



**Town of Windham  
Amended Major Site Plan Application**

For:

**State of Maine Correctional Center  
Building 7 - Women's Mental Health Addition  
17 Mallison Falls Road  
Windham, Maine**

Prepared for:

**State of Maine, Department of Corrections  
17 Mallison Falls Road  
Windham, Maine**

Prepared by:

**Sebago Technics, Inc.  
75 John Roberts Road, Suite 4A  
South Portland, Maine 04106**

**June 2024**

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**Note: Please refer to the Conditional Use Application for, Site Development Plans and Right, Title and Interest Exhibits.**

## **A. Application Form and Checklist**



## MAJOR SITE PLAN REVIEW APPLICATION

<b>FEES FOR MAJOR SITE PLAN REVIEW</b>	<b>APPLICATION FEE:</b> (No Bldg.) (W/Bldg.: \$25/1,000 SF up to 5,000 SF)	<input type="checkbox"/> \$1,3000.00 <input type="checkbox"/> \$ _____ <input type="checkbox"/> \$ _____	<b>TOTAL AMOUNT PAID:</b>  \$ _____  <b>DATE:</b> _____  <i>Office Use:</i>		
	<b>REVIEW ESCROW: (GFA)</b> 2,000 SF - 5,000 SF = \$2,000 5,000 SF - 15,000 SF = \$3,000 15,000 SF - 35,000 SF = \$4,000 Over 35,000 SF = \$5,000 No Building = \$2,000	<input type="checkbox"/> \$350.00 <input type="checkbox"/> \$250.00			<i>Office Stamp:</i>
<input type="checkbox"/> <b>Amended Site Plan – (Each Revision)</b>	<b>AMENDED APPLICATION FEE:</b> <b>AMENDED REVIEW ESCROW:</b>	<input type="checkbox"/> \$350.00 <input type="checkbox"/> \$250.00			
<b>PROPERTY DESCRIPTION</b>	<b>Parcel Information:</b>	<b>Map(s):</b> _____	<b>Lot(s):</b> _____	<b>Zoning District(s):</b> _____	<b>Size of the Parcel in SF:</b> _____
	<b>Total Disturbance. &gt;1Ac</b>	<input type="checkbox"/> Y <input type="checkbox"/> N	<b>Estimated Building SF:</b> _____	<b>IF NO BUILDING; Estimated SF of Total Development:</b> _____	
	<b>Physical Address:</b>	17 Mallison Falls Road Windham, ME 04062		<b>Watershed:</b>	Presumpscot River
<b>PROPERTY OWNER'S INFORMATION</b>	<b>Name:</b>	State of Maine, Department of Correction		<b>Name of the Business:</b>	
	<b>Phone:</b>	(207) 287-4389		<b>Mailing Address:</b>	
	<b>Fax or Cell:</b>	(207) 310-1619			
	<b>Email:</b>	Gary.LaPlante@maine.gov			
<b>APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)</b>	<b>Name:</b>	Same		<b>Name of Business:</b>	
	<b>Phone:</b>			<b>Mailing Address:</b>	
	<b>Fax or Cell:</b>				
	<b>Email:</b>				
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name:</b>			<b>Name of Business:</b>	
	<b>Phone:</b>			<b>Mailing Address:</b>	
	<b>Fax or Cell:</b>				
	<b>Email:</b>				
<b>PROJECT INFORMATION</b>	<b>Existing Land Use (Use extra paper, if necessary):</b>  				
	<b>Provide a narrative description of the Proposed Project (Use extra paper, if necessary):</b>  				
	<b>Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):</b>  				



# MAJOR SITE PLAN REVIEW APPLICATION REQUIREMENTS

## Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission, unless waiver of a submission requirement is granted, and one (1) complete plan set.

<p><b>The Major Plan document/map:</b></p> <p>A) Plan size: 24" X 36"</p> <p>B) Plan Scale: No greater 1":100'</p> <p>C) Title block: Applicant's name, project name, and address</p> <ul style="list-style-type: none"> <li>• Name of the preparer of plans with professional information</li> <li>• Parcel's tax map identification (map and lot) and street address, if available</li> </ul>	<ul style="list-style-type: none"> <li>• Complete application submission deadline: three (3) weeks (21-days) before the desired Planning Board meeting.             <ul style="list-style-type: none"> <li>- Five copies of the application and plans</li> <li>- Application Payment and Review Escrow</li> </ul> </li> <li>• A pre-submission meeting with the Town staff is required.</li> <li>• Contact information:             <ul style="list-style-type: none"> <li>Windham Planning Department (207) 894-5960, ext. 2</li> <li>Steve Puleo, Town Planner <a href="mailto:sipuleo@windhammaine.us">sipuleo@windhammaine.us</a></li> <li>Amanda Lessard, Planning Director <a href="mailto:allessard@windhammaine.us">allessard@windhammaine.us</a></li> </ul> </li> </ul>
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## APPLICANT/PLANNER'S CHECKLIST FOR MAJOR SITE PLAN REVIEW

**SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.**

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.**

*The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 120-811, 120-812, 120-813 & 120-814. Due to projects specifics, the applicant is required to provide a complete and accurate set of plans, reports, and supporting documentation (as listed in the checklist below).*

Column #1.			Column #2.		
1. Final Plan -Major Site Plan: Submission Requirements	Applicant	Staff	Plan Requirements – Existing Conditions (Continued):	Applicant	Staff
A. Completed Major Site Plan Application form	<input type="checkbox"/>	<input type="checkbox"/>	vii. Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district	<input type="checkbox"/>	<input type="checkbox"/>
B. Evidence of Payment of application & escrow fees	<input type="checkbox"/>	<input type="checkbox"/>	viii. Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey	<input type="checkbox"/>	<input type="checkbox"/>
C. Written information – submitted in a <b>bounded and tabbed</b> report			ix. Existing topography of the site at 2-foot contour intervals.	<input type="checkbox"/>	<input type="checkbox"/>
1. A narrative describing the proposed use or activity. <a href="#">Refer to Conditional Use Application.</a>	<input type="checkbox"/>	<input type="checkbox"/>	x. Location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	<input type="checkbox"/>	<a href="#">Immediate Project Area Only.</a>
2. Name, address, & phone number of record owner, and applicant if different (see Agent Autorotation form).	<input type="checkbox"/>	<input type="checkbox"/>	xi. Location, names, and present widths of existing public and/or private streets and rights-of-way within or adjacent to the proposed development.	<input type="checkbox"/>	<a href="#">N/A - Interior To Site</a>
3. Names and addresses of all abutting property owners	<input type="checkbox"/>	<input type="checkbox"/>	xii. Location, dimensions, and ground floor elevation of all existing buildings.	<input type="checkbox"/>	<input type="checkbox"/>
4. Documentation demonstrating right, title, or interest in the property <a href="#">Refer to Conditional Use Application.</a>	<input type="checkbox"/>	<input type="checkbox"/>	xiii. Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of existing proposed covenants or deed restrictions. <a href="#">See Deed in Conditional Use Application</a>	<input type="checkbox"/>	<input type="checkbox"/>	xiv. Location of intersecting roads or driveways within 200 feet of the site.	<input type="checkbox"/>	<a href="#">N/A - Interior To Site</a>
6. Copies of existing or proposed easements on the property. <a href="#">See Deed in Conditional Use Application</a>	<input type="checkbox"/>	<input type="checkbox"/>	xv. Location of the following		
7. Name, registration number, and seal of the licensed professional who prepared the plan, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>	a. Open drainage courses	<input type="checkbox"/>	<a href="#">N/A - Interior To Site</a>
8. Evidence of applicant's technical capability to carry out the project.	<input type="checkbox"/>	<input type="checkbox"/>	b. Wetlands <span style="float: right;"><a href="#">None</a></span>	<input type="checkbox"/>	<input type="checkbox"/>
			c. Stone walls <span style="float: right;"><a href="#">None</a></span>	<input type="checkbox"/>	<input type="checkbox"/>
9. Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.	<input type="checkbox"/>	<input type="checkbox"/>	d. Graveyards <span style="float: right;"><a href="#">None</a></span>	<input type="checkbox"/>	<input type="checkbox"/>



Continued from Column #1. (Page 2)			Continued from Column #2. (Page 2)		
10. Estimated demands for water and sewage disposal.	<input type="checkbox"/>	<input type="checkbox"/>	e. Fences	<input type="checkbox"/>	<input type="checkbox"/>
			f. Stands of trees or treeline, and	<input type="checkbox"/> None	<input type="checkbox"/>
			g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.	<input type="checkbox"/>	<input type="checkbox"/>
	N/A - No Change			N/A - Existing Developed Site	
11. Provisions for handling all solid wastes, including hazardous and special wastes.	<input type="checkbox"/>	<input type="checkbox"/>	xvi. Direction of existing surface water drainage across the site	<input type="checkbox"/>	<input type="checkbox"/>
12. Detail sheets of proposed light fixtures.	<input type="checkbox"/>	<input type="checkbox"/>	xvii. Location, front view, dimensions, & lighting of existing signs.	<input type="checkbox"/>	<input type="checkbox"/>
13. Listing of proposed trees or shrubs to be used for landscaping	N/A - No Change			N/A - No Signs Proposed	
14. Estimate weekday AM and PM and Saturday peak hours and daily traffic to be generated by the project.	<input type="checkbox"/>	<input type="checkbox"/>	xviii. Location & dimensions of existing easements that encumber or benefit the site.	<input type="checkbox"/>	<input type="checkbox"/>
	N/A - No Change		N/A - None		
15. Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and	<input type="checkbox"/>	<input type="checkbox"/>	xix. Location of the nearest fire hydrant, dry hydrant, or other water supply.	<input type="checkbox"/>	<input type="checkbox"/>
	N/A - No Change				
16. If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following.			<b>E. Plan Requirements - Proposed Development Activity</b>		
			i. Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	<input type="checkbox"/>	<input type="checkbox"/>
a. stormwater calculations.	<input type="checkbox"/>	<input type="checkbox"/>	ii. Grading plan showing the proposed topography of the site at 2-foot contour intervals	<input type="checkbox"/>	<input type="checkbox"/>
	N/A - No Change		N/A - Existing/No Change		
b. erosion and sedimentation control measures.	<input type="checkbox"/>	<input type="checkbox"/>	iii. The direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	<input type="checkbox"/>	<input type="checkbox"/>
c. water quality and/or phosphorous export management provisions.	<input type="checkbox"/>	<input type="checkbox"/>	iv. Location and proposed screening of any on-site collection or storage facilities	<input type="checkbox"/>	<input type="checkbox"/>
	N/A - No Change		N/A - None Proposed		
17. If public water or sewerage will be utilized, provide a statement from the utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	<input type="checkbox"/>	<input type="checkbox"/>	v. Location, dimensions, and materials to be used in the construction of proposed driveways, parking, and loading areas, and walkways, and any changes in traffic flow onto or off-site	<input type="checkbox"/>	<input type="checkbox"/>
	N/A - No Change				
18. Financial Capacity	N/A - Current State Funding		vi. Proposed landscaping and buffering	<input type="checkbox"/>	<input type="checkbox"/>
			N/A - Existing/No Change		
i. Estimated costs of development and itemize estimated major expenses.	<input type="checkbox"/>	<input type="checkbox"/>	vii. Location, dimensions, and ground floor elevation of all buildings or expansions	<input type="checkbox"/>	<input type="checkbox"/>
ii. Financing (submit one of the following)			viii. Location, front view, materials, and dimensions of proposed signs together with a method for securing sign	<input type="checkbox"/>	<input type="checkbox"/>
			N/A - None Proposed		
a. Letter of commitment to fund	<input type="checkbox"/>	<input type="checkbox"/>	ix. Location and type of exterior lighting. Photometric plan to demonstrate the coverage area of all lighting may be required by the Planning Board.	<input type="checkbox"/>	<input type="checkbox"/>
b. Self-financing	<input type="checkbox"/>	<input type="checkbox"/>	x. Location of all utilities, including fire protection systems	<input type="checkbox"/>	<input type="checkbox"/>
1. Annual corporate report	<input type="checkbox"/>	<input type="checkbox"/>	xi. Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	<input type="checkbox"/>	<input type="checkbox"/>
2. Bank Statement	<input type="checkbox"/>	<input type="checkbox"/>	<b>2. Major Final Site Plan Requirements as Exhibits to the Application</b>		
c. Other			a. Narrative and/or plan describing how the proposed development plan relates to the sketch plan.	<input type="checkbox"/>	<input type="checkbox"/>
			N/A - Amendment		
1. Cash equity commitment of 20% of the total cost of development	<input type="checkbox"/>	<input type="checkbox"/>	b. Stormwater drainage and erosion control program shows:		
2. Financial plan for remaining financing.	<input type="checkbox"/>	<input type="checkbox"/>	1. The existing and proposed method of handling stormwater runoff	<input type="checkbox"/>	<input type="checkbox"/>



Continued from Column #1. (Page 3)			Continued from Column #2. (Page 3)		
3. Letter from institution indicating intent to finance.	<input type="checkbox"/>	<input type="checkbox"/>	2. The direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g., sheet flow, concentrated flow, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
iii. If a registered corporation a Certificate of Good Standing from: <a href="#">N/A - State of Maine Project</a>			3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	<input type="checkbox"/>	<input type="checkbox"/>
- Secretary of State, or	<input type="checkbox"/>	<input type="checkbox"/>	4. Engineering calculations were used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - No Change</i>
- the statement signed by a corporate officer	<input type="checkbox"/>	<input type="checkbox"/>	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	<input type="checkbox"/>	<input type="checkbox"/>
19. Technical Capacity (address both).			c. A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - No Onsite Disposal</i>
i. Prior experience relating to developments in the Town.	<input type="checkbox"/>	<input type="checkbox"/>	d. Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect, and/or similar professional who prepared the plan.	<input type="checkbox"/>	<input type="checkbox"/>
ii. Personnel resumes or documents showing experience and qualification of development designers	<input type="checkbox"/>	<input type="checkbox"/>	e. A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site.	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Plan Requirements – Existing Conditions</b>			f. A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information of provisions that will be made to retain and protect existing trees, shrubs, and other vegetation.	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - No Change</i>
i. Location Map adequate to locate project within the municipality	<input type="checkbox"/>	<input type="checkbox"/>	g. Digital transfer of any site plan data to the town (GIS format)	<input type="checkbox"/>	<input type="checkbox"/>
ii. Vicinity Plan. Drawn to a scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	<input type="checkbox"/>	<input type="checkbox"/>			
a. Approximate location of all property lines and acreage of the parcel(s).	<input type="checkbox"/>	<input type="checkbox"/>			
b. Locations, widths, and names of existing, filed, or proposed streets, easements, or building footprints.	<input type="checkbox"/>	<input type="checkbox"/>			
c. Location and designations of any public spaces.	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - None/Prison</i>	h. A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board)	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - No Change</i>
d. Outline of the proposed site plan, together with its street system and an indication of the future probable street system of the remaining portion of the tract.	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - None/Prison</i>	PDF\Electronic Submission.		
iii. North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used.	<input type="checkbox"/>	<input type="checkbox"/>			
iv. Location of all required building setbacks, yards, and buffers.	<input type="checkbox"/>	<input type="checkbox"/>			
v. Boundaries of all contiguous property under the total or partial control of the owner or applicant.	<input type="checkbox"/>	<input type="checkbox"/> <i>N/A - None</i>			
vi. Tax map and lot number of the parcel(s) on which the project is located	<input type="checkbox"/>	<input type="checkbox"/>			

**The undersigned hereby makes an application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.**

APPLICANT OR AGENT'S SIGNATURE

DATE

Owens A. McCullough, P.E.  
Sebago Technics, Inc.

PLEASE TYPE OR PRINT NAME



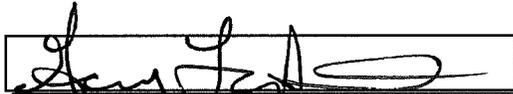
**Town of Windham**

Planning Department:  
8 School Road  
Windham, Maine 04062  
Tel: (207) 894-5960 ext. 2  
Fax: (207) 892-1916 -  
[www.windhammaine.us](http://www.windhammaine.us)

**AGENT AUTHORIZATION**

<b>APPLICANT/ OWNER</b>	<b>Name</b>	State of Maine, Maine Department of Corrections			
<b>PROPERTY DESCRIPTION</b>	<b>Physical Address</b>	17 Mallison Falls Road, Windham Maine		<b>Map</b>	3
				<b>Lot</b>	5
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name</b>	Sebago Technics, Inc. Owens A. McCullough, P.E.			
	<b>Phone</b>	(207) 200-2100	<b>Business Name &amp; Mailing Address</b>	75 John Roberts Road, Suite 4a South Portland, Maine 04106	
	<b>Fax/Cell</b>	(207) 232-1649			
	<b>Email</b>	omccullough@seagotechnics.com			

**Said agent(s) may represent me/us before Windham Town officers and the Windham Planning Board to expedite and complete the approval of the proposed development for this parcel.**

  
APPLICANT SIGNATURE

5/2/2024  
DATE

Gary Laplante  
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLEASE TYPE OR PRINT NAME HERE

   
APPLICANT'S AGENT SIGNATURE

5-3-24  
DATE

Owens A. McCullough

\_\_\_\_\_  
PLEASE TYPE OR PRINT NAME HERE

## **B. Evidence of Right, Title, or Interests in the Property**

KNOW ALL MEN BY THESE PRESENTS: That the County of Cumberland, a body corporate and politic, existing by law and located in the State of Maine, In consideration of one dollar and other valuable considerations paid by the State of Maine, a body corporate and politic, and duly existing under the law, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said State of Maine, its successors and assigns forever, the following described real estate.

Co. of Cumb.  
to  
State of Me.  
Warranty

A certain lot or parcel of land with the buildings thereon situated in the town of Windham, County of Cumberland and State of Maine, bounded and described as follows, viz:- Beginning at an iron hub set in the ground at the southeasterly corner of the land of Frank W. Bryant on the Southwesterly side of the River Road, so called, running through said Windham; thence southeasterly by said River Road to Dole's Brook, so called; thence westerly by said Brook to a large willow tree on the northerly side of said brook; thence westerly in a straight line and by the northerly side line of the land now or formerly belonging to the heirs of Jonathan Sanborn to an iron hub set in the ground; thence southerly by said land now or formerly of said Sanborn heirs to an iron hub and spruce tree on the northerly bank of said brook; thence southwesterly by said brook to the eastern boundary of the present location of the Portland & Ogdensburg Railroad Company now leased to the Maine Central Railway and known as the Mountain Division thereof; thence northwesterly by said railroad location to the so-called tank lot; thence easterly by said tank lot and land of J. L. Brackett to the southerly side of the Mallison Falls road, so called; thence easterly by said southerly side of said Mallison Falls road to an iron hub set in the ground on the southerly side line of said Mallison Falls Road at the westerly corner of said land of said Frank W. Bryant; thence southerly by said Frank W. Bryant's land to the southerly corner thereof; thence easterly by said Frank W. Bryant's land to the point of beginning.

Subject to whatever rights the Maine Central Railway may have upon or over the premises.

Meaning and intending hereby to convey the same premises conveyed to Joseph L. Robinson by Fred C. Phinney by his deed dated July 11, A. D. 1895, and recorded in the Registry of Deeds for Cumberland County, Book 629, Page 14; by Charles W. Caswell by his deed dated Feb. 17, A. D. 1898, and recorded in said Registry, Book 660, page 182; by Nielsina Madsen by deed dated Feb. 17, 1898, and recorded in said Registry in Book 660, Page 183; and by Jonathan Sanborn by his deed dated Feb. 23, A. D. 1898, and recorded in said Registry in Book 668, Page 178, except a small irregular shaped piece of land on the southerly side of Dole's Brook, which the said Joseph L. Robinson conveyed to Jonathan Sanborn by deed dated March 1, A. D. 1898, and recorded in said Registry, Book 666, Page 494.

Also another certain lot or parcel of land with the buildings thereon situated in said Windham, bounded and described as follows, viz:- Commencing on the northeasterly side of the River Road, so called, running through said Windham at

the southwesterly corner of land of Rebecca Johnson; thence running southeasterly by said River Road to the Cross Road leading northeasterly to the schoolhouse lot; thence northeasterly by said last named road to said schoolhouse lot; thence northwesterly and northeasterly by said schoolhouse lot to the road running to the northeasterly side of said schoolhouse lot and past the house of Ann Moore; thence northwesterly by said last named road and the westerly side line of land now or formerly belonging to the heirs of Nathan Wood to the southerly side line of land of said Rebecca Johnson; thence southwesterly by said southerly side line of said Rebecca Johnson land to the point of beginning.

Meaning and intending hereby to convey the same premises conveyed to the said Joseph L. Robinson by Clara L. Webb by her deed dated Oct. 30, A. D. 1906, and recorded in the Cumberland County Registry of Deeds, Book 798, Page 27; by Maud E. Hubbard by deed dated Oct. 30, A. D. 1906, said deed recorded in said Registry in Book 798, Page 199; and by Lindley M. Webb, guardian of Fred L. Webb and Roy F. Webb, by deed dated Nov. 20, A. D. 1906, said deed being recorded in said Registry in Book 777, Page 397;

Also another certain lot or parcel of land with the buildings thereon situated in said Windham on the westerly side of the "New Road", so called, leading from the Mallison Falls Road to the Depot Road, so called, near the Railroad Station at South Windham, and bounded northerly by land now or formerly of S. D. Warren Company; easterly by said New Road; southerly by land of the heirs of Joseph L. Robinson and westerly by land of the Maine Central Railway; containing about fourteen (14) acres. Being the same premises conveyed to the said Joseph L. Robinson by Hannah N. Frink by her deed dated April 26, A. D. 1895, recorded in said Registry, Book 626, Page 68. Subject, however, to a lease given by the said Joseph L. Robinson to the Maine Central Railway for location of a semaphore upon said land, which lease and rights thereunder the said Joseph L. Robinson assigned to The Aspenhurst Farm, and which lease and rights thereunder the said The Aspenhurst Farm assigned to the County of Cumberland, and which lease and rights thereunder the said County of Cumberland assigns to the State of Maine as a part of this conveyance.

All of the hereinbefore described lots or parcels of land being a part of the same premises which were conveyed by Joseph L. ~~Robinson~~ and Mary E. Robinson to the said The Aspenhurst Farm by their warranty deed dated January 22, A. D. 1907, said deed being recorded in said Registry of Deeds, Book 802, Page 145; and by deed of The Aspenhurst Farm to the County of Cumberland dated January 22, 1913 and recorded in said Registry of Deeds, Book 907, Page 161.

The last above described lot or parcel is subject to a reservation and exception in favor of The Aspenhurst Farm, its successors and assigns forever, of a certain spring located upon the southerly side of said lot or parcel of land and being the same now furnishing or supplying water for the dwelling house and premises of the late Joseph L. Robinson. And for the purpose of taking, drawing and conducting the waters of said spring across said lot to the said premises formerly

of said Joseph L. Robinson, the said The Aspenhurst Farm has further reserved and excepted unto itself, its successors and assigns forever, the right to enter upon said premises at all reasonable times to dig and excavate the soil thereof and to lay, repair and maintain pipes below the surface of the same, said pipes to be forever laid and maintained in a course substantially the same as that of the present pipe line, viz: in a southerly direction and straight line from said spring to said premises formerly of said Joseph L. Robinson. For further description of said reservations and exceptions reference is hereby made to said deed from said The Aspenhurst Farm to The County of Cumberland.

Also another certain lot or parcel of land situated in the town of Windham, in said County and State, and bounded and described as follows, viz:-  
Commencing at the intersection of the South side of the Mallison Falls Road, so called, with the West side of the River Road, so called, leading from Gambo past the Squire Webb Homestead to the Cumberland Mills, and from thence running West-erly by said Mallison Falls Road fifty-three and one-half ( $53 \frac{1}{2}$ ) rods to an iron hub driven in the ground; thence Southerly to land now or formerly of Charles J. Larry thirty and one-third ( $30 \frac{1}{3}$ ) rods to an iron hub driven in the ground and land now or formerly of Fred C. Phinney; thence Easterly parallel with the first bound of fifty-three and one-half ( $53 \frac{1}{2}$ ) rods to said River Road to a point thirty and one-third rods Southerly from the point of beginning and measured on said River Road and to an iron hub driven in the ground; thence Northerly by said River Road thirty and one-third rods to the point of beginning, containing ten (10) acres, more or less. Meaning and intending hereby to convey the same prop-erty conveyed to said County of Cumberland by deed of John C. Nichols, Administrator of the estate of Frank W. Bryant, dated April 3, 1913 and recorded in the Cumber-land Registry of Deeds, Book 904, Page 493.

Also a certain lot or parcel of land located on the Northeasterly side of High Street, so called, in the town of Windham and bounded and described as follows, to wit, beginning at an iron hub on the Northeasterly side of said High Street on the line between land of William H. Bickford and land of J. W. C. Roberts; thence Northeasterly along the line of said Robert's land to an iron hub set in the line between said Bickford's land and land of George Long; thence Southerly by said Long's land to an iron hub set in the Northerly side line of the Mallison Falls Road; thence Westerly along said Mallison Falls Road to a standing post set in the Northeasterly side line of said High Street; thence along the Northeasterly side line of said High Street to the point of beginning, containing seventeen (17) acres, more or less.

Hereby conveying a portion of the real estate which was bequeathed to William H. Bickford by his late father William Bickford, by his last will and testament, which was duly proved and allowed by the Judge of Probate for said County.

Being the same property conveyed the said County of Cumberland by William H. Bickford by his Warranty Deed dated July 14, 1913 and recorded in the Cumberland Registry of Deeds, Book 916, Page 201.

Also a certain lot or parcel of land in said Windham on the westerly side of the "New Road" so called, which leads from Depot Street in said Windham to the Mallison Falls Road, so called, said lot or parcel of land being bounded and described as follows, viz;- Beginning at a point on said westerly side of said road, which point is distant on a course South 6° 30' West, five hundred and thirty-one and three tenths (531.3) feet from the southeast corner of land of the S. D. Warren Company; thence North 86° 50' West a distance of five hundred and forty-five (545) feet more or less to an iron hub set in the ground; thence North 4° 17' East one hundred fifty-two and twenty-five hundredths (152.25) feet to the southerly side of the so-called Frink lot, which on Jan. 22, 1913 was conveyed by The Aspenhurst Farm to the County of Cumberland; thence in an easterly direction along said southerly side of said Frink lot a distance of five hundred and forty-five (545) feet more or less to said westerly side of said New Road; thence South 6° 30' West along said westerly side of said New Road to the point of beginning.

Hereby conveying the same premises that were conveyed to this Grantor by two deeds, one from Mary E. Robinson et als dated February 18, 1913, and recorded in said Registry in Book 909, Page 203, and the other from Mary E. Robinson, Guardian of Albert L. Robinson and Mary Elizabeth Robinson dated February 27, 1913, and recorded in said Registry, Book 904, Page 483, said two deeds conveying the interests of the widow and only heirs at law of Joseph L. Robinson, late of said Windham, deceased.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the State of Maine, its successors and assigns, to its and their use and behoof forever.

AND the said County of Cumberland does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF the said County of Cumberland by its Board of County Commissioners thereunto duly authorized in accordance with the provisions of the Private and Special Laws of Maine for the year 1919, chapter 85, section 2, and in pursuance of a vote of said Board taken on the eighth day of April, A. D. 1920, has hereunto caused its name to be signed and its seal to be affixed this eighth day of May, A. D. 1920.

IN WITNESS WHEREOF the said County of Cumberland also by its agent Norman True duly appointed in complinace with the provisions of the 1916 revision of the Statutes of Maine, chapter 83, section 10, by vote duly passed by its board of County Commissioners in regular session on the fourth day of May, 1920 which said vote is duly recorded in the record of its proceedings duly kept by

said board of County Commissioners, has hereunto caused his name to be signed and his seal to be affixed this eighth day of May, 1920.

Signed, Sealed and Delivered in the presence of:-

Thomas J. Kennon to all

County of Cumberland (County Seal)

By Charles A. Maxwell Seal

Clarence L. Bucknam Chairman Seal

Frank M. Hawkes Commissioners Seal

U.S.I.R. \$16.00 C.L.B. May 8 1920 N.T.

Norman True Agent Seal

State of Maine Cumberland, ss. Portland, May 8, 1920.

Personally appeared the above named Charles A. Maxwell, Clarence L. Bucknam and Frank M. Hawkes, to me personally known, who took oath that they are the duly elected Commissioners of said County of Cumberland, and that the foregoing is their free act and deed in their said capacity, and the free act and deed of said County of Cumberland.

And personally appeared the above named Norman True to me personally known, who took oath that he was the duly appointed agent of the Commissioners of said County of Cumberland in pursuance of the provisions of the 1916 revision of the Statutes of Maine, Chapter 83, Section 10, and that the foregoing is his free act and deed in his said capacity, and the free act and deed of said County of Cumberland.

Before me, Franz U. Burkett, Justice of the Peace.

Received May 18, 1920, at 1h, 45m, P. M., and recorded according to the original.

KNOW ALL MEN BY THESE PRESENTS, That I, Jesse Holden of Harrison County of Cumberland State of Maine being the owner of a certain mortgage given by William L. Ash of Otisfield County and State aforesaid to Jesse Holden dated June 4th, A. D. 1917, and recorded in Cumberland Registry of Deeds, Book 994, Page 16, do hereby acknowledge that I have received full payment and satisfaction of the same, and of the debt thereby secured, and in consideration thereof I do hereby cancel and discharge said mortgage, and release unto the said William L. Ash, his heirs and assigns forever the premises therein described.

HOLDEN to Ash Discharge

IN WITNESS WHEREOF, I the said Jesse Holden have hereunto set my hand and seal this fourth day of May, A. D. 1920.

Signed, Sealed and Delivered in presence of

Jesse Holden, SEAL.

State of Maine. County of Cumberland, ss. May 4th, 1920.

Then personally appeared the above named Jesse Holden and acknowledged the foregoing instrument to be his free act and deed, before me,

Notarial Seal. A. F. Chute, Notary Public.

Received May 18, 1920, at 2h, P. M., and recorded according to the original.

State of Maine. Cumberland, ss. Portland, May 18, A. D. 1920.

I, Harry H. Cannell, attorney of record for Edward M. Norton, plaintiff in

Norton to Haney &

# 17 MALLISON FALLS RD

**Location** 17 MALLISON FALLS RD

**Mblu** 3/5/11

**Acct#** S3820R

**Owner** STATE REFORMATORY

**Assessment** \$171,821,900

**PID** 108

**Building Count** 1

**Zone** I/SP/GD

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$170,963,600	\$858,300	\$171,821,900

## Owner of Record

<b>Owner</b>	STATE REFORMATORY	<b>Sale Price</b>	\$0
<b>Co-Owner</b>		<b>Certificate</b>	1
<b>Address</b>	17 MALLISON FALLS ROAD WINDHAM, ME 04062	<b>Book &amp; Page</b>	1051/0179
		<b>Sale Date</b>	05/18/1920

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STATE REFORMATORY	\$0	1	1051/0179	05/18/1920

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

Building Attributes	
Field	Description
Style:	Accessory Bldg

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos/WindhamMEPhotos/A00\01\26\27.jpg>)

### Building Layout

 [Building Layout \(ParcelSketch.ashx?pid=108&bid=108\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 901V  
**Description** STATE OF MAINE  
**Neighborhood** 001  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 108.40  
**Frontage**  
**Depth**  
**Assessed Value** \$858,300  
 lbllndfront

**Outbuildings**

<b>Outbuildings</b>						<u>Legend</u>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
FA	FLAT AMOUNT			9160600.00 UNITS	\$18,321,200	1
FA	FLAT AMOUNT			9160600.00 UNITS	\$18,321,200	1
FA	FLAT AMOUNT			9160600.00 UNITS	\$18,321,200	1
FA	FLAT AMOUNT			1.00 UNITS	\$0	1

**Valuation History**

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$170,963,600	\$858,300	\$171,821,900
2022	\$161,070,200	\$961,500	\$162,031,700
2021	\$117,142,900	\$836,300	\$117,979,200

**D. Written Narrative of Application Submittal Items following  
the format of the Application Form.**

## **1.0 Final Plan – Major Site Plan Amendment**

**A. Completed Application Form & Agent Authorization – Please refer to the Conditional Use Application filed in conjunction with this application for the agent authorization.**

**B. Application Fee: Amendment - \$600.00 (Fee and Escrow)**

**C. Written Application**

1. A narrative describing the proposed use or activity: The following narrative is coordinated with the application.
  - The project includes the addition of a 3,896 s.f. Women's Medical and Mental Health Unit at the existing Women's Unit (Building No.7). The addition provides needed medical space for female residents which is currently provided for in other buildings on campus creating challenging health, safety, and security conditions. The new space will provide a modern facility accommodating female medical and mental health needs. As a result, the building will service existing residents more safely and securely. The addition will be located within the existing developed footprint that is currently pavement and will change the developed area of the prison. The location is serviced by existing utilities and within the secured area of the prison. Since the project is in a developed area of the prison and requires a minimal footprint, the project does not alter or change stormwater management.
  - Please refer to the Conditional Use Application for Additional Information and Description of the Project.
2. Record the owner's name, address, and phone number and applicant's name, address and phone number, if different.
  - Provided on application form.
3. Names and addresses of all abutting property owners.
  - We have included a listing of abutters in the attachments based on the Town GIS Assessor Data.

4. A copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
  - Please refer to the Conditional Use Application filed in conjunction with this application.
5. Copies of existing or proposed covenants or deed restrictions.
  - Please refer to the deed included in the Conditional Use Application filed in conjunction with this application.
6. Copies of existing or proposed easements on the property.
  - Please refer to the deed included in the Conditional Use Application filed in conjunction with this application.
7. The name, registration number, and seal of the licensed professional who prepared the plan, if applicable
  - Engineer seal provided on plans.
8. Evidence of the applicant's technical capability to carry out the project as proposed.
  - Please see the attachments.
9. An assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property.
  - The project requires no new utilities. All utilities exist on the site. The project accommodates existing residents of the facility.
10. Estimated demand for water supply and sewage disposal.
  - The proposed project will be serviced by the existing internal water and sewer systems requiring no changes in the existing services. The project will serve existing residents of the Correctional Facility and therefore will not alter the demand on needs of the facility.
11. Provisions for handling all solid wastes, including hazardous and special wastes.

- Solid waste will be limited in nature given the type of facility. Medical waste will be placed in separate secure containers and general waste in secure trash bins at designated areas within the buildings and outside of the buildings controlled by security.

12. Detail sheets of proposed light fixtures.

- Lighting will utilize existing yard lighting that was designed as part of the recent facility modernization along with building-mounted lights at entrances for safety and security. Lighting locations are shown on site plans. The lighting plan and fixture information are appended to the application.

13. Listing of proposed trees or shrubs to be used for landscaping.

- See the site plan for the healing garden.

14. An estimate of the weekday a.m. and p.m. and Saturday peak-hour and daily traffic to be generated by the project.

- This item is not applicable since the project is internal to the existing prison and does not generate any new traffic or demand. The project is a modernization to provide improved medical support to existing residents.

15. A description of important or unique natural areas and site features, including but not limited to floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources.

- The proposed project does not have any unique areas or site features. The proposed project is within the existing developed footprint of a prison. Please see the plan set appended to the application. Since the project is located within the existing developed area, no wetlands or other environmental features will be impacted. The development site is pavement.

16. A narrative describing stormwater drainage, maintenance, and inspection program, erosion and sedimentation control measures, stormwater calculations, and water quality and/or phosphorous export management provisions if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board or Staff Review Committee determines that such information is necessary based upon the scale of the project or the existing conditions in the vicinity of the project.

- The project is entirely located within an existing developed footprint of the prison and will not alter or change existing stormwater. The construction of the

proposed Women's Medical Addition will be collected in a roof drain and connected to the existing closed storm drainage system. Runoff from the paved and landscape areas will enter the existing closed storm drainage system. The construction of the Women's Medical Addition and the associated pavement reduces the overall site's impervious area by approximately 1,614 square feet. As a result, the addition does not alter existing stormwater runoff and reduces the amount of stormwater by virtue of a reduction in impervious surface.

17. A written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater if public water or sewerage will be utilized.

- This item is not applicable since the proposed project will be serviced by the existing internal water and sewer systems requiring no changes in the existing services. The project will serve existing residents of the Correctional Facility and therefore will not alter the demand on needs of the facility.

18. Financial capacity

- The State of Maine will utilize existing approved funding sources to complete the project. No new funding is needed from what is already approved. The estimated project cost is \$6,000,000.00.

19. Technical capacity. Describe the technical ability of the applicant and consultant(s) to undertake the development.

- The State of Maine has contracted with Cianbro Corporation, SMRT, Inc., and Sebago Technics, Inc. to complete the project. Please see appendix for technical capabilities.

#### **D & E Plan Requirements**

Attached to the written submittal are 24"x 36' design plans for the Women's Health Building Addition. The plans include existing conditions, proposed conditions, grading, drainage, utilities, floor plan, building elevation, lighting plan, and supporting construction details.

## 2.0 Final Plan – Major Site Plan Amendment Exhibits to Application

a. Relationship to sketch plan.

This item is not applicable as the project is a small amendment to the existing approved site plan.

b. Stormwater Drainage and Erosion Control.

The project is entirely located within an existing developed footprint of the prison and will not alter or change existing stormwater. The construction of the proposed Women's Medical Addition will be collected in a roof drain and connected to the existing closed storm drainage system. Runoff from the paved and landscape areas will enter the existing closed storm drainage system. The construction of the Women's Medical Addition and the associated pavement reduces the overall site's impervious area by approximately 1,614 square feet. As a result, the addition does not alter existing stormwater runoff and reduces the amount of stormwater by virtue of a reduction in impervious surface.

The provided site plans include all drainage features, structures, and provisions for erosion and sedimentation control. An entire plan sheet is dedicated to erosion control and provided on the plans for ease of reference during construction.

c. Groundwater Analysis.

This item is not applicable as the project does not involve any onsite disposal.

d. Professionals seal on plans.

The provided plans include the seal of the engineer who prepared the plans.

e. Utility Plan

The provided plans include existing and proposed utilities that service the project.

f. Planting Plan

The attached plans include a proposed healing garden as part of the medical treatment. The planning details are noted on the plan and designed to be appropriate for the type of facility.

g. Digital Transfer

Enclosed is a CD with the GIS shape files.

h. Traffic Study

This item is not applicable since the project is internal to the existing prison and does not generate any new traffic or demand. The project is a modernization to provide improved medical support to existing residents.

**E. Written Narrative of Performance Standards Section 120-812  
& 120-511 Buffer Yards**

***Performance Standards:*** The Windham Land Use Code sets forth performance standards and criteria in section 120-812 of the land use code. In this regard, we offer the following for consideration:

**120-812A – Utilization of the Site:**

The site is a fully developed Maine Department of Corrections prison. The project includes the addition of a 3,896 s.f. Women's Medical and Mental Health Unit at the existing Women's Unit (Building No.7). The addition provides needed medical space for female residents which is currently provided for in other buildings on campus creating challenging health, safety, and security conditions. The new space will provide a modern facility accommodating female medical and mental health needs. As a result, the building will service existing residents more safely and securely.

The addition will be located within the existing developed footprint that is currently pavement and will not change the developed area of the prison. The location is serviced by existing utilities and within the secured area of the prison. As a result, the small building addition does not change the use or area of use of the prison but does provide for improved onsite resident medical services.

**120-812B – Vehicular Traffic**

This item is not applicable since the project is internal to the existing prison and does not generate any new traffic or demand. The project is a modernization to provide improved medical support to existing residents.

**120-812C – Parking and Loading**

The project does not require any new parking or place added demand on existing parking. The addition provides needed medical space for the women's unit which is currently provided for in other non-segregated buildings creating challenging health, safety, and security conditions. The new space will allow for segregation and provide a modern facility to accommodate the women's mental health needs.

The small building addition will be accessed from the existing interior perimeter road. A service drive from the secure interior perimeter road will be provided to the side door of the building. The access drive will be 23 feet in width and accommodate maintenance, emergency access, and deliveries of supplies.

### **120-812D – Pedestrian Traffic**

As a secure prison, pedestrian traffic is limited to the secure movement of prison officers and residents to and from the building and facility. This includes secure buildings, yard areas, and access to and from the medical building.

### **120-812E – Stormwater Management**

The project is entirely located within an existing developed footprint of the prison and will not alter or change existing stormwater. The construction of the proposed Women's Medical Addition will be collected in a roof drain and connected to the existing closed storm drainage system. Runoff from the paved and landscape areas will enter the existing closed storm drainage system. The construction of the Women's Medical Addition and the associated pavement reduces the overall site's impervious area by approximately 1,614 square feet. As a result, the addition does not alter existing stormwater runoff and reduces the amount of stormwater by virtue of a reduction in impervious surface.

The project is also located in Windham's MS4 urbanized area. The stormwater management plan will comply with [Section 201-21](#), Post-Construction Stormwater Ordinance, and be required to provide a maintenance and inspection report annually to the Town's Environmental and Sustainability Coordinator for the Town. This is a current requirement of the facility.

### **120-812F – Erosion Control**

The project plans included locations for placement of erosion and sedimentation control measures together with supporting details and notation. The contractor will be required to implement Erosion and Sedimentation Control practices during the site improvement construction activities meeting the Basic Standards per Section 6 of the MeDEP Chapter 500 Stormwater Rules for PBR projects. Please refer to the plan sheets.

### **120-812G – Water Supply Provisions**

The project site is an existing facility serviced by public water. The proposed project will not result in the need for additional water capacity since the project will serve existing residents of the Correctional Facility. Water will be provided from within the existing development area and will not require any new services.

### **120-812H – Sewage Disposal Provisions**

The project site is an existing facility serviced by a public sewer. The proposed project will be serviced by the existing internal sewer system requiring no changes in the existing sewer service. The project will serve existing residents of the Correctional Facility and therefore will not alter the wastewater needs of the facility.

### **120-812I – Utilities**

The project site will be serviced by underground public utilities including water, sewer, power, and communications. The locations of the utilities are depicted on the site plans.

### **120-812J – Groundwater Impacts**

The project involves no groundwater discharges. The site is served by a public sewer.

### **120-812K – Water Quality Protection**

The project is entirely located within an existing developed footprint of the prison and will not alter or change existing stormwater. The construction of the Women's Medical Addition and the associated pavement reduces the overall site's impervious area by approximately 1,614 square feet. As a result, the addition does not alter existing stormwater runoff and reduces the amount of stormwater by a reduction in impervious surface. The reduction of pavement is by nature a water quality improvement.

### **120-812L – Hazardous, Special, and Radioactive Materials**

The proposed project does not include any hazardous, special, or radioactive materials.

### **120-812M – Shoreland Relationship**

The proposed development is not located in a shoreland zoning district.

### **120-812N – Technical and Financial Capacity**

The project is funded through existing allocated state funds for the prison.

The total estimated cost for the project is \$6,000,000.

The project has been designed by SMRT, Inc. and Sebago Technics, Inc. who are established design firms with substantive experience. The building will be constructed by Cianbro Corporation, a large experienced contractor who has completed all the prison improvements to date. Please refer to the appendix for technical qualifications.

### **120-812O – Solid Waste Management**

Solid waste will be limited in nature given the type of facility. Medical waste will be placed in separate secure containers and general waste in secure trash bins at designated areas within the building and controlled by security. Solid Waste is removed by the MDOC and its waste hauler that currently services the prison.

### **120-812P – Historical and Archaeological Resources**

The site is currently a developed prison and there are no historical and archaeological resources onsite.

### **120-812Q – Floodplain Management**

The proposed buildings and site are not located in the FEMA 100-year floodplain.

### **120-812R – Exterior Lighting**

The project site will include building lighting necessary for safety and security. Lighting will be LED, shielded, and mounted on the building. Existing pole-mounted lights will remain and were approved as part of the original site plan application. The locations of lighting are shown on the attached plan. A lighting plan that includes a description of the lights to be installed is appended to the application.

### **120-812S – Noise**

The project is not expected to generate any appreciable noise. The facility is housing for women residents of the prison needing medical and mental health services. As such the location is enclosed with no noise-generating equipment.

### **120-812T – Storage of Materials and Screening (Landscape Plan)**

The project proposes no outside storage and is fully located within an existing developed footprint of the prison. A healing garden is proposed for medical support of the women residents and is detailed on the site/civil plans.

### **120-511, Buffer yard**

The project is located interior to the site and located 1,400 feet from Route 302 and Mallison Falls Road and over 800 feet from any side or rear property line. As a result, the project area vastly exceeds any yard setbacks. In addition, since the project is located within an existing developed area (paved), and no increase in lot coverage or impervious surface are proposed. The building will be approximately 18 feet in height, well below the maximum allowed height of 35 feet.

Given the project's small size and its physical location, the project will inherently provide significant buffering to property lines meeting or exceeding the buffer yard requirements identified in Section 120-511. From Route 302, more than 1,400 feet of existing natural buffering exists including natural rolling meadow intermixed with tree growth. The building will be fitted within the existing developed prison area and has a low profile (18' tall) building height. Since the building will be more than 1,400 feet from Route 302, and has a small footprint with a low profile, it is doubtful the building will be discernible. Since the building is

interior to the current prison facility it will also be obscured by other buildings and topography from property lines to the south, north, and west.

In this regard, the project is consistent with Section 120-511 Buffer Yard by being located at a significant distance from any property lines, blending in with existing site development, and maintaining natural buffering and vegetation that currently exist.

## **Attachment 1**

### **Abutters List from Town GIS**

Abutting Properties for  
17 MALLISON FALLS RD WINDHAM, ME  
04062  
3/ 5/ / /  
(300 Feet)

---

Location:  
3/ 3/ A/ /  
TRESTLE WY  
Owner:  
BOULANGER RICHARD R &  
BOULANGER NORMA L  
13 TRESTLE WAY  
WINDHAM, ME 04062

Location:  
3/ 6/ / /  
RIVER RD REAR  
Owner:  
STATE REFORMATORY  
17 MALLISON FALLS ROAD  
WINDHAM, ME 04062

Location:  
3/ 8/ A/ /  
8 MALLISON FALLS RD  
Owner:  
PRESUMPCOT HYDRO LLC  
C/O RELEVATE POWER LLC  
230 PARK AVE STE 447  
NEW YORK, NY 10169

Location:  
3/ 25/ / /  
279 RIVER RD  
Owner:  
MAINE STATE SOCIETY FOR THE  
PROTECTION OF ANIMALS  
279 RIVER ROAD  
WINDHAM, ME 04062

Location:  
3/ 27/ / /  
12 WILLOW DR  
Owner:  
MCAVOY KEITH A &  
MCAVOY CHRISTINE M  
12 WILLOW DRIVE  
WINDHAM, ME 04062

Location:  
3/ 4/ / /  
13 TRESTLE WY  
Owner:  
BOULANGER RICHARD R &  
BOULANGER NORMA L  
13 TRESTLE WAY  
WINDHAM, ME 04062

Location:  
3/ 7/ / /  
3 MALLISON FALLS RD  
Owner:  
SICKLESTROKE LLC  
3 MALLISON FALLS RD  
WINDHAM, ME 04062

Location:  
3/ 9/ / /  
10 MALLISON FALLS RD  
Owner:  
STATE REFORMATORY  
17 MALLISON FALLS ROAD  
WINDHAM, ME 04062

Location:  
3/ 25/ 1/ /  
RIVER RD  
Owner:  
STATE REFORMATORY  
17 MALLISON FALLS ROAD  
WINDHAM, ME 04062

Location:  
1/ 20/ / /  
VARIOUS LOCATIONS  
Owner:  
STATE OF MAINE DEPT OF  
TRANSPORTATION  
16 STATE HOUSE STATION  
AUGUSTA, ME 04333

Location:  
3/ 5/ / /  
17 MALLISON FALLS RD  
Owner:  
STATE REFORMATORY  
17 MALLISON FALLS ROAD  
WINDHAM, ME 04062

Location:  
3/ 8/ / /  
4 MALLISON FALLS RD  
Owner:  
SICKLESTROKE LLC  
3 MALLISON FALLS RD  
WINDHAM, ME 04062

Location:  
3/ 11/ / /  
7 HIGH ST  
Owner:  
STATE REFORMATORY  
17 MALLISON FALLS ROAD  
WINDHAM, ME 04062

Location:  
3/ 26/ / /  
157 RIVER RD  
Owner:  
PATTEE MICHAEL R  
157 RIVER ROAD  
WINDHAM, ME 04062

## **Attachment 2**

**Digital Transfer (GIS Format)**

**Please see the separately provided CD or USB Drive**

## **Attachment 3**

### **Technical Capacity**

## Consultant List

### **Architectural**

SMRT  
144 Fore Street  
Portland, ME 04101  
Contact: Dennis Morin  
877.700.7678  
DMorin@SMRTInc.com

### **Construction Manager**

Cianbro Corporation  
101 Cianbro Square  
P.O. Box 1000  
Pittsfield, ME 04967  
(207) 773-5852

### **Civil, Survey, Soils, Traffic, Environmental**

Sebago Technics, Inc.  
75 John Roberts Road, Suite 4A  
South Portland, ME 04106  
Contact: Owens McCullough  
(207) 200-2073  
omcculloughs@sebagotechnics.com

## INTRODUCTION

Throughout our 69-year history, Cianbro has safely and efficiently planned, managed, and constructed many technically complex, historic, and environmentally sensitive projects for a wide variety of public and private clients. A total commitment to safety combined with the enthusiasm of an innovative team of construction professionals, has enabled Cianbro to build a durable reputation for completing projects safely, on schedule, and within budget. Teamwork, dedication, and commitment are what differentiate Cianbro from its competitors. Cianbro applies our can-do spirit in the workplace every day, implementing innovative and creative solutions for client's needs on a wide variety of projects. Ranked #92 on Engineering News-Record's (ENR) 2018 The Top 400 Contractors, Cianbro is best known for managing major construction projects along with self-perform capabilities and hands-on construction techniques.

Founded in 1949 by the Cianchette Brothers, Cianbro is one of the United States' largest, most diverse, successful, open shop, 100% employee-owned construction and construction services companies. Presently operating in more than 40 states, 5 markets, and employing over 4,000 team members, Cianbro manages and self-performs civil, structural, mechanical, electrical, instrumentation, fabrication, and coating. Cianbro has been named the 30<sup>th</sup> largest majority employee-owned company in the U.S. by the National Center for Employee Ownership (NCEO).

At the core of Cianbro's construction philosophy are the Cianbro Vision, Mission, Values, and Strategy. Cianbro's Vision is *To be the Best Employee Owned Construction Company in the World*. The Mission states "Cianbro will safely provide quality construction services, on time and at a competitive price. Through innovation, efficiency, and our can do spirit, we will develop people, satisfy customers and grow shareholder value." Cianbro's values are built around its people, including accountability, commitment, trust, respect, mutual prosperity, responsibility, and integrity. Cianbro's Strategy states "Guided by our vision, mission and values, we will carefully allocate resources to drive sustainable long term growth and competitive advantage, by focusing on key markets, geographies, clients and services."

In 2001, The Cianbro Companies was incorporated as a holding company; it is comprised of operating companies, including among them, Cianbro Corporation, Cianbro Fabrication and Coating Corporation, Cianbro Development Corporation, Starcon International, Inc., Cianbro Equipment, as well as Cianbro Constructors. These are distinct legal entities that operate under their respective management who are responsible for and report separate financials and statistical information.

## HEALTH, SAFETY & ENVIRONMENTAL

Cianbro is committed to ensuring the health and safety of our team. This commitment includes our journey to Beyond Zero – creating an environment where our team members go home in better condition than they arrived at work; healthier, more educated, and able to influence the people around them. As leaders, Cianbro team members continually reinforce the value of taking care of personal health, looking out for fellow team members, and not taking or accepting unnecessary risks. This is Cianbro's moral obligation. It is how we choose to work. It is a value instead of a priority.

Cianbro takes great pride in a low Recordable Injury Rate and Experience Modification Rate, which are among the lowest in the construction industry. Among Cianbro Corporation's greatest safety accomplishments was 5 years, with zero lost time injuries over 12.3 million work hours. Management skills, commitment, and teamwork required to achieve an injury free workplace are identical to those needed to build an organizationally strong, morally and ethically right, and financially secure company. Cianbro's Healthy Lifestyle Program helps to educate and develop team members towards realistic, sustainable lifestyle changes.

Cianbro protects its team members, the public, and the environment from undue risks that may result from operations, or the use of hazardous materials, by developing, implementing, and monitoring programs to support the successful completion of each project. As evidenced through exemplary regulatory compliance, environmental stewardship is at the forefront of Cianbro's projects.

## FINANCIAL RESOURCES

Cianbro has extraordinary financial strength to match its unsurpassed construction expertise. The Cianbro Companies generates annual revenues of approximately \$775 million, almost exclusively from self-performed work. Cianbro has a bonding capacity of \$500 million for a single project and \$1 billion aggregate. The Cianbro Companies' Dun & Bradstreet (D&B) Rating is 5A3 and D&B Viability Rating is 14AA.

**Equipment:** Cianbro owns an equipment fleet consisting of approximately 3,500 pieces and valued at nearly \$150 million. Cianbro has complete control over its operation, having the ability to prioritize needs to assure the proper equipment is available where it is required the most. Cianbro is prepared for rapid mobilization.

## GEOGRAPHIC LOCATIONS

Each geographic location is comprised of offices, enclosed shops, and equipment yards, in addition to fabrication and coating as well as deepwater marine and modular manufacturing facilities, to support ongoing projects and clients. Cianbro has established a service territory across the United States, with the Corporate Office located in Maine, as well as operations and support services facilities in the North East, Mid-Atlantic, Great Lakes, South East, South West, and Pacific Regions:

- Corporate Headquarters
  - Pittsfield, Maine
- Operations Support Facilities
  - Pittsfield, Falmouth & Portland, Maine
  - Bloomfield, Connecticut
  - Baltimore, Maryland
  - Lexington, South Carolina
  - Catlettsburg, Kentucky
  - New Lenox, Illinois
  - Gonzales, Louisiana
  - La Porte, Texas
  - Burlington, Washington
- Fabrication & Coating Facilities
  - Pittsfield, Maine
  - Georgetown, Massachusetts
  - Freeport, Texas
- Deepwater Marine & Modular Manufacturing Facilities
  - Brewer, Maine
  - Portland, Maine
  - Baltimore, Maryland

## HUMAN RESOURCES

Cianbro employs over 4,000 team members company-wide, inclusive of the following:

### Civil

Civil General Foreman/Foreman, Construction Worker, Carpenter, Concrete Finisher, Brick/Block Spec (Mason), Rigger/Piledriver, Reinforcing Steel Worker, Fabricator, Welder (Structural), Painter, Diver, Scaffolder, Insulator, Scaffolder/Insulator, Multi-Trade

### Mechanical

Mechanical General Foreman/Foreman, Electrician, Millwright, Boilermaker, Pipewelder, Pipefitter, Instrumentation Fitter, Ironworker/Rigger, Transmission Line Worker, Distribution Line Worker, Industrial Technician, Data Cable Technician

### Equipment

Warehouse Foreman, Shipping/Receiving, Equipment Mechanic, Crane Operator, Equipment Operator, Truck Driver, Boat Pilot, Parts/Inventory Worker, Tool Crib Worker, Custodian/Security, Blaster/Wheelabrator Operator, Multi-Trade

**Operations Support**

Project Manager, Superintendent, Engineer, Estimating, Project Costing, Design, Layout, QA/QC, Fabrication, Coating, Equipment/Yard, Warehousing, Safety, Human Resources, Accounting/ Finance, Purchasing, Information Technology, Administrator, Contracts, Business Development, Executive

**Project Teams**

Cianbro's Project Teams are assembled with the depth, experience, and expertise to streamline each project's success, through attention to detail and aggressive management techniques. Key members of the Project Team are educated in the use of technology, through revolutionary practices and effective problem-solving, as well as the procedures necessary to effectively manage each project's elements. Cianbro team members reflect a can-do spirit of cooperation, enthusiasm, and concern for the client, which is unmatched in the construction industry. Cianbro's diverse veteran team of local resident construction personnel will provide the expertise to analyze and plan the work through valuable foresight, assemble the required documents, bid, contract, and manage the work, as well as support successful trade partners to assure project completion by the scheduled date.

**Corporate Support**

The depth of the Cianbro Team is found deeper than just those individuals who are involved solely at the project site. This includes those individuals who work within the Corporate Office, the operations support facilities, and the individual departments which provide specialized services. A strong, seasoned, and extensive Corporate Team will provide the project with the initial momentum upon outset. Supplementary resources can be applied at critical times to key areas, as required, in order to be efficient, flexible, and responsive to immediate demands.

Cianbro's ultimate strength is a combination of the team members at the project site and the other business units who work to support the Project Team at various other locations. Cianbro has several departments which function as support services to the client, both internal and external, including Safety, Human Resources, The Cianbro Institute (Skills & Professional Development), Quality Assurance/Quality Control, Purchasing and Procurement, Contracts, Estimating, Business Development and Creative Services, Finance, Information Technology, as well as our Construction Design Team.

**PROJECT COMMUNICATIONS & CONTROLS**

Project communications and controls begin with the preparation of an accurate and detailed project approach and plan, continuous monitoring and updating of progress, and ending with the formal close-out of the project. Cianbro believes by continually sharing information and fully utilizing investments in technology, accurate planning, monitoring, and control of project information will be the result.

Cianbro is eager to serve and understand how critical each project is to the client. Cianbro will bring the finest talent to construct each project, with an aggressive approach to the work and dedication to the best interests of the client. Cianbro stands behind all commitments with devotion and loyalty.

**CAPABILITIES**

Cianbro offers construction services from the conceptual stages of design through implementation, all the way to start-up activities and turn-key operations. Cianbro's versatility can be attributed to a vast service territory, across the United States, effectively demonstrated by the diverse nature of completed projects. Cianbro's success can be credited directly to the team's attitude towards working safely, cooperation, enthusiasm, and genuine concern for clients – one which is unmatched in the industry. Skill and experience possessed by Cianbro's team members cover the complete spectrum of construction trades.

## SECTION 1

### *Company Overview*

Cianbro is involved in five **markets**, including:

- Building
- Industrial & Manufacturing
- Infrastructure
- Oil, Gas & Chemical
- Power & Energy

Cianbro has been involved in these markets in several different **capacities**, including:

- Prime / General Contractor
- Joint Venture / Partner
- Trade Partner
- Construction Manager
- Fabricator
- Consultant
- Developer
- Equipment Supplier / Vendor

Cianbro has performed services under the following **contractual methods**:

- Conventional (Bid, Build)
- Construction Management
- Construction Manager/General Contractor
- Design-Build
- Public-Private Partnerships
- Engineering, Procurement, Construction

## **CONSTRUCTION DESIGN & ESTIMATING SERVICES**

Cianbro has a dedicated team of highly skilled engineers, who specialize in project-specific temporary design applications, which incorporates civil, mechanical, piping, electrical, controls, and instrumentation. Working alongside Cianbro's Operations Team, the Construction Design Team develops the most effective methods for safely constructing a project, while meeting the needs of that project. In conjunction with the Construction Design Team, Cianbro's Estimating Team is responsible for cost estimate development, as well as assistance in operational, tactical, and strategic planning, cost control analysis, scheduling, and management. The overall objective of the Cianbro Team is to make sure each project is completed on schedule and within budget. The intimate rapport between Construction Design, Estimating, and Operations assures a project's success.

Since the 1950s, Cianbro has provided specialized knowledge and innovative solutions to a broad spectrum of clients along the eastern seaboard, within several different industries. This experience is invaluable in understanding the client's needs, priorities, and concerns. The desire to move with velocity, innovation, and quality is ingrained in Cianbro's Team of construction professionals.



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF CORRECTIONS  
111 STATE HOUSE STATION  
AUGUSTA MAINE  
04333-0111

DR. JOSEPH FITZPATRICK  
COMMISSIONER

December 5, 2017

Mr. Richard Brescia  
Cianbro Corporation  
101 Cianbro Square  
PO Box 1000  
Pittsfield, ME 04967

RE: Maine Correctional Center Expansion Project

Mr. Brescia,

Thank you for your interest in the Maine Correctional Center Expansion project, for the quality of your presentation, and the responses to our questions during the recent interview. The Selection Committee is pleased to inform you that your company received the highest ranking of those interviewed to provide Construction Manager at Risk services for the Maine Correctional Center Expansion project.

This letter is notice of conditional award of the contract for the project. The award is subject to negotiation and execution of a contract. This does not constitute the formation of a contract between the Department of Corrections and Cianbro. Cianbro shall not acquire any legal or equitable rights relative to the contract services until a contract containing terms and conditions acceptable to the Department is executed. The Department further reserves the right to cancel this Notice of Conditional Contract Award at any time prior to the execution of a written contract.

The terms of the contract will include, but are not limited to, the preconstruction fee, the items included in the General Conditions of the construction contract, the project schedule, the CM contingency, and shared cost savings.

We look forward to our next meeting and ultimately working with your team on this important project. I will be in contact with you in the coming weeks to schedule our next meeting to discuss negotiations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Thornell".

Ryan Thornell, Ph.D.  
Associate Commissioner

copy: BREM

#### Statement of appeal rights

Any person aggrieved by an award decision may appeal the decision to the Director of the Bureau of General Services (Bureau of Real Estate Management). The appeal must be made to the Director, in writing, within 5 calendar days of the receipt of notification of the contract award as provided in 5 M.R.S. §§ 1743 (C) (3) and 1749.

## JUSTICE DESIGN

SMRT's Justice and Public Safety Team is nationally recognized for its intelligent and innovative design of secure, functional and efficient facilities, including prisons, jails and special needs population facilities. We provide needs assessments, feasibility studies, programming and design services for new and renovated facilities of all sizes and security levels.

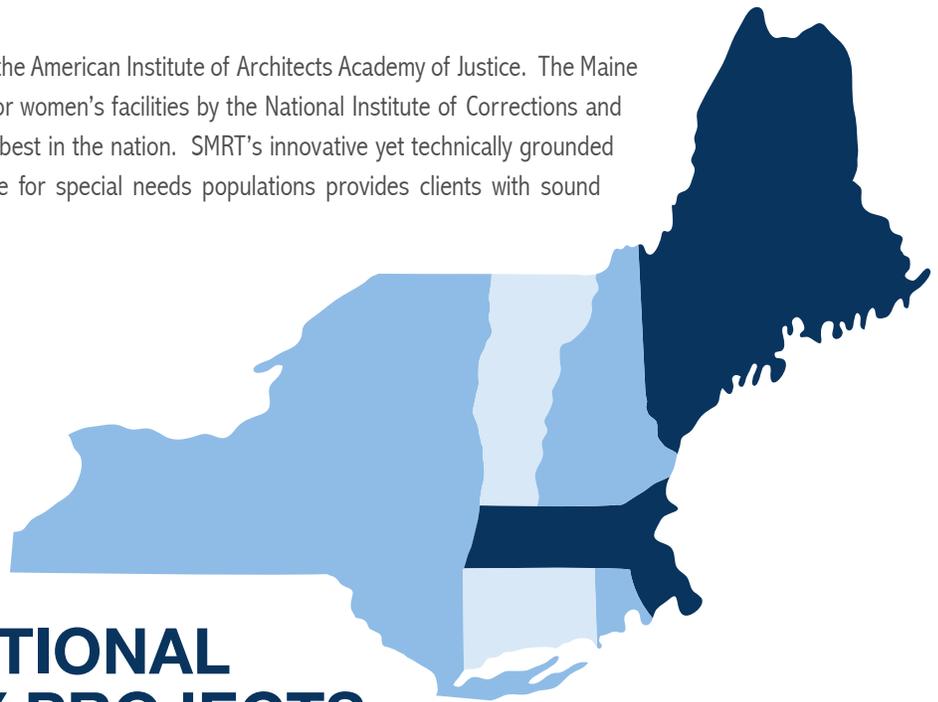
SMRT has an excellent record of guiding cost-effective solutions that meet and exceed our clients' expectations. Strong project management and quality control drive that success. SMRT was recognized as one of the country's top managed firms with the Circle of Excellence Award from PSMJ, the A/E industry's premier management consulting firm.

Our fully integrated architectural and engineering services include:

- Architecture
- Landscape Architecture
- Interior Design
- Site Selection
- Energy Modeling
- Commissioning
- Master Planning
- Mechanical Engineering
- Electrical Engineering
- Structural Engineering
- Civil Engineering
- Fire Protection/Life Safety Engineering
- Infrastructure Evaluation and Planning
- Communications & Technology Planning

### Design Excellence

SMRT has been recognized for design excellence by the American Institute of Architects Academy of Justice. The Maine Women's Center was adopted as a national model for women's facilities by the National Institute of Corrections and one of our juvenile facilities was ranked among the best in the nation. SMRT's innovative yet technically grounded approach to housing, programming and healthcare for special needs populations provides clients with sound solutions that meet their operational requirements.



SMRT has led more than

**30 CORRECTIONAL  
FACILITY PROJECTS**

encompassing more than **2.5 MILLION S.F.**

## Selected Justice Experience Matrix

Project Name	Number of Beds	Square Feet	Jail Planning	Prison Planning	Campus Planning
Maine State Prison - Warren, ME	816	400,000		●	●
Northern New Hampshire Correctional Facility - Berlin, NH	500	241,000		●	●
Southern State Correctional Facility - Springfield, VT	350	130,000		●	●
MCC Women's Unit, Windham, ME	100	38,000		●	●
MCI Shirley Prison Food Service, Shirley MA	NA	23,000		●	●
New York Prison Security Upgrades at Sing Sing, Wall Kill, Collins, Greene, Coxsackie, and Sullivan State Correctional Facilities	NA	NA		●	●
Puerto Rico Juvenile Facility and Adult Women's Prison Programming Design and Specifications for P-3 delivery	1,230	750000		●	●
Wyatt Detention Facility - Central Falls, RI	342 (711 Capacity)	122,000 (new const.)	●		●
Barnstable County House of Correction - Bourne, MA	300	172,200	●		●
Cumberland County Jail - Portland, ME	450	142,000	●		●
York County Jail - Alfred, ME	298	110,104	●		●
Merrimack County House of Correction - Boscawen, NH	237	114,670	●		●
Cheshire County Jail - Westmoreland, NH	225	90,000	●		●
Two Bridges Regional County Jail	200	92,000	●		●
St. Lawrence County Jail - Canton, NY	186	93,000	●		●
Cortland County Jail and Public Safety, Cortland, NY	180	92,000	●		●
Grafton County House of Corrections	170	92,000	●		●
Long Creek Youth Development Center - South Portland, ME	163	122,510	●	●	●
Greene County Jail and Sheriff's Office, Coxsackie, NY	150	85,000	●		●
Mountain View Youth Development Center - Charleston, ME	133	112,139	●	●	●
MCC Women's Re-entry, Windham, ME	96	26600		●	●
Hampshire County Re-entry facility	64	21000	●		●
Knox County Jail - Rockland, ME	49	31,000	●		●
Washington County Jail - Machias, ME	42		●		●
Sheyenne Valley Correctional Center - Valley City, ND, Schematic Design	80	40,000	●		●
Waldo County Jail Site Selection & Schematic Design	63	67,000	●		●
Kennebec County Re-Entry Facility, Concept Design	60 M, 40 F	22609	●		
Lawrence Alternative Correctional Re-Entry Center, Lawrence MA, Schematic Design	98	26300	●		●
MDOC/Washington County Joint Facility, Concept	634	232000	●		●
In& Out-Patient Medical Facility at MCC, Schematic Design	44	29144		●	●



## What Sets Us Apart?

### Approach

Our approach to project delivery provides a single point of contact, responsive scheduling and cost efficiency.

### Reputation

Sebago Technics is recognized as a firm that excels in the permitting of projects through experienced knowledge and excellent reputation.

### Ownership

Employee-ownership results in improved responsiveness, commitment and accountability throughout the organization.

### Quality

Our designs, graphics and plans are subject to rigorous quality standards and review which results in clear, effective documents.

### Innovation

Sebago Technics' design professionals employ the latest engineering and technological methods to develop practical, cost-effective solutions.

### Results

Sebago Technics' resources and experience combined with our project team approach provide the capacity to meet client needs and deliver results.

Founded in 1981, Sebago Technics, Inc. is a consulting firm of more than fifty design professionals and technical staff providing services throughout New England. From the start, our business plan was simple: "To provide quality, cost-effective civil engineering services that are responsive to a customer's goals, schedule and budget." Our One Company capabilities and resources provide clients with experience and solutions to respond to their planning, permitting and design needs. Guided by integrity, experience and teamwork we understand that we can only succeed when quality, responsive and cost-effective service is provided to our customers.

## At a Glance:

**Year Established: 1981**  
(Employee-Owned Since 1998)

### Licensed & Certified Professionals

Professional Engineers	Registered Landscape Architects
Certified Flood Plain Manager	Licensed Soil Scientist
Certified Wetland Scientist	Subsurface Disposal Systems Designers
DOT Project Administrators	Erosion Control, Sedimentation &
LEED Accredited Professionals	Stormwater Inspectors
Professional Land Surveyors	Professional Traffic Operations Engineer



We provide engineering, planning, surveying and environmental services to companies, developers, landowners and the public sector for customers and projects, both large and small. Our experience includes projects in commercial, industrial, retail, residential, recreation, utility and government sectors. We meet our client needs through an efficient and effective delivery system providing clients a single point-of-contact. Our approach combined with our expertise and services allows us to meet the needs of our customers within One Company.

Nearly every project requires some level of regulatory permitting and public process. Sebago Technics excels in these areas. The nature of our work enables us to remain current on the latest regulations and forge important relationships with regulatory and enforcement personnel in governments and agencies throughout the region. Our project managers and technicians are experienced with the requirements and processes of various federal, regional, state and municipal authorities. We work diligently and proactively in pursuit of permits and approvals striving to balance compliance with our clients' needs and interests.

Clients rely on Sebago Technics to guide their projects through design, permitting and construction processes utilizing either traditional or design-build delivery. Our licensed professionals remain current in the latest engineering practices and are certified in LEED, Erosion, Sedimentation and Stormwater Control & Inspection, Wetlands, Soils, Septic Design, and Traffic Operations. Our One Company range of services and expertise allows us to assist projects from concept through construction.

As a 100% employee-owned company our employees set us apart through commitment and integrity. Our team-based approach to services provides each client with the expertise and input of multiple disciplines. Whether an engineer, surveyor, landscape architect or environmental scientist each project benefits from the perspective and skills of varied professionals. The combined experience and knowledge, under one roof, benefits each project and customer for a better result.

## General Services

- Land Surveying
- Site and Civil Engineering
- Transportation/Traffic Engineering
- Landscape Architecture
- Environmental Services
- Natural Resources and Soils Science
- Permitting (Local/State/Federal)
- Construction Services
- GIS & Mapping



Civil Engineering is a broad based profession that deals with the design, construction and maintenance of the physical and naturally built environment. Civil and Site Engineering projects may include regulatory permitting at all levels of government, technical studies and evaluations, planning and implementation, feasibility assessments, stormwater modeling, infrastructure design, site and subdivision planning/design. Often, the Civil Engineer will take the lead on a project coordinating other disciplines such as environmental, geotechnical, survey and transportation components that comprise a complete project approach.

From the beginning, Sebago Technics, Inc. has focused on offering a broad range of Civil Engineering services to the public and private sector. Our diverse Civil Engineering staff provides customers the experience and expertise to evaluate, design and permit projects covering a broad spectrum. As technology advances and regulatory processes evolve, our Civil Engineering staff has remained flexible and adaptive with a focus on customer service. Our Civil Engineers work together in teams of experienced professionals to assist customers on a variety of projects. Our staff works with customers from inception to completion to plan, design, permit and construct projects. Throughout a project, we strive to be attentive to the customer's goals and seek solutions that are cost-effective and responsive to regulatory requirements.

- **Fort Meade**
- **Department of Defense, MD**
- Masterplanning for the 500-Acre, Ft. Meade housing development including civil design for Phase I consisting of 1,000 new homes, 330 acres, and 9 miles of roadway and supporting infrastructure.
- **Eastern Manufacturing Facility**
- **Brewer, ME**
- Civil Engineering, permitting and transportation planning for a \$19 million site redevelopment for fabricated assembled modular industrial structures for shipment via rail, barge and highway throughout the United States.
- **Government & Municipal**
- **General Engineering Services**
- Sebago Technics has a long history of ID/IQ delivery of services to municipalities and government agencies.
- **U.S.P.S. Distribution Center Expansion**
- **North Reading, MA**
- Civil Engineering, Regulatory permitting and Traffic Impact Assessment for 140,000 s.f. (design-build) expansion of an existing postal facility.
- **Exit 3, I-295**
- **South Portland, ME**
- \$6.5 million redesign of existing interchange to expand capacity and eliminate 3 High Crash Locations.
- **Municipal Streets**
- **Portland, ME**
- Redesign of 16 arterial and collector streets, including storm sewer separation, totaling more than 4 miles in length as part of the City's CSO program.



Survey is a fundamental component required by almost every project. We believe maintaining a qualified in-house staff of survey professionals and technicians provides enhanced project coordination and responsive customer service. With one of the largest survey staffs in Maine, we are able to respond promptly to client and project needs. We can produce multiple survey crews on any given day with state of the art technical equipment including, high definition laser scanning, GPS systems, robotic instruments, total stations and technical support. Sebago maintains its own GPS base station allowing us to complete real time kinematic GPS within a supporting network. Data collected in the field is processed electronically by survey technicians and professional land surveyors to produce quality final products whether it is a stand alone survey plan of engineering data to be used in design and construction.

- **Cutler Naval Communications Facility**
- **Cutler, ME**
- Boundary and Existing Conditions Survey using aerial mapping for Naval Facility along the coast of Maine.

- **Brunswick Naval Air Station**
- **Brunswick, ME**
- Boundary Survey of Base perimeter and supporting Existing Conditions survey for Base projects.

- **Remote Terminal Survey**
- **Statewide, ME**
- Boundary survey, existing conditions surveys and topographic surveys on hundreds of Remote Terminal sites. Site design, civil engineering and landscape design were a few of the services performed on the sites. In addition, we performed the site selection, property owner negotiation and represented the utility company before municipal/state agencies.

- **Maine Medical Center**
- **Multiple Locations, ME**
- Boundary, Existing Conditions, Construction Layout and As-Built Surveys for multiple campus and single facility locations throughout Maine. Including a recently completed as-built survey of the entire Bramhall Campus consisting of several city blocks within Portland, Maine.

### GPS Mapping – Maine Superfund Sites Statewide, ME

Created maps of all locations identified on the Maine Department of Environmental Protection's Uncontrolled Site Program List. A 2,500 foot radius was mapped to identify all properties within 2,500 feet of the published Superfund Sites for all easements or transfer of real property.



Landscape Architecture was integrated into Sebago Technics' practice in 1988, bringing a creative design focus to the company and complimenting its civil engineering capability. Landscape architects lead the design effort on all projects, working closely with our natural resource scientists and engineers. We listen closely to the needs of our clients, their goals for each project, and strive to accomplish their objectives, accounting for the environmental and regulatory constraints affecting each project.

Having practiced throughout the United States and overseas, observing regional and international design vocabulary, we bring diverse knowledge to each project. Our landscape architects focus on innovative design practices yet remain grounded by a strong technical knowledge that produces cost-effective, constructible solutions. A high standard of quality is our trademark.

As LEED Accredited Professionals we are committed to the principles of sustainable design practices. Embracing technology, we believe people understand design in a visual context and continue to reflect our designs with quality graphic communication.

- **LL Bean Flagship Campus**

- **Freeport, ME**

- Masterplanning, site design and landscape architecture for three building expansions at the Freeport Campus, including LEED certification and branding of the LL Bean image using native materials and site detailing.

- **Waterfront City Park**

- **Gardiner, ME**

- Transformation of a former industrial waterfront into an expansive green, riverfront boardwalk, visitor center and natural amphitheatre along the Kennebec River, including park access gateways and connectivity to adjacent historic downtown area.

- **Portsmouth Public Library**

- **Portsmouth, NH**

- Site design and landscape architecture for civic library building and site within Portsmouth's historic waterfront district. This project features extensive brick and granite site paving, native plant materials and was awarded LEED Silver accreditation.

- **Maine Medical Center**

- **Portland, ME**

- Masterplanning, site design and landscape architecture for a state of the art birthing center expansion, eight level parking garage, central utility plant, Lifeflight helipad and associated site improvements.

- **PD Merrill Marine Gateway**

- **Portland, ME**

- Situated at the eastern terminus of the Veteran's Memorial Bridge, this public park will feature two major pieces of sculpture, and is designed within the context of the marine heritage of Portland's working waterfront.



At Sebago Technics, our Environmental Engineers and Technical Staff provide its customers with planning, assessments, designing, project management and permit acquisition for a variety of projects. Our experienced team assists with the design of municipal and private water, wastewater, and stormwater conveyance systems. Sebago Technics has completed miles of sewer separation projects, designed sanitary pump stations and solid waste facilities. We also support both businesses and landowners in the completion of Environmental Site Assessments (ESA's) and remediation prior to land transfers or project development.

Sebago Technics offers Phase I & II site assessment services to characterize and quantify site contamination for future site remediation. Sebago Technics has successfully guided numerous properties through the Maine Department of Environmental Protection's Voluntary Response Action Program (VRAP). This process includes timely and cost-effective Phase I & II assessments which are typically completed in conjunction with property redevelopment.

With a well respected Environmental Staff, we are known in the industry for high intensity soil surveys, wetland delineations and vernal pool surveys for development prospects. Our licensed Site Evaluators and Engineers work together to design our client's subsurface wastewater disposal systems; and are able to do so for both small and large engineered systems which include local and state permits.

- **Maine Coast Heritage Trust**
- **Natural Resource Inventories**
- **Islands and Coastal Properties**
- **North Haven to Mount Desert Island**
- Natural resource field mapping of a variety of natural resources, particularly vegetation habitat communities, on 11 different preserves owned by Maine Coast Heritage Trust, and publishing the data in ArcGIS.
- **City of Portland, ME**
- Hydrology and FEMA flood plain analysis, mapping and permitting.
- **Turner Farm Restoration**
- **North Haven, ME**
- Inventory of natural resources on 260 acres of land. Delineation, classification, and GPS location of the wetlands was performed. Class 'B' High Intensity Soil Survey was prepared to classify all soils on the property. A wetlands map, a soils map, and natural resources report were final deliverables.
- **Freeport Village Station**
- **Freeport, ME**
- Sebago Technics conducted Phase II remediation in conjunction with the site's application to the Maine Department of Environmental Protection (MDEP) Voluntary Response Action Program (VRAP). Working closely with the developer and the MDEP, coordinated the most cost-effective and permanent solutions to remediate the site in concert with the construction schedule.



Achieving the proper balance between mobility, pedestrian, bicycle and vehicular safety, and preservation of community character, is often the challenge we face today as transportation engineers in the urban environment. In addressing the efficient movement of people and goods for the vitality of our local and regional economies, we can no longer afford to solve our congestion concerns by solely constructing more system capacity. Today's fiscal realities demand more creative approaches that consider more fully the interrelationships between land use and transportation. Our solutions need to explore a wide range of alternatives that can make our current roadway networks more efficient and better able to accommodate a broader range of users beyond just motorized vehicles, i.e. pedestrians, bicyclists, and transit riders. What began 10-12 years ago as Context Sensitive Design, has now evolved into the Complete Streets and Green Streets movements – both of which are transforming our transportation facilities into more community friendly and environmentally responsible infrastructure systems.

At Sebago we embrace a holistic approach to transportation planning, engineering, and operations in urban settings. Our transportation engineers routinely collaborate with in-house land use planners and landscape architects to develop designs that achieve superior results in terms of mobility, safety, aesthetics, and environmental quality. We are passionate about developing design solutions that meet the needs of a wide variety of system users.

Large or small – state level or community level – Sebago is equipped and experienced to offer you sage advice with regard to your transportation needs. While our talents are predominantly focused on planning and design activities, our skills don't end there. We also have a post-construction traffic signal system operations practice that is "unique" to the industry. Our Traffic Engineers are skilled in operating centrally controlled traffic signal systems for optimizing traffic mobility and minimizing system maintenance costs.

- **Sarah Mildred Long Bridge Replacement**
- **Kittery, ME – Portsmouth, NH**
- Performing the roadway and intersection design, traffic engineering, and railroad design in support of this \$160M two-state construction project between Maine and New Hampshire.
- **William Clarke Drive**
- **Westbrook, ME**
- Non-traditional planning and design for a safer highway to serve as the gateway into downtown and reconnect the CBD with area neighborhoods.
- **Implementation of City-Wide ATMS**
- **Dover, NH**
- Local officials embrace the notion of a centrally controlled traffic signal system to enhance signal maintenance response time, better manage customer complaints, reduce motorist delays on major arterials, lower fuel consumption, and reduce harmful air emissions within the City.
- **On-Call Traffic/Transportation Engineering Services**
- **South Portland, ME**
- As the City of South Portland's on-call traffic engineer our services include support for the Planning and Public Works Departments. Projects range from performing peer reviews of developer traffic impact studies, to addressing High Crash Location traffic safety issues, to managing the City's centrally controlled traffic signal system, and assisting Public Works with road, sidewalk, and bike/pedestrian construction projects.



We approach planning much as we do all opportunities; with pragmatism and creativity. Combining site specific information (such as topography, natural resources, and existing development on site), with regulatory criteria, and local ordinance requirements we work to create conceptual and long-term masterplans that move our client's vision to reality.

Every great land development project needs a solid plan as the foundation. Without this crucial piece of design, sites never realize their true potential and become victim to an ad-hoc style of development, wedging uses together, creating poor internal site circulation and wasted space within the development, as well as reduced income potential for landowners.

During the planning process we meet with local, state and federal regulators to ensure the design not only fits the site and the restrictions, but to identify potential red flags from a permitting perspective early in the planning process. This is extremely important to both the budget and timeline. Understanding the regulatory obstacles at the outset allows for simplified navigation throughout the permitting and development process.

- **Unum Provident Headquarters**
- **Portland, ME**

- Masterplanning and landscape architecture for Unum Provident Home Office III, the largest office building in Maine, together with a three level parking structure with 1200 parking spaces and employee amenities including walking pathways constructed with porous paving materials.

- **LL Bean Order Fulfillment Center**
- **Freeport, ME**

- Site planning and permitting for 1.2 million square feet of warehousing and distribution space, employee parking and site amenities on a 72 acre campus in Freeport. This facility processes and ships every order from LL Bean to customers worldwide.

- **Central Maine Medical Center**
- **Lewiston, ME**

- Site design to accommodate a major expansion and new emergency department at Central Maine Medical Center, including arrival and visitor drop off areas, ambulance service arrival bays, visitor parking and related site features.

- **Edward T. Gignoux Federal Courthouse**
- **Portland, ME**

- Streetscape and site planning for the \$20 million renovation of this federal facility, located in Portland's civic district. Site materials selected reflect the institutional nature of the courthouse, instilling a character of authority and permanence.

# Site Evaluation & Regulatory Permitting



The site alternatives and selection process is often an evolutionary one that begins with defining the project needs and objectives. Over the past 25 plus years Sebago Technics, Inc. has participated in site selection process and permitting for projects ranging in size and complexity. While there are commonalities in the process, no two projects are exactly the same. As a result, we apply our knowledge and depth of experience to develop specific solutions to each and every project.

We have gained a tremendous amount of experience over the years with permitting projects in many regulatory environments. In the development of a design we strive to anticipate the regulatory issues and address them in the design process so that they do not become obstacles later in the process. When considering alternative sites or alternative site designs we are able to quickly summarize the permitting considerations as well as the cost and performance considerations.

When it comes to permitting we have had a great deal of experience with the Maine Department of Environmental Protection (MDEP) and the Army Corps of Engineers (ACOE). We have developed working relationships with the project analysts at the MDEP and the ACOE and as a result have been able to get projects through the permitting process with successful outcomes for our clients.

- **Maine Crossing**
- **South Portland, ME**
- Site evaluations and investigation to develop a 13 acre wetland mitigation area responsive to project impacts including permitting through the Maine DEP, USACE and EPA.
- **Cliff Island and Cushing Barge Landings**
- **City of Portland, ME**
- Sebago Technics, Inc. assisted the City of Portland with natural resource assessments and permitting for two municipal barge landings. Multiple regulatory permits and coordination were required to include the Harbor Commission, Submerged Lands lease, Maine DEP, USACE, Department of Marine Resources, Inland Fisheries and Wildlife, City of Portland Flood Plain and Shoreland Zoning permits.
- **International Jetport (GA) Facility**
- **Portland, ME**
- Planning and Design of a 7 acre General Aviation Facility required preparation of a comprehensive permit application for the Maine DEP Site Location of Development Act, Federal Aviation Administration (FAA) and City of South Portland for a new major development project.
- **Eastern Fine Paper Redevelopment**
- **Brewer, ME**
- Engineering and permitting for redevelopment of a 39 acre manufacturing site. Permitting was extensive and fast-tracked to include City of Brewer approvals, Maine DEP Site Location of Development Act and Natural Resources Protection Act permits, Submerged Lands lease USACE permitting, Maine Department of Transportation coordination, Beneficial Use permit for dredging and coordination with multiple agencies (Historic Preservation Office, Dept. of Marine Resources, Inland Fisheries & Wildlife).

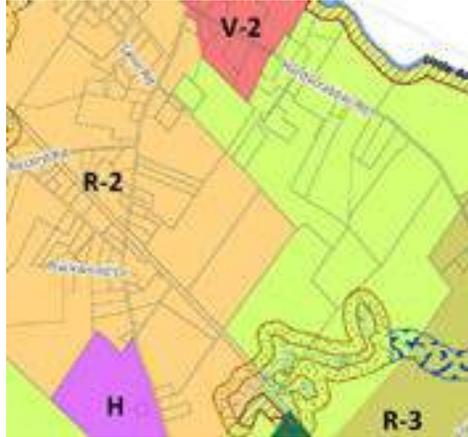


The Design-Build process offers a coordinated team approach to the planning, design and construction of a Project. Sebago Technics, Inc. has successfully participated in a wide variety of Design-Build projects. Our success is a function of an open working relationship committed to customer service, innovation balanced by practicality and the timely delivery of services.

Sebago Technics, Inc. has participated in a wide range of design-build projects throughout Maine and New England. We have partnered with national and local teams for transportation and site development projects focused on government and private/public projects. At the federal level we have successfully completed large scale military housing, infrastructure and facility support projects along with postal services expansions and new facilities.

Our broad design-build experience also includes unique private-public partnerships including wind generation and site redevelopment projects. Sebago Technics, Inc. successfully participated in Maine's first large scale Island wind generation project on Vinal Haven Island. We also participated in a fast-tracked private-public partnership of a Brownfield's site in Brewer, Maine. The project included substantial permitting and agency coordination to accommodate a new modular construction facility. Our experienced team of professionals understands the design-build process, importance of strong partnerships and the delivery of quality services focused on the customer.

- 72 Unit Family Housing, Phase I  
Brunswick Naval Air Station, Brunswick, ME
- Bachelor Enlisted Quarters (BEQs)  
Brunswick Naval Air Station, Brunswick, ME
- Brunswick Gardens Sewer Realignment  
Brunswick Naval Air Station, Brunswick, ME
- 50-Unit Navy Lodge, Naval Station  
Newport, RI
- Naval Exchange Addition, Naval Station  
Newport, RI
- Naval Submarine Base  
New London, Groton, CT
- 126 Unit Family Housing, Phase II  
Brunswick Naval Air Station, Brunswick, ME
- U.S.P.S. Flat Sequencing System Expansion  
North Reading, MA
- U.S. Postal Service Distribution Center  
Scarborough, ME
- Picerne Military Housing, Fort Meade  
Fort Meade, MD
- Killock Pond Road  
Hollis, ME
- Fox Island Wind Power Project  
Vinal Haven, ME  
(Partnership with Cianbro Corporation)



GIS is a set of technologies and software tools that enable maps to be made from geospatial data as well as other data sets, such as tabular information in tables and databases. The data is visualized in the form of a map or other graphical expression of location.

The days of approximate GIS mapping is giving way in many quarters to more accurate and formally constructed maps which can be available for use at various scales, through multiple software platforms, and can be utilized on multiple devices. Additionally, the data is coordinated and registered to one another and other critical data layers to create tightly integrated municipal mapping collections. For instance, zoning and shoreland zoning map layers can be created that will accurately agree with parcel data and orthoimagery collected over many years as part of larger state/regional orthoimagery projects. The data can be available locally for town staff use as well as in hosted, public facing web mapping applications for the staff and public to access. Data which is more reliable and accurate can also be more economical in the long run as it is used to support municipal staff decision making. Activities in planning, code enforcement, assessment, public works, and economic development all can benefit from more reliable and accurate data.

Our team can work with all of today's mapping technologies to deliver superior spatial services to public and private clients. Through the use of today's spatial data sources like real time GPS (sub-meter and survey-grade), photogrammetry, orthoimagery, LIDAR, remote sensing, web mapping services (WMS), and mobile mapping we have been able to build and maintain geospatial datasets for local and state government throughout Maine and New England. Our staff is also involved with many state/regional projects such as orthoimagery acquisition and can help town staff navigate through what may be of benefit locally to town specific matters.

- **Raymond GIS Services**
- **Raymond, ME**

- Annual maintenance of core GIS data such as tax maps, zoning map, shoreland zoning map, pavement management CIP maps, and various other on call GIS related projects in support of Town staff. Additionally we have assisted in the resolution of town boundary related mapping issues.

- **Poland Zoning Map Maintenance**
- **Poland, ME**

- Restructuring an existing municipal zoning map to incorporate a higher degree of spatial accuracy along the water's edge for shoreland zoning and modifying the spatial dataset to represent both overlay zones as well as general zone classes.

- **South Portland Storm Sewer Inventory Project**
- **South Portland, ME**

- Capture of centimeter level (survey-grade) GPS elevations for a large municipal storm sewer system and the verification of pipe connections from structure to structure. The data was delivered to the client in an edited version of their own geodatabase to update storm sewer mapping and serve as the basis for a storm water modeling exercise.

- **Hart Brook Sanitary & Storm Sewer Mapping**
- **Lewiston, ME**

- Capture of centimeter level (survey-grade) GPS elevations for an impaired municipal watershed and the verification of pipe connections from structure to structure. The data was delivered to the client in a geodatabase designed relative to their existing wastewater geodatabase and serves as the basis for updates to their existing mapping in-house.

- **Kittery Shorezone Mapping Project**
- **Kittery, ME**

- Used LIDAR collected at low tide to map the intertidal zone for all of Kittery's coastline to assist town staff in shoreland zoning issues and parcel mapping efforts being conducted in-house. Also created multiple high water lines to assist with changing shoreland zoning needs due to annual tidal variations.



The City of South Portland currently operates their public services department from an antiquated, out of date and inefficient facility. Sebago Technics was retained in 2010 to begin the feasibility planning and site selection process to development a new combined Municipal Public Works Facility, Solid Waste Transfer Facility, Public Bus Transportation and Parks and Recreation Facility. The planning, site selection and costing of a facility was completed in early 2014 with a referendum being approved by the community for a total project cost of \$15.2 million. During 2014 and into 2015, Sebago Technics, Inc. completed the site and civil design work including local, state and federal permitting. Due to size of the project and selected location at the City's Highland Avenue property, a phased approach was taken beginning with the construction of a new solid waste transfer facility. This new facility will be completed in the late fall of 2015 with bidding of the full facility taking place in the winter of 2016 and construction completion in the summer of 2017.

Sebago Technics, Inc. under contract with the City of South Portland is providing project management, performed land surveying, natural resources assistance, civil engineering services, landscape architecture, permitting and construction administration for the entire project. At completion the project will include a new solid waste transfer station, new sand and salt storage building, city fueling facility, 71,000 square feet of new building construction, public utilities, roadway and site infrastructure.

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



Aerial 2010

In January 2005, the Korte Company and the Cianbro Corporation formed a design-build joint venture to construct the U.S. Postal Service's (USPS) Southern Maine Processing and Distribution Center in Scarborough, Maine.

Sebago Technics was engaged to complete the site design, civil and geotechnical engineering and permitting for the construction of the 407,000 s.f. facility.

The design-build project presented a demanding schedule. Beginning in the pre-construction/bidding phase, Sebago Technics collaborated with the design-build team and site contractor to revise the USPS solicitation's site, grading, utility and stormwater management design. Our effort resulted in site construction cost savings of approximately \$700,000 and reduced the owner's local utility impact fee assessments by approximately \$100,000.

The design and construction of the project proceeded on an aggressive fast-track schedule. Sebago Technics submitted State and local permit applications that allowed initial site construction to commence within 30 days of contract notice to proceed. A full set of construction documents for the 30-acre development was prepared within 60 days of notice to proceed. Sebago Technics worked with the joint venture team through the construction of the facility which was completed ahead of schedule in the summer of 2006.



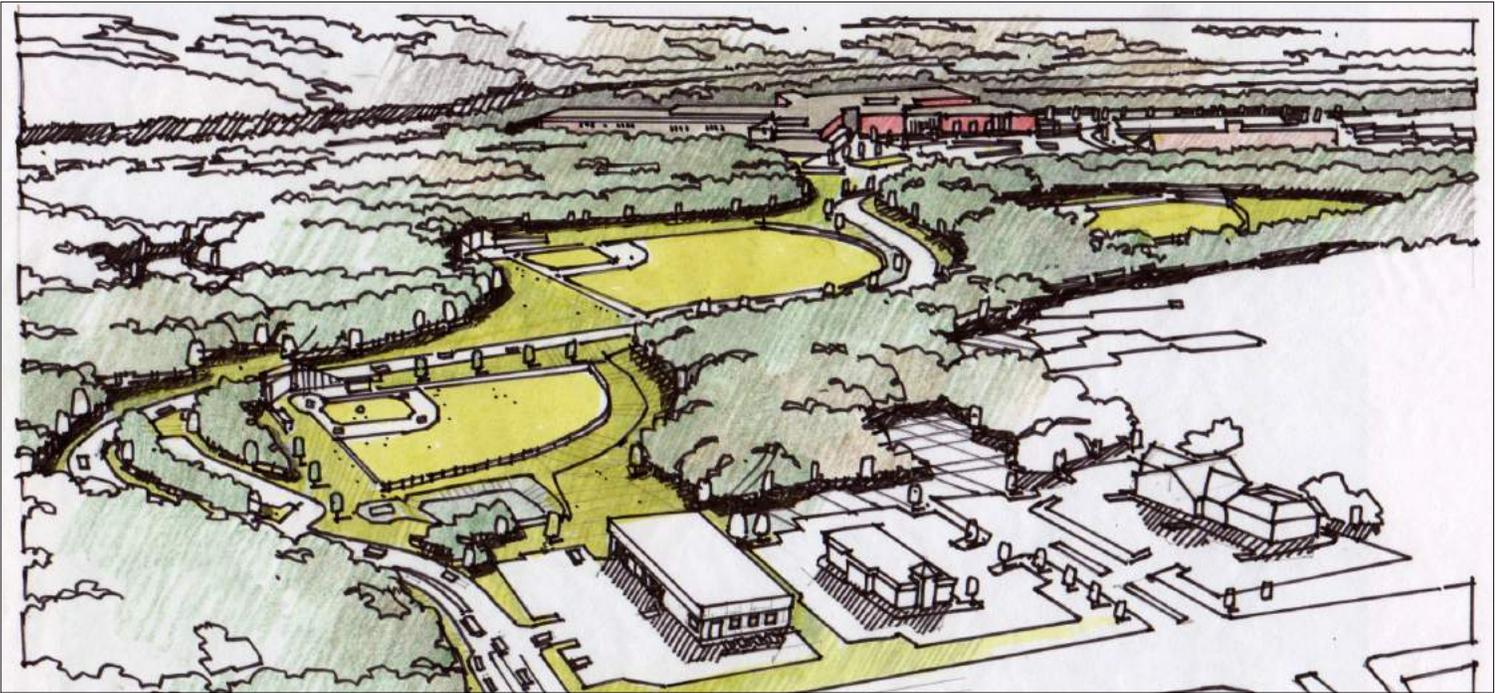
April 2005



July 2005

# Sanford High School & Regional Technical Center

## Sanford, ME



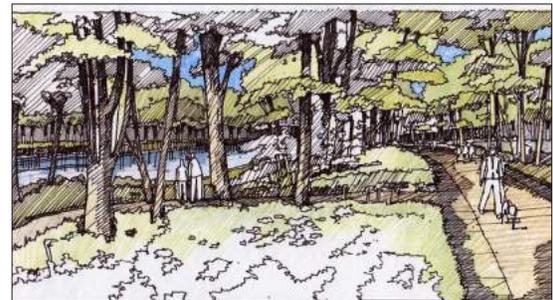
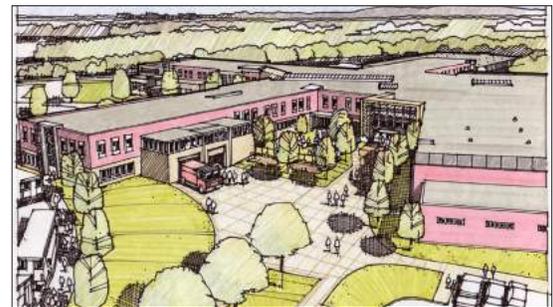
Bird's Eye Illustration of Campus

Partnering with Lavallee Brensinger Architects, Sebago Technics led the site selection, engineering and permitting for a new High School and Regional Technical Center.

Sebago Technics was engaged to identify potential sites that would adequately support development for a new school project. The Sebago team developed a sophisticated GIS database that combined publicly available GIS data with proprietary databases from regulatory agencies, and utility providers. A total of 126 sites were investigated; considerations included topography, freshwater wetlands, vernal pools, floodplains, phosphorous - sensitive watersheds, wildlife habitat, archaeological resources and aquifer recharge/ wellhead protection zones. After careful examination and review with the stakeholders and public, it was determined that a 115 acre site with direct access to Route 109 and Route 4 was best suited site for the development of a new High School and Regional Technical Facility.

Upon site approval from the State Department of Education in August 2014, the team designed the site to best accommodate the new building and amenities, including access roads, parking for over 500 vehicles, a large apron for automotive and large machine training, fire and EMT training areas, pedestrian promenades, a 2,000 seat athletic stadium, baseball field, 2 softball fields, multipurpose fields, 4 tennis courts, significant stormwater infrastructure and associated utilities. The Sanford High School and Technical Center main building is a free-standing state-of-the-art school facility. It will include both traditional High School programs as well as Regional Technical Center programs offered to students of several communities. The 330,000 gross square foot building is predominantly a two-story structure including 4 wings. Each wing has both high school and specialty technical center lab spaces offering a myriad of courses which prepare students for careers and colleges in multiple disciplines including everything from Culinary Arts to Welding. The design utilizes site so that surrounding natural resources are protected.

The team managed a collaborative search and design with significant input from the community, the Sanford School District, the Maine Department of Education, and the Maine Bureau of General Services. The ability to synthesize and present complicated, overlaying technical information was integral to the success of this process and completing all tasks on schedule.



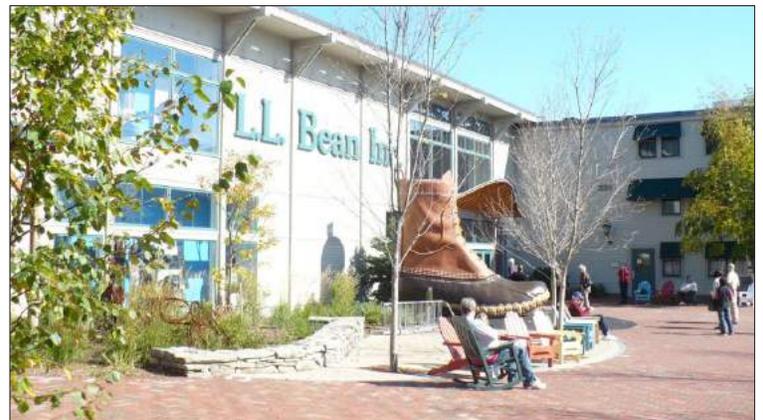


View of one of several "Pocket Park" concepts within Campus

Sebago Technics has consulted for L.L. Bean on all of their projects in Freeport since 1992, a 23 year relationship we are certainly proud of.

Within Freeport Village, we have designed all of the improvements at the Flagship Store Campus, and most recently at Freeport Village Station, the new three-story retail plaza located across Main Street, at the original L.L. Bean Factory Store location. Through all of these projects, we have worked closely with the Town on the design of public streets and sidewalks. Most recently, Sebago Technics led the design for Cross Street Extension, in partnership with the Town of Freeport. Additionally, the implementation of a new Main Street Entry Plaza along Route One and the relocation of Ben & Jerry's into the L.L. Bean Campus.

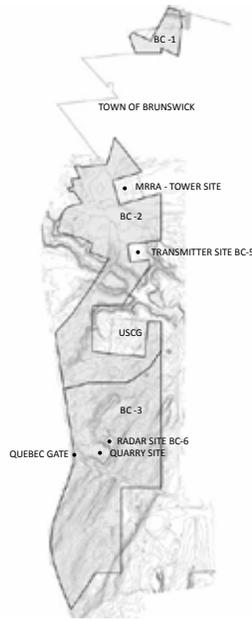
Grossing millions of visitors annually, the Town of Freeport still looks, feels and operates as a small New England town. Today, we are working to convert large vehicular travel ways in the center of downtown into pedestrian plazas and central green spaces. In addition, we have taken advantage of an impacted brownfield site with significant grade changes to create retail opportunities that expand the downtown without creating more surface parking.



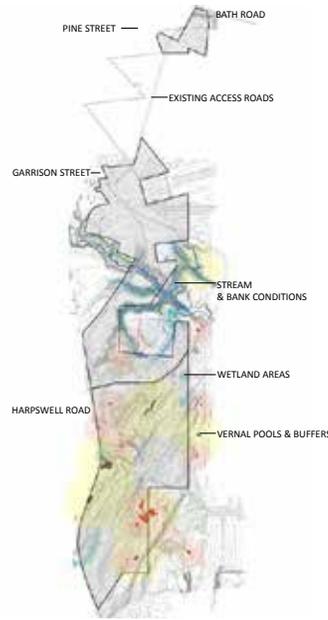
New Hunt Fish - "Boot" Plaza



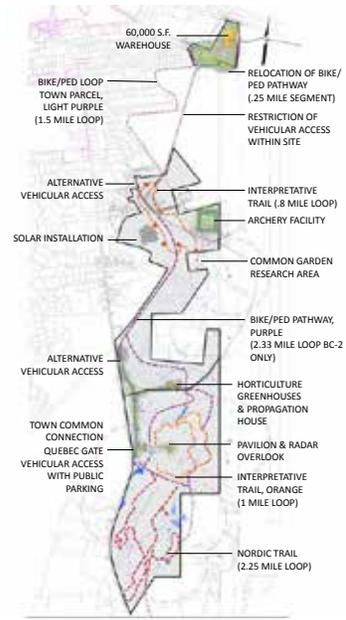
Bio-retention - Rain Garden, L.L. Bean Campus, Fall 2009



Overall Parcel Layout



General Site Inventory



Proposed Improvements

Overall Parcel Layout, General Inventory and Proposed Improvements

### Overall Masterplan Graphics

As part of a strategic property acquisition through the decommissioning of the Brunswick Naval Air Station, Bowdoin College engaged Sebago Technics to evaluate the available parcels and determine potential development value for the college.

Following the study the team was reengaged to help develop a masterplan that would identify opportunities for development and communicate these improvements to the Bowdoin College stakeholders, community and Departments of Education and Defense in support of the land transfer.

A masterplan focusing on recreational enhancements and connectivity with the existing campus was developed. This masterplan includes expansion opportunities for educational programming including but not limited to: Geology, Horticultural and Biology. Additionally, athletic campus enhancements were considered along with passive recreation including trails for biking, walking and skiing. The masterplan includes approximately 10 miles of looped trails with connections to the Town Common and Bike/Ped trails as part of the new Brunswick Landing Development.

As part of the masterplan process students and faculty were involved for input, considerations and key features such as interpretative trails and common garden research areas associated with current educational research and programming.

The completed masterplan is currently being integrated with overall campus planning and enhancement programs.





Visitor entry and patient discharge access

Sebago Technics was engaged to provide landscape architecture, civil engineering, and permitting for this comprehensive facilities construction project at the Bramhall Campus.

The project included a four-story, state-of-the-art obstetrics and newborn center, a new helicopter landing pad, a new 512-car parking garage, a new central utility plant, and reconfiguration of the main entrances to the hospitals and lobbies. The new campus encompasses three city blocks and included the vacation and re-alignment of two city streets in Portland's West End Neighborhood.

Sebago Technics led the effort for the Phase I Expansion project. Grade changes exceeding 80 vertical feet, complicated existing and proposed utility infrastructure and significant circulation patterns challenged and invigorated the design team. Completed in the fall of 2009, a new main entrance graces the arrival to Bramhall, creates a new pocket park dedicated to the City of Portland, and resolves a long - standing parking shortage at Maine Medical Center.

Permits to construct the project were obtained from the Maine Department of Environmental Protection, the Federal Aviation Administration and the City of Portland. Led by Paul Gray at Maine Medical Center, the City review, public input and participation process was extensive, and we were pleased to support that process with presentation graphics and verbal testimony.



New arrival sequence and street creation

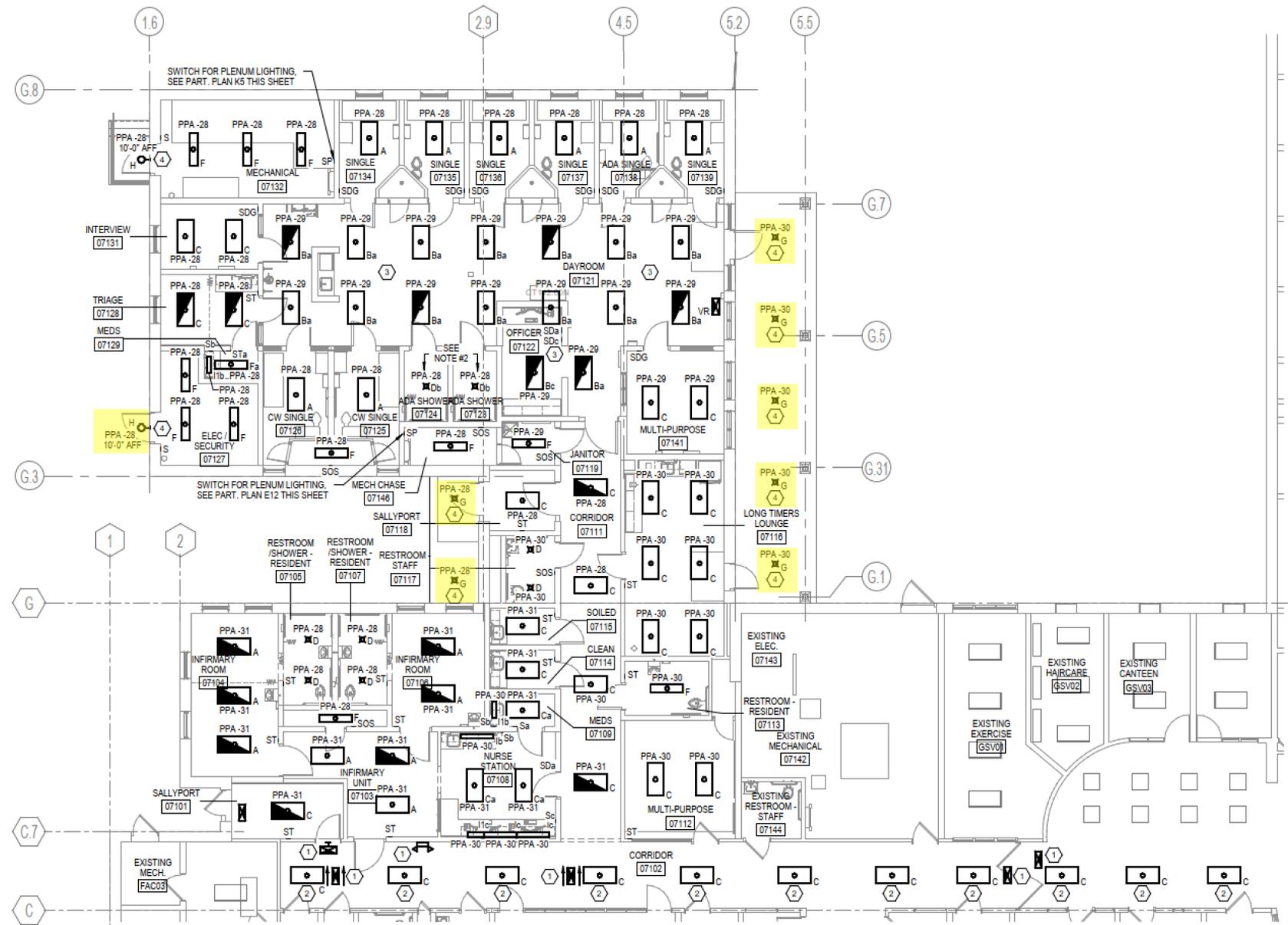


Grade changes and existing infrastructure created opportunities for creative solutions

## **Attachment 4**

### **Lighting Information**

LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MFR.	LAMPS	MOUNTING	NOTES
A	2x4 SURFACE MOUNTED MAXIMUM SECURITY FIXTURE. FURNISHED BY OWNER	FURNISHED BY OWNER	FURNISHED BY OWNER	CEILING SURFACE	AMBER LED NIGHT LIGHT. NIGHT LIGHT TO BE ENERGIZED WHEN NORMAL LIGHTS ARE TURNED OFF BY EITHER CELL SWITCH OR OFFICERS STATION SWITCH.
B	2x4 RECESSED MEDIUM SECURITY LED FIXTURE w/ 14 GA. COLD ROLLED STEEL HOUSING. LENSES: 156" PRISMATIC POLYCARBONATE FOR FIXTURE SIDE AND 375 CLEAR POLYCARBONATE FOR ENVIRONMENTAL SIDE. PROVIDE w/ 0-10V DIMMING.	NEW STAR 57R24-B/B-L4 351C-3/C-UN-DM	100W LED 3500 K	CEILING RECESSED	PROVIDE WITH UNIVERSAL MOUNTING KIT TO MOUNT IN GRID OR GYPSUM CEILING
C	2x4 RECESSED LED VANDAL RESISTANT TROFFER w/ FROSTED POLY INNER LENS AND 1/4" CLEAR POLYCARBONATE OUTER LENS AND PROGRAMMABLE DRIVER SET TO 7200 LUMEN OUTPUT	NEW STAR 57R24-C/FA18-L435 IC-2/LC3-UN-DM-90CR1-CL (7200 L)	78W LED 3500 K	CEILING RECESSED	
D	1x1 SURFACE MOUNTED MAXIMUM SECURITY FIXTURE w/ 14 GA. PAINTED STAINLESS STEEL HOUSING. LENSES: 187" PRISMATIC POLYCARBONATE (FIXTURE SIDE), 500 CLEAR POLYCARBONATE (ENVIRONMENTAL SIDE.)	KENALL SQCA-3/3-23L35 K-DCC-DV-8/U-1-WL	23W LED 3500 K	CEILING SURFACE	FIXTURE TO BE UL LISTED FOR WET LOCATION
F	1x4 RECESSED MEDIUM SECURITY LED FIXTURE WITH 14 GA. COLD ROLLED STEEL HOUSING. LENSES: 156" PRISMATIC POLYCARBONATE FOR FIXTURE SIDE AND 375 CLEAR POLYCARBONATE FOR ENVIRONMENTAL SIDE.	KURTZON VL- R-5-1x4-2/LEDR-935-UNV-3/7	55W LED 3500 K	CEILING RECESSED	PROVIDE WITH FLANGED KIT FOR MOUNTING FIXTURE IN GYPSUM CEILING.
G	6" ROUND APERTURE HIGH OUTPUT DOWNLIGHT WITH 45 DEG FLOOD DISTRIBUTION AND SPECULAR CLEAR ALZAK REFLECTOR.	PRESCOLITE LC6SL SERIES	23W LED 3500 K	CEILING RECESSED	
H	LED EXTERIOR WALL MOUNTED FULL CUT OFF FIXTURE WITH FORWARD THROW OPTICS.	HUBBELL TRP2-32L-70-4K7-4-UNV-08-PC	70W LED 4000 K	SURFACE WALL	PROVIDE WITH INTEGRAL PHOTOCELL. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT
I	4" LOW PROFILE LED UNDER CABINET LIGHT	COLUMBIA CUC4-ED120	25W LED 3500 K	UNDER CABINET	
II	2" LOW PROFILE LED UNDER CABINET LIGHT	COLUMBIA CUC2-ED120	14W LED 3500 K	UNDER CABINET	
VR	THERMOPLASTIC EXIT SIGN w/ WHITE FACE & RED LETTERING w/ SELF TESTING DIAGNOSTICS	DUAL LITE CV3 SERIES	LED	CEILING OR WALL	
VR	14 GAUGE CRS DETENTION GRADE EXIT SIGN w/ WHITE FACE & RED LETTERING & SELF TESTING DIAGNOSTICS	NEW STAR 820 SERIES	LED	CEILING OR WALL	



- NOTES:**
- ④ TIE NEW TYPE G AND TYPE H FIXTURES INTO THE EXISTING LIGHTING CONTROL SYSTEM FOR EXTERIOR BUILDING MOUNTED FIXTURES.
  - EXTERIOR LIGHT FIXTURES ARE HIGHLIGHTED YELLOW.



**Job Name:**  
Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)

**Catalog Number:**  
LC6SL / 6LCSL18L35K9

**Type:**  
**G**

Notes:

SLA20-45465



## 6" LED Downlight LC6SL

1000/1400/1800 Lumens  
120V-277V, 347V  
0-10V Dimming

### APPLICATIONS:

LiteFrame Commercial LC6SL is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C. Free Air Flow around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

### HOUSING:

One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

### REFLECTOR:

High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

### LED LIGHT ENGINE:

The LC6SL uses mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

### LED DRIVER:

The LC6SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing skus and simplified specification. The driver is UL8750, Class II compliant and universal 120V-277V.

### DIMMING:

Comes standard with flicker-free 0-10V dimming to 10%. 0-10V to 1% dimming option is also available. See list of compatible dimmers on page (4). For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

### INSTALLATION:

Light commercial bar hangers included (not with WWCP option). Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90° increments to housing.

### CERTIFICATIONS:

CSA certified to US and Canadian safety standards. Suitable for wet locations (EM, EMR and WW damp location). ENERGY STAR qualified.

### WARRANTY:

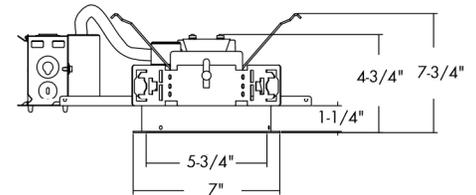
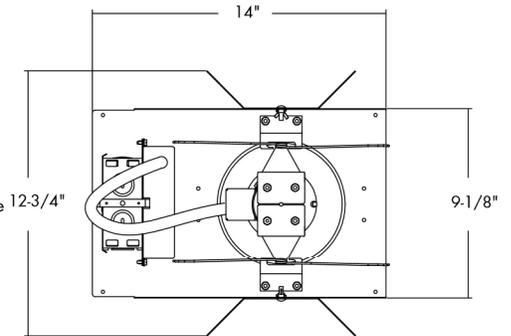
5 year warranty. See www.prescolite.com for details.

DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

# LiteFrame



Ceiling Cutout: 6 1/4"  
Maximum Ceiling Thickness 1 1/4"  
For conversion to millimeters,  
multiply inches by 25.4  
Not to Scale



### LC6SL 10L & 14L

- \*See page 4 for LC6SL 18L line art
- \*See page 4 for LC6SL EM line art
- \*See page 4 for LC6SL CP line art
- \*See page 4 for LC6SL WWCP line art

Order housing, reflector, and accessories separately

### CATALOG NUMBER:

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS	TRIM APERTURE	OUTPUT	KELVIN	CRI	REF. FINISH/ COLOR OPTION	REFLECTOR OPTIONS	ACCESSORIES
<input checked="" type="checkbox"/> <b>LC6SL</b> Standard Lumen 0-10V Dimming to 10% 120V,277V	<input checked="" type="checkbox"/> Standard 0-10V <input checked="" type="checkbox"/> 10% Dimming <input checked="" type="checkbox"/> DMT 0-10V 1% Dimming	<input checked="" type="checkbox"/> Standard 120V,277V <input checked="" type="checkbox"/> 347 <sup>3,7,10</sup> 347V	<input type="checkbox"/> <b>EM<sup>2,4,8</sup></b> Integral Battery Pack <input type="checkbox"/> <b>EMR<sup>4</sup></b> Remote Battery Pack <input type="checkbox"/> <b>CP<sup>3,6,8</sup></b> Chicago Plenum <input type="checkbox"/> <b>WWCP<sup>3,9</sup></b> Wall Wash Chicago Plenum Housing	<input checked="" type="checkbox"/> <b>6LCSL</b> Standard Lumen Clear Alzak Reflector	<input type="checkbox"/> <b>10L</b> 1000 Lumen <input type="checkbox"/> <b>14L</b> 1400 Lumen <input checked="" type="checkbox"/> <b>18L</b> 1800 Lumen	<input type="checkbox"/> <b>27K</b> 2700 Kelvin <input type="checkbox"/> <b>30K</b> 3000 Kelvin <input checked="" type="checkbox"/> <b>35K</b> 3500 Kelvin <input type="checkbox"/> <b>40K</b> 4000 Kelvin <input type="checkbox"/> <b>50K</b> 5000 Kelvin	<input type="checkbox"/> <b>8</b> 80+ CRI <input checked="" type="checkbox"/> <b>9</b> 90+ CRI	<input checked="" type="checkbox"/> Standard Semi-Diffuse Clear Alzak <input type="checkbox"/> <b>WH</b> Painted Matte White Reflector and Flange	<input type="checkbox"/> <b>WT</b> Painted White Flange Only <input type="checkbox"/> <b>WF</b> Wide Flange <input type="checkbox"/> <b>WW<sup>4,5,7</sup></b> Wall Wash <input type="checkbox"/> <b>EM<sup>2,4,8</sup></b> Integral Battery Pack <input type="checkbox"/> <b>CP<sup>3,6</sup></b> Chicago Plenum	<input type="checkbox"/> <b>B24</b> Set of two(2) 24" bar hangers for T-bar ceilings <input type="checkbox"/> <b>B6</b> Set of two (2) bar hangers for ceiling joist up to 24" centers <input type="checkbox"/> <b>SCA6D</b> Sloped ceiling adapter (see note on page 4) <input type="checkbox"/> <b>LiteGear<sup>1</sup></b> Inverter, single phase central lighting, 125VA-250VA <input type="checkbox"/> <b>LPS Series<sup>1</sup></b> LitePower micro-inverter, 20VA- 55VA

<sup>1</sup> See Central Inverter compatibility note and web links on page 4.  
<sup>2</sup> EM must be selected on both the housing and the trim.  
<sup>3</sup> Not compatible with EM or EMR  
<sup>4</sup> Damp location only  
<sup>5</sup> Compatible with EMR only  
<sup>6</sup> CP must be selected on both the housing and the trim  
<sup>7</sup> Not compatible with CP  
<sup>8</sup> Not available with WW option  
<sup>9</sup> WW must be selected on trim  
<sup>10</sup> Not compatible with WWCP



In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.  
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LFR-LED-041



**Job Name:**  
Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)

**Catalog Number:**  
LC6SL / 6LCSL18L35K9

**Type:**  
**G**

Notes:

SLA20-45465

# PHOTOMETRIC DATA

## LiteFrame - 6" LC6SL Downlight

DRIVER DATA	6LCSL10Lxxx	6LCSL14Lxxx	6LCSL18Lxxx
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.111 (120v) 0.048 (277v)	0.148 (120v) 0.064 (277v)	0.185 (120v) 0.080 (277v)
Input Power	13.4W	17.8W	22.2W
Constant Current Output	700mA	700mA	700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<25%	<20%	<20%
EMI Filtering	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A
Operating Temperature	-30°C to +35°C	-30°C to +28°C	-30°C to +25°C
Dimming	0-10V	0-10V	0-10V

### Lumen Multiplier Table

Photometrics for the LC6SL are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

5000 Kelvin	1.09
4000 Kelvin	1.00
3500 Kelvin	1.00
3000 Kelvin	0.99
2700 Kelvin	0.96

Over-voltage, over-current, short-circuit protected

When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

### LC6SL 6LCSL18L35K8

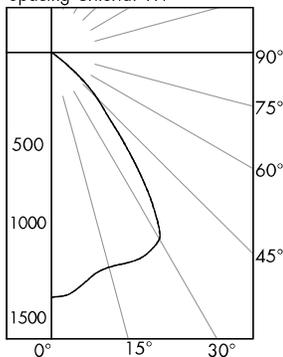
LED Light Engine: 3500K, 80+ CRI  
System Wattage: 22.3W  
Fixture Delivered Lumens: 1941  
Fixture Efficacy: 87.0  
Spacing Criteria: 1.1

### ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1935	99.7
0-90	1941	100.0
90-180	0	0.0
0-180	1941	100.0

### LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	27667
55°	2580
65°	648
75°	212
85°	0



### CANDELA DISTRIBUTION

DEG	CANDELA
0	1368
5	1345
15	1243
25	1247
35	923
45	357
55	27
65	5
75	1
85	0
90	0

Test No. 16.03178

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

### COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%		70%		50%		30%		10%								
	20% Effective Floor Cavity Reflectance																
% Wall Reflectance																	
	70	50	30	10	70	50	30	10	50	30	10	50	30	10			
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	87	83	98	92	86	82	89	85	81	86	83	80	84	81	78
4	94	86	79	75	92	84	79	74	82	77	73	80	76	72	78	75	72
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73	69	66
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68	63	60
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63	59	55
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59	54	51
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55	51	47
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52	47	44

LC6SL 6LCSL18L35K8

Test No. 16.03178

### LC6SL 6LCSL14L35K8

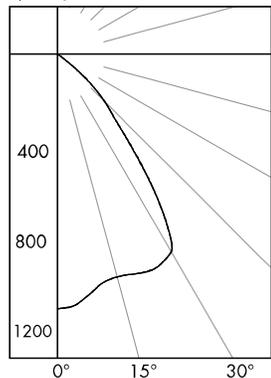
LED Light Engine: 3500K, 80+ CRI  
System Wattage: 17.9W  
Fixture Delivered Lumens: 1520  
Fixture Efficacy: 84.9  
Spacing Criteria: 1.1

### ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1515	99.7
0-90	1520	100.0
90-180	0	0.0
0-180	1520	100.0

### LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	21467
55°	1911
65°	519
75°	212
85°	0



### CANDELA DISTRIBUTION

DEG	CANDELA
0	1072
5	1050
15	971
25	990
35	721
45	277
55	20
65	4
75	1
85	0
90	0

Test No. 16.03177

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

### COEFFICIENTS OF UTILIZATION Zonal Cavity Method

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance																
	80%		70%		50%		30%		10%								
	20% Effective Floor Cavity Reflectance																
% Wall Reflectance																	
	70	50	30	10	70	50	30	10	50	30	10	50	30	10			
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94
2	106	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86
3	100	93	87	83	98	92	86	82	89	85	81	86	83	80	84	81	78
4	94	86	80	75	92	84	79	74	82	77	73	80	76	72	78	75	72
5	89	79	73	68	87	78	72	67	76	71	67	74	70	66	73	69	66
6	83	73	66	62	82	72	66	61	71	65	61	69	64	60	68	63	60
7	78	68	61	56	77	67	61	56	66	60	56	64	59	55	63	59	55
8	74	63	56	52	72	62	56	52	61	55	51	60	55	51	59	54	51
9	70	59	52	48	68	58	52	48	57	51	47	56	51	47	55	51	47
10	66	55	48	44	65	54	48	44	54	48	44	53	47	44	52	47	44

LC6SL 6LCSL14L35K8

Test No. 16.03177



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**Job Name:**  
Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)

**Catalog Number:**  
LC6SL / 6LC6SL18L35K9

Notes:

**Type:**

**G**

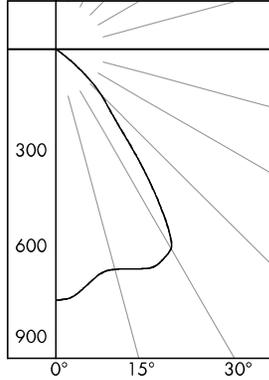
SLA20-45465

# PHOTOMETRIC DATA

## LiteFrame - 6" LC6SL Downlight

**LC6SL 6LC6SL10L35K8**

LED Light Engine: 3500K, 80+ CRI  
System Wattage: 13.5W  
Fixture Delivered Lumens: 1106  
Fixture Efficacy: 81.9  
Spacing Criteria: 1.1



**CANDELA DISTRIBUTION**

DEG	CANDELA
90°	0
75°	5
60°	15
45°	25
30°	35
15°	45
0°	55
	65
	75
	85
	90

Test No. 16.03179

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**ZONAL LUMEN SUMMARY**

ZONE	LUMENS	%LUMINAIRE
0-60	1103	99.7
0-90	1106	100.0
90-180	0	0.0
0-180	1106	100.0

**LUMINANCE DATA IN CANDELA/SQ. METER**

Angle in Vertical	Average
45°	15190
55°	1433
65°	389
75°	212
85°	0

**COEFFICIENTS OF UTILIZATION** Zonal Cavity Method

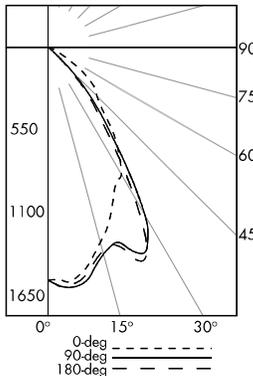
Room Cavity Ratio	% Effective Ceiling Cavity Reflectance										% Effective Floor Cavity Reflectance														
	80%					70%					50%					30%					10%				
	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10	50	30	10					
1	113	110	107	105	110	108	105	103	104	102	100	100	98	97	96	95	94								
2	107	101	97	93	104	99	95	92	96	93	90	93	90	88	90	88	86								
3	100	93	88	83	98	92	87	82	89	85	81	86	83	80	84	81	79								
4	94	86	80	75	92	85	79	74	82	77	74	80	76	73	78	75	72								
5	89	79	73	68	87	78	72	68	76	71	67	75	70	66	73	69	66								
6	83	73	67	62	82	73	66	62	71	65	61	69	65	61	68	64	60								
7	78	68	61	57	77	67	61	56	66	60	56	65	60	56	64	59	55								
8	74	63	57	52	73	63	56	52	61	56	52	60	55	51	59	55	51								
9	70	59	52	48	69	58	52	48	57	52	48	57	51	47	56	51	47								
10	66	55	49	44	65	55	48	44	54	48	44	53	48	44	52	47	44								

LC6SL 6LC6SL10L35K8

Test No. 16.03179

**LC6SL 6LC6SL18L35K8 WW**

LED Light Engine: 3500K, 80+ CRI  
System Wattage: 22.2W  
Fixture Delivered Lumens: 1938  
Fixture Efficacy: 87.3



**CANDELA DISTRIBUTION**

DEG	0	90	180
90°	0	1527	1527
75°	5	1545	1581
60°	15	1324	1404
45°	25	1030	1489
30°	35	792	780
15°	45	454	219
0°	55	273	8
	65	64	2
	75	9	1
	85	0	0
	90	0	0

Test No. 16.03309

Tested at 25°C Ambient in accordance to IESNA LM-79-2008

**LUMINANCE DATA IN CANDELA/SQ. METER**

Angle in Vertical	0 DEG	90 DEG	180 DEG
45°	38311	18480	15949
55°	28400	832	832
65°	9036	282	282
75°	2075	231	231
85°	0	0	0



**2' DISTANCE FIXTURE MOUNTED OUT FROM WALLS FOOTCANDLE DISTRIBUTION ON WALL SURFACE (DIRECT ONLY)**

DISTANCE FROM CEILING IN FEET	1'				2'				3'				4'			
	15	11	6	2	15	5	15	15	15	1	15	15	15	1	15	15
1	15	11	6	2	15	5	15	15	15	1	15	15	1	15	15	
2	40	36	26	13	5	41	27	41	40	10	40	10	40	10	40	
3	36	35	28	18	11	41	36	41	36	22	36	22	36	22	36	
4	22	22	22	19	13	33	39	33	25	27	25	25	27	25	25	
5	14	14	14	14	13	27	30	27	20	25	20	20	25	20	20	
6	10	10	9	9	9	24	22	24	16	19	16	16	19	16	16	
7	7	7	6	6	6	19	18	19	14	14	14	14	14	14	14	
8	5	5	5	4	4	15	15	15	12	11	12	12	11	12	12	
9	4	4	3	3	3	12	13	12	10	9	10	10	9	10	10	

LC6SL 6LC6SL18L35K8 WW

Test No. 16.03309



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**Job Name:**Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)**Catalog Number:**

LC6SL / 6LC6SL18L35K9

Notes:

**Type:**

G

SLA20-45465

# PHOTOMETRIC DATA

## LiteFrame - 6" LC6SL Downlight

### Dimming Compatibility Table

Dimming Ballast	Manufacturer	Web Link
DM/DM1	Lutron DTV	<a href="http://bit.ly/11jSvZg">http://bit.ly/11jSvZg</a>
DM/DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	<a href="http://bit.ly/1BJn2R9">http://bit.ly/1BJn2R9</a>

### Central Inverters

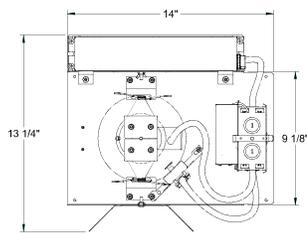
For full fixture output in back-up mode, we recommend you visit [www.dual-lite.com](http://www.dual-lite.com) for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

**LiteGear:** [www.dual-lite.com/products/litegear\\_lg\\_series](http://www.dual-lite.com/products/litegear_lg_series)

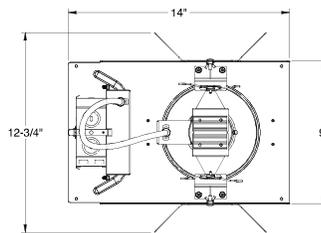
**LPS Series:** [www.dual-lite.com/products/lps](http://www.dual-lite.com/products/lps)

### SCA6D

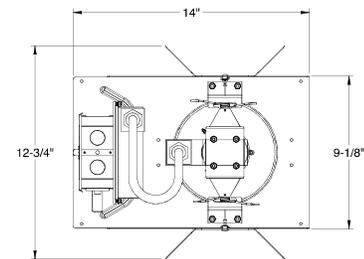
When ordering a sloped ceiling adapter, specify the degree of slope in 1° increments, maximum of 35°. For a more precise degree or wet ceiling applications, please contact factory. Sloped ceiling adapter and housing must be installed at the same time.



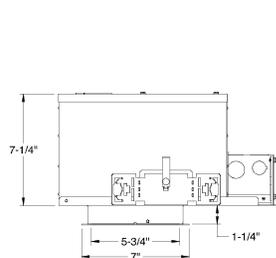
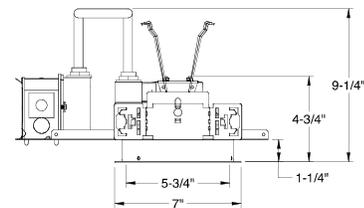
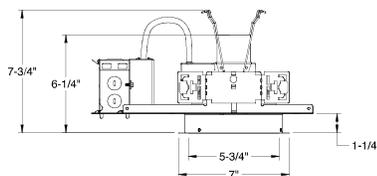
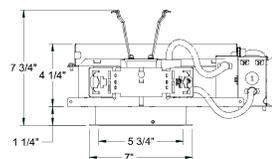
LC6SL EM



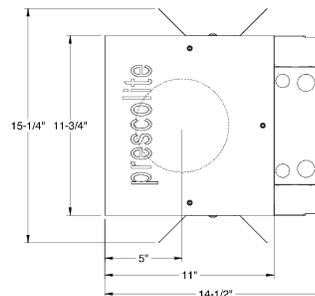
LC6SL 18L



LC6SL CP



LC6SL WWCP



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**HUBBELL**  
Lighting, Inc.



**Job Name:**  
Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)

**Catalog Number:**  
TRP2-32L-70-4K7-4-UNV-DB\*-PC

**Type:**  
**H**  
SLA20-45465

Notes:



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

# GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

## FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Type I, II, III and IV distributions for a wide variety of applications
- Integral battery backup options
- Control capabilities offer additional energy savings options
- Zero uplight distributions
- Inverted mounting capable for under canopy and facade lighting



## RELATED PRODUCTS

- [RD11 GeoPak](#)   [TRP1 GeoPak](#)   [QSP1 GeoPak](#)



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

### OPTICS

- 24 or 32 high power LEDs deliver up to 10,800 lumens
- Up to 146 lumens per watt
- Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward throw)
- 3000K - 70 CRI, 4000K - 70 CRI and 5000K - 70 CRI, CCT nominal

### INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Black box accessory available for surface conduit application

### ELECTRICAL

- Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor ≥ 90%
- THD (Total Harmonic Distortion) <20%

### ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- 20kA surge protection (series); Automatically takes fixture off-line when device is consumed
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

### CONTROLS

- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Photocell and occupancy sensor options available for complete on/off and dimming control

### CONTROLS (CONTINUED)

- In addition, GeoPak Size 2 can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit [www.hubbelloutdoorlighting.com/sitesync](http://www.hubbelloutdoorlighting.com/sitesync) for more details

### CERTIFICATIONS

- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Zero uplight (U0), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant

### WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,200-11,000
Wattage Range	28-87
Efficacy Range (LPW)	112-146
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	16-18 (7.3-8.2)



**Job Name:**Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)**Catalog Number:**

TRP2-32L-70-4K7-4-UNV-DB\*-PC

**Type:**

H

Notes:

SLA20-45465



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

**GEOPAK Series 2**

SIZE 2 - TRP2/QSP2/RD12

**ORDERING GUIDE**

Example: TRP2-24L30-3K7-2-UNV-DBT

CATALOG # \_\_\_\_\_

**ORDERING INFORMATION**

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Secondary Mounting
TRP2 Trapezoid	24L-30 24 LEDs, 30 watts	3K7 3000K, 70 CRI	1 TYPE I	UNV 120-277V	BLANK Downlight Only
RD12 Radius	24L-50 24 LEDs, 50 watts	3K8 3000K, 80 CRI	2 TYPE II	120 120V	
OSP2 Qtr-sphere	24L-70 24 LEDs, 70 watts	4K7 4000K, 70 CRI	3 TYPE III	208 208V	
	24L-90 24 LEDs, 90 watts	4K8 4000K, 80 CRI	4 TYPE IV	240 240V	
	32L-70 32 LEDs, 70 watts	5K7 5000K, 70 CRI		277 277V	
	32L-90 32 LEDs, 90 watts			UHV <sup>1</sup> 347/480V	
				347 <sup>1</sup> 347V	
				480 <sup>1</sup> 480V	

Color	Control Options Network	Options
DB* - Please specify	PC Button Photocontrol	SF <sup>2</sup> Single fuse & fuse holder
BLT Black Matte Textured	SCP <sup>3,4</sup> Programmable occupancy sensor, factory default is 10% light output	DF <sup>2</sup> Double fuse & fuse holder
BLS Black Gloss Smooth	SCO <sup>3</sup> Sensor Control, On/Off	E <sup>2,6</sup> Battery pack (0°C)
DBT Dark Bronze Matte Textured	Spec SCP/SCO & SWPM Mount Height	EH <sup>2,6</sup> Battery pack (-30°C) with heater
DBS Dark Bronze Gloss Smooth	-8F Up to 8ft mount height	2DR <sup>5</sup> Dual Drivers
GTT Graphite Matte Textured	-20F Up to 20ft mount height	2PF <sup>5,6</sup> Dual power feeds
LGS Light Grey Gloss Smooth		CS Comfort shield
PSS Platinum Silver Smooth		
WHT White Matte Textured		
WHS White Gloss Smooth		
VGTT Verde Green Textured		
Color Option		
CC Custom Color		

## Notes:

- 70 & 90 watt versions only
- Must specify voltage (120, 277 or 347V only for SWP & SWP, 120 or 277V only for L & E I)
- PCU option not applicable, included in sensor
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings
- Not available with 30w version
- Battery option not compatible with 2 power feeds

**ACCESSORIES (ORDERED SEPARATELY)**

Catalog Number	Description
<input type="checkbox"/> SCP-REMOTE*	Remote control for SCP option. Order at least one per
<input type="checkbox"/> BB-GEO-XX	Black box with 4-1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"
<input type="checkbox"/> SWUSB**	SiteSync loaded on USB flash drive (Windows based only)
<input type="checkbox"/> SWTAB**	SiteSync Windows Tablet
<input type="checkbox"/> SWBRG+	SiteSync Wireless Bridge Node

## Notes:

- \* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.
- \*\* When ordering with SiteSync, one of the following Interface options must be chosen an ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
- + If needed, an additional Bridge Node can be ordered

**Job Name:**Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)**Catalog Number:**

TRP2-32L-70-4K7-4-UNV-DB\*-PC

**Type:**

H

Notes:

SLA20-45465



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

**GEOPAK Series 2**

SIZE 2 - TRP2/QSP2/RD12

**INPUT POWER CONSUMPTION**

# of LEDs	Drive Current (mA)	Input Voltage (V)	Current (Amps)	System Power (w)
24	350mA	120	0.23	28
		277	0.10	28
	625mA	120	0.41	49
		277	0.18	49
	900mA	120	0.59	71
		277	0.25	71
		347	0.20	71
		480	0.15	71
	70	120	0.72	87
		277	0.31	87
		347	0.25	87
		480	0.18	87
32	110	120	0.56	67
		277	0.24	67
		347	0.19	67
		480	0.14	67
	140	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83



**Job Name:**  
Maine Correctional Center Bldgs 2 & 12  
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**Catalog Number:**  
TRP2-32L-70-4K7-4-UNV-DB\*-PC

Notes:

**Type:**

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SLA20-45465



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

CATALOG #: \_\_\_\_\_

# GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

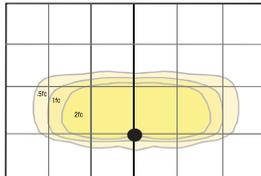
## PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
24	350mA	28	1	4,075	146	1	0	0	4,065	146	1	0	0	3,660	131	0	0	0
			2	3,747	134	1	0	1	3,738	134	1	0	1	3,366	121	1	0	1
			3	3,756	135	1	0	1	3,747	134	1	0	1	3,374	121	1	0	1
			4	3,656	131	0	0	1	3,647	131	0	0	1	3,284	118	0	0	1
	625mA	49	1	6,329	130	1	0	0	6,313	130	1	0	0	5,685	117	1	0	0
			2	5,820	120	1	0	1	5,806	119	1	0	1	5,228	108	1	0	1
			3	5,833	120	1	0	2	5,819	120	1	0	2	5,240	108	1	0	2
			4	5,678	117	1	0	2	5,664	117	1	0	2	5,100	105	1	0	2
	900mA	71	1	8,613	122	1	0	1	8,592	122	1	0	1	7,737	110	1	0	1
			2	7,921	112	1	0	2	7,902	112	1	0	2	7,115	101	1	0	2
			3	7,939	112	1	0	2	7,920	112	1	0	2	7,131	101	1	0	2
			4	7,728	109	1	0	2	7,709	109	1	0	2	6,942	98	1	0	2
	1100mA	87	1	10,791	124	1	0	1	10,765	124	1	0	1	9,694	112	1	0	1
			2	9,924	114	2	0	2	9,900	114	1	0	2	8,915	103	1	0	2
			3	9,946	115	1	0	2	9,922	114	1	0	2	8,935	103	1	0	2
			4	9,682	112	1	0	2	9,659	111	1	0	2	8,696	100	1	0	2
32	650mA	67	1	8,621	129	1	0	1	8,600	128	1	0	1	7,744	116	1	0	1
			2	7,928	118	1	0	2	7,909	118	1	0	2	7,122	106	1	0	2
			3	7,946	119	1	0	2	7,927	118	1	0	2	7,137	107	1	0	2
			4	7,735	115	1	0	2	7,716	115	1	0	2	6,948	104	1	0	2
	850mA	83	1	10,806	130	1	0	1	10,780	130	1	0	1	9,705	117	1	0	1
			2	9,938	120	2	0	2	9,914	119	1	0	2	8,927	108	1	0	2
			3	9,960	120	1	0	2	9,936	120	1	0	2	8,947	108	1	0	2
			4	9,695	117	1	0	2	9,672	117	1	0	2	8,709	105	1	0	2

## PHOTOMETRY

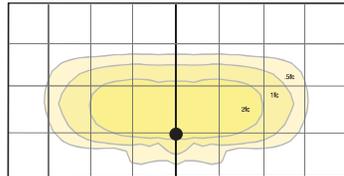
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

TRP2-24L-50-4K7-1



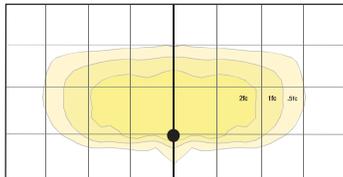
Mounting Height: 15'

TRP2-24L-50-4K7-2



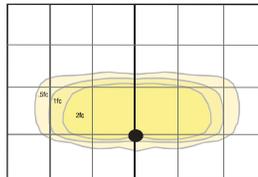
Mounting Height: 15'

TRP2-24L-50-4K7-3



Mounting Height: 15'

TRP2-24L-50-4K7-4



Mounting Height: 15'





**Job Name:**

Maine Correctional Center Bldgs 2 & 12  
 Engineer: SMRT (PORTLAND)

**Catalog Number:**

TRP2-32L-70-4K7-4-UNV-DB\*-PC

Notes:

**Type:**

H

SLA20-45465



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

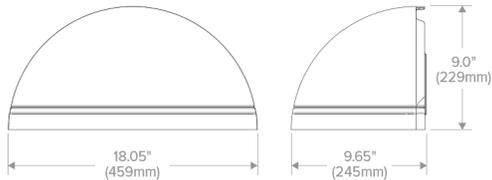
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CATALOG #: \_\_\_\_\_

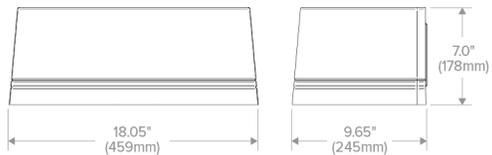
**GEOPAK Series 2**

SIZE 2 - TRP2/QSP2/RDI2

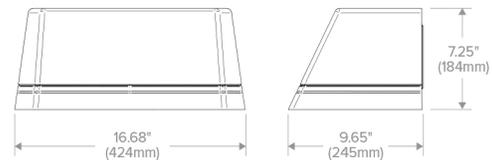
**DIMENSIONS**



**QSP2**  
 Weight:  
 15 lbs (6.8 kg)



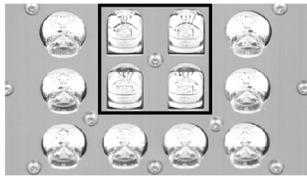
**RDI2**  
 Weight:  
 16 lbs (7.3 kg)



**TRP2**  
 Weight:  
 16 lbs (7.3 kg)

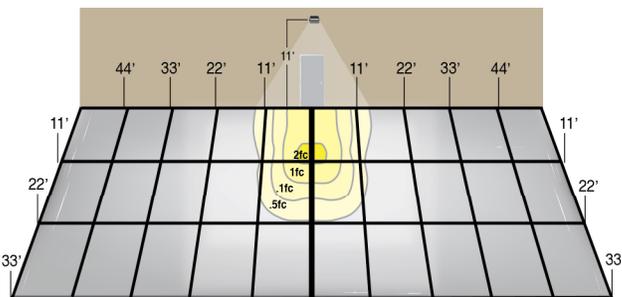
**ADDITIONAL INFORMATION (CONT'D)**

**E & EH EMERGENCY BATTERY BACKUP**



24 or 32 high power LEDs generate up to 11,000 lumens in normal mode and use 4 LEDs for up to 700 lumens in emergency mode.

**PHOTOMETRICS - BATTERY BACK UP**



11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C



**Job Name:**Maine Correctional Center Bldgs 2 & 12  
Engineer: SMRT (PORTLAND)**Catalog Number:**

TRP2-32L-70-4K7-4-UNV-DB\*-PC

**Type:**

H

Notes:

SLA20-45465



DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

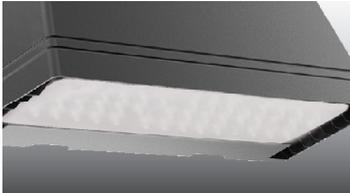
CATALOG #: \_\_\_\_\_

## GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

### ADDITIONAL INFORMATION (CONT'D)

#### COMFORT SHIELD



Comfort shield option utilizes a frosted acrylic lens that softens output and improves uniformity. Available from the factory or as an accessory for field installation.

#### CONTROL OPTIONS



Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%)

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