sebago Technics team to evaluate renovation alternatives to remove the mold and modernize the facility. The results of the study determined the fire station was antiquated and undersized to meet modern equipment, operations and service requirements of the community. As a result, a new Fire Station was planned, designed and approved on June 11, 2019 through a referendum vote by the City.

The new fire station was completed in spring of 2021 and includes 17,000 square feet of apparatus bays, training space, decontamination space, offices, fitness room, kitchen and fire fighter quarters. This two-story Fire Station was budgeted at \$6.5 million dollars of construction cost. The contract bid amount was \$5.8 million dollars.

# ORONO PUBLIC WORKS

Orono, Maine



**Sebago Technics was retained as the lead consultant to select a site, complete the planning, site design, permitting, building design coordination, cost estimating and construction bidding for a new Public Works Facility in Orono, Maine.**

Sebago Technics, Inc. was retained by the Town of Orono in 2011 to conduct a programming/spatial study and feasibility assessment to replace an antiquated Public Services Facility. Project work required close coordination with the Town staff, Council and Public to identify a new facility location and conduct the initial planning and budgeting work for the project.

Once the site was selected, Sebago Technics and our design partners completed the full facility design, permitting and project bidding. Construction began in March of 2015 and was completed in December of 2015. This is also the first Public Services to integrate a geothermal system for energy efficiency and long-term cost savings. The total project cost is expected to be \$5.6 million dollars.

# CENTRAL FIRE AND POLICE STATIONS

South Portland, Maine



**Sebago Technics, under our general services contract with the City of South Portland, conducted a comprehensive facilities study of the combined fire and police station off Broadway and Anthoine Streets.**

The purpose of this facilities study is to assist the City of South Portland with understanding the condition and needs of both the Central Fire Station and the Police Station. Through a facilities study, the City can begin the planning process and make informed decisions to address the current and future needs of these important public safety facilities. This facilities study is a comprehensive look at the buildings that included architectural, structural, plumbing, electrical, air conditioning, heating, and ventilation assessments, along with a review of the general site conditions, existing and future needs. The result is the development of a facility program for the foreseeable future of both Fire and Police.

The City of South Portland's work plan for FY22 also includes an ambitious goal "to use 100% clean renewable energy for municipal operations by 2040 and reduce greenhouse gas (GHG) emissions Citywide by 80% by 2050. In addition to these goals, the City Council declared climate change an emergency in 2019 and expressed its desire to accelerate our transition away from fossil fuels by 2030." The City is therefore encouraging high-performance buildings (focusing on energy efficiency and electrification of heating and cooling), and transition to renewable energy" through "programs and policies to increase energy efficiency, electrification, and transition to renewable energy in City buildings." As part of this planning study, we have considered this goal and propose an integrated project approach to include high-performing buildings through energy-efficient building envelopes, systems, and use of PV's and geothermal energy.

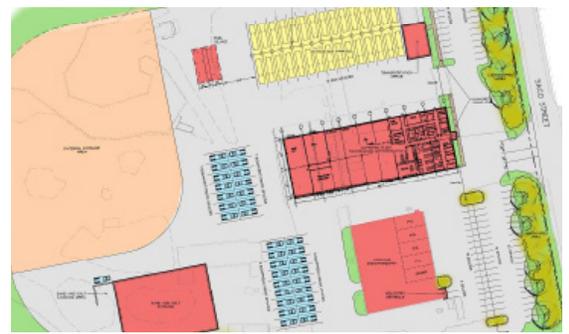
Our study was completed in August of 2021 and presented to the City Council describing (6) six alternatives, including associated costs. This is a significant project for the City, with costs in the 30 to 40 million dollar range. The study included a full programming assessment with both fire and police departments, building hazardous material study, complete codes, structural, mechanical, electrical and ventilation systems study.

The project team consisted of Sebago Technics, Inc. as the project manager and lead consultant, supported by Grant Hays Associates and Allied Engineering.



# WESTBROOK PUBLIC SERVICES

Westbrook, Maine



## Sebago Technics assisted the City of Westbrook, Maine in the Planning and Design of a new Public Services Facility.

Sebago Technics was retained by the City of Westbrook in 2006 to conduct a site selection and Feasibility Study for a new Public Services Facility. The previous facility, located off Saco Street, had reached its design life and was antiquated; no longer meeting the needs of the City. Advances in equipment and technology have made the facility obsolete, inefficient and not adequate to maintain equipment and serve the residents of Westbrook.

After completing the initial Feasibility Study, Sebago Technics and their teaming partners (SMRT) initiated the programming and design phase to general facility space plans, site plans, obtain permits and prepared bridging documents for construction.

The Westbrook facility includes:

- All City Maintenance Under One Roof
- Sand/Salt Storage Building
- Plow and Salt Spreader Parking Under Cover
- School Bus Terminal/Canopy
- Wash Bay
- Fueling Facility
- Offices, Communications, Information Technology, Training, Locker Room and Support Facilities
- Parking – Service Vehicles/Trucks/Heavy Equipment
- Storage for Mowers, Trailers, Rollers, Seasonal Equipment
- Staff and Visitor Parking

# MICHAEL F. HAYS, R.A.

## PRINCIPAL IN CHARGE

mike@granthays.com



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



# 3

## RELEVANT EXPERIENCES & REFERENCES



## 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 Lebanon.

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 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 Public Safety Facility for the Town of Lebanon.

# 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. **Town of Limerick Fire Station**, 23 School Street, Limerick, Maine *(Currently Under Construction)*

Vincent Pelletier, Fire Chief, Limerick Fire Department

vpelletier@limerickme.org | 207-205-0097

Great Falls is the Design Builder for the Town's new fire station, scheduled to be completed Winter 2024.

2. **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.

3. **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 was the general contractor on the construction of South Portland Fire Department's Cash Corner Fire Station.

4. Other Municipal Project Reference Letters included.

5. Our bonding letter of reference testimonial is included as requested that indicates the firm's good financial standing as requested.



# 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 REFERENCE:

VINCENT PELLETIER

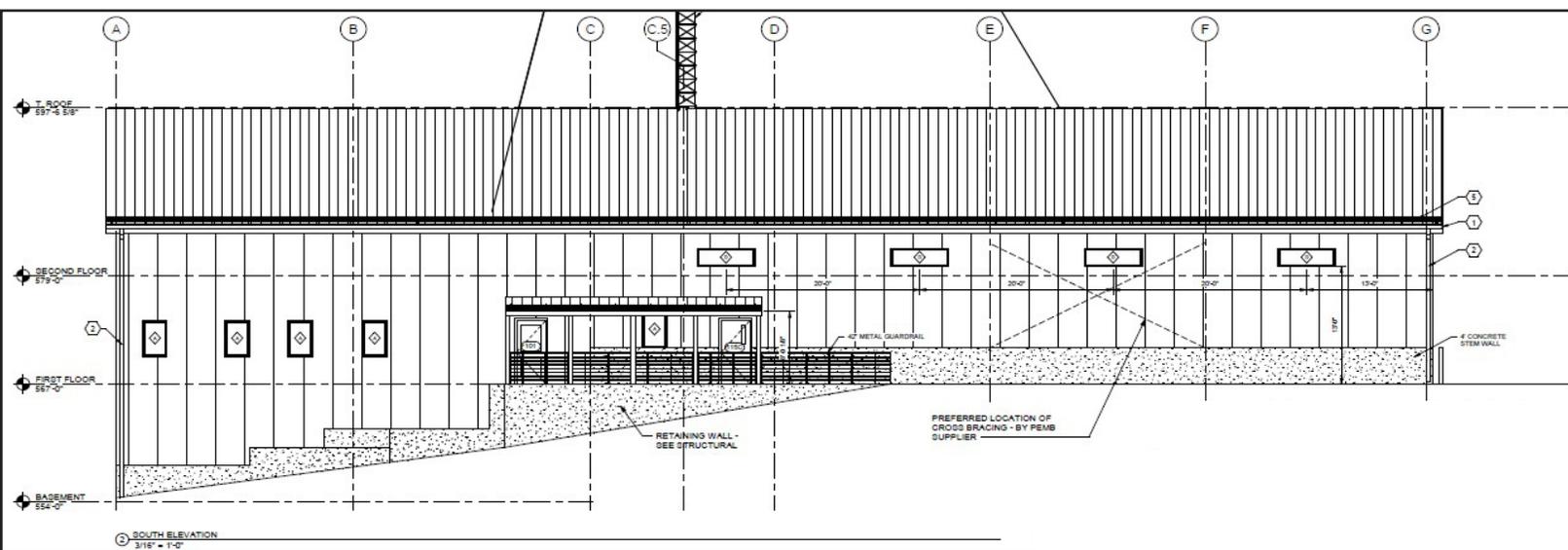
TOWN OF LIMERICK FIRE CHIEF

(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.





# 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

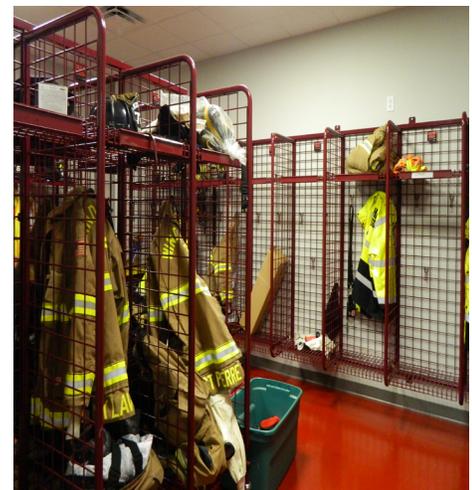
## PROJECT COMPLETED:

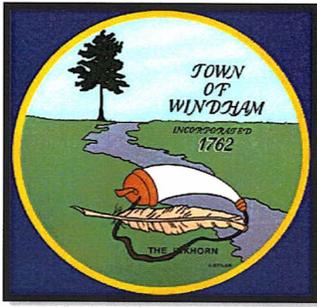
JULY 2022

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:

OWENS McCULLOUGH,  
SEBAGO TECHNICS

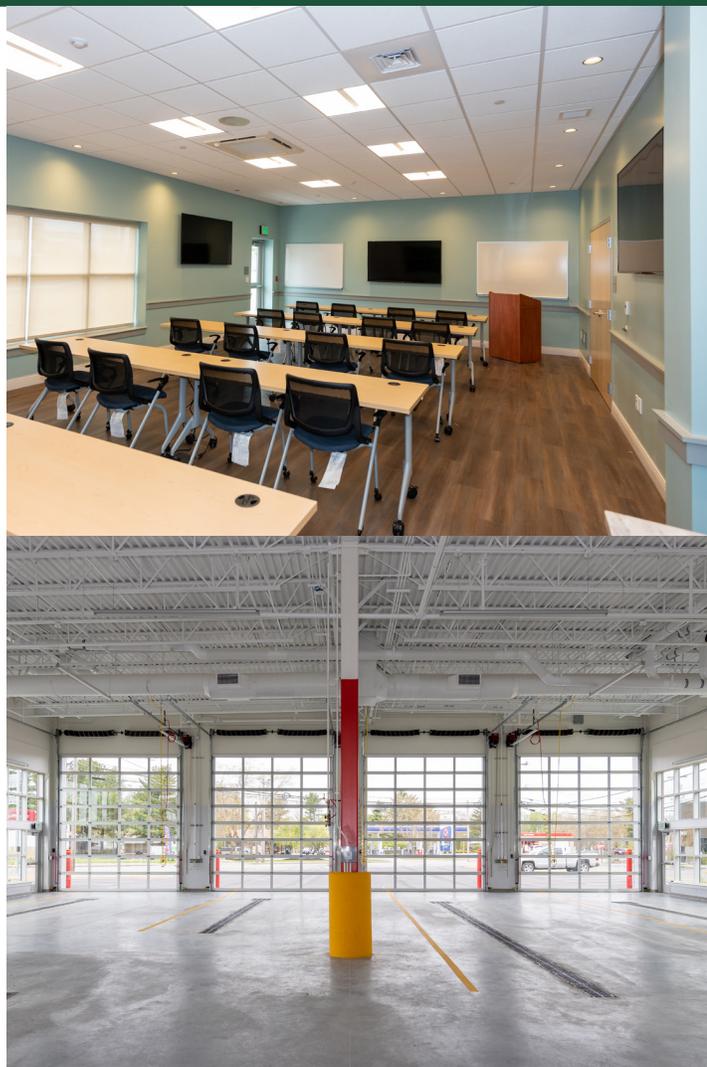
(207) 200-2073

## 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



**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



February 14, 2022

Great Falls Construction  
20 Mechanic Street  
Gorham, ME 04038

To Whom it May Concern,

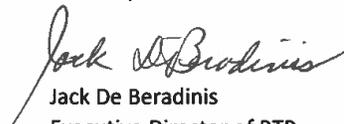
Since 1976, Regional Transportation Program (RTP) has provided transportation for disabled, elderly, low income and general public riders of Cumberland County. During most of this time, RTP was a tenant of the Metro in Portland. With the expansion of the Metro and plans for future expansion of RTP's 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 ½ 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



# 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

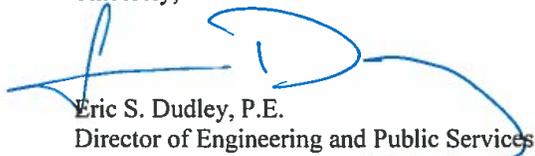
To Whom It May Concern:

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



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, appearing to read "Doug Howard".

Doug Howard  
Director of Public Works



**THE ROWLEY AGENCY** INC  
**INSURANCE • BONDS • BENEFITS**  
...an Assurex Global Partner

January 6, 2023

**Re: Great Falls Builders, Inc., dba Great Falls Construction  
20 Mechanic Street, Gorham, ME 04038**

To whom it may concern:

This letter confirms that Great Falls Builders, Inc. is a highly regarded and valued bonding client of Westfield Insurance Company, Needham, MA.

Great Falls Builders, Inc. has developed a long and successful history of completing contracts on time and within the available budget. Regarding bonding capacity, Westfield Insurance Company will consider supporting Great Falls Builders, Inc. on individual undertakings in the range of \$50,000,000 and a maximum bonding capacity of \$125,000,000.

Naturally, as is customary within the Surety industry, the issuance of any bid or final bonds will be contingent upon a favorable underwriting review, to include, but not limited to a satisfactory review of contract documents, confirmation of acceptable financing and payment provisions.

We assume no liability to third parties or to you by the issuance of this letter.

Please feel free to contact me if you have any questions.

Sincerely,

**THE ROWLEY AGENCY, INC.**

By:   
Mark J. Stevens  
Account Manager



# 4

## FEES

# TOWN OF LEBANON



Select Board  
207.457.6082 #5

15 Upper Guinea Road  
Lebanon, ME 04027

## PROPOSAL FORM FOR DESIGN BUILDER (DB)

DESIGN GREAT FALLS CONSTRUCTION  
BUILDER: 20 MECHANIC STREET, GORHAM, MAINE 04038

TO: Town of Lebanon, Maine (Owner)

Having examined the provided information for the new Public Safety Facility located at Merchant's Row, Lebanon, we the undersigned propose the following that, if selected as the DB for the project, will be incorporated into contract:

### PROPOSED FEE AND CONTINGENCY SCHEDULE

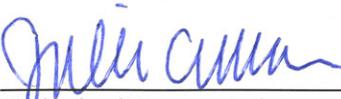
Phase 1 scope (pre-construction): site clearing, geotechnical, conceptual, and schematic plan development with a progress estimate based on schematic design. Design development, construction documents, 50% progress estimate, state fire marshal permit application and local building permit application ready drawings. Planning board approval. A Final, Guaranteed Maximum Price (GMP) is required at completion of Construction Documents and Municipal approvals. The GMP Presentation is required in April 2024 in advance of the June 2024 public vote.

**Phase 1 Pre-Construction Fee** \$ 309,580.00

### Addenda Received/Considered (list all):

Number: N/A Date: \_\_\_\_\_  
Number: N/A Date: \_\_\_\_\_  
Number: N/A Date: \_\_\_\_\_

If selected, the undersigned agrees to diligently pursue the negotiation of fair and equitable contract terms with the Owner for the Design Building of the project.

Signed:   
Authorized Representative

GREAT FALLS CONSTRUCTION  
Name of Organization

By: Julie Curran, Managing Director Address: 20 MECHANIC STREET  
Printed Name GORHAM, MAINE 04038



THANK YOU FOR THE  
OPPORTUNITY!

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

**Great Falls**



**CONSTRUCTION**

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DESIGN BUILD, CONSTRUCTION MANAGEMENT  
& GENERAL CONTRACTING