

**TOWN OF WINDHAM, MAINE
JOHN A. ANDREW SCHOOL SITE
PURCHASE & REDEVELOPMENT PROPOSAL**

SUBMITTED JOINTLY BY:



**SUBMITTED TO:
TOWN OF WINDHAM
8 School Road, Windham, ME 04062**

DATE: July 25th, 2024

Re: Letter of Interest in Purchase & Redevelopment at the John A. Andrew School Site

Dear Town of Windham,

We appreciate the opportunity to present Westbrook Development Corporation (WDC) and Great Falls Constructions (GFC) joint venture as Windham's experienced local development partner for the former John A. Andrew School property located at 55 High Street in Windham. Together, we aim to collaborate with the Town of Windham to achieve the Town's goals, focusing on revitalizing the former John A. Andrew School site into a vibrant residential community.

Our combined expertise and commitment to South Windham Village's ongoing revitalization and the Town's overall housing goals uniquely position us to handle the purchase, redevelopment, and long-term management of this site. Together we are proposing a mixed-income development offered through a variety of housing typologies consisting of 18 affordable apartments for seniors and 17 market rate apartments for a total of 35 much needed new homes. We are eager to demonstrate how our proposed concept aligns with the community goals outlined in the Town's RFP.

Both WDC and GFC are deeply rooted in community development. WDC specializes in affordable housing, serving disadvantaged families and seniors across southern Maine. In this project, WDC will oversee the development and management of affordable housing units. Meanwhile, GFC brings extensive experience in market rate housing and mixed-use developments, complementing the demand for diverse housing options in South Windham Village.

WDC has been a leader in developing affordable housing in Maine since 1987. Since completing Maine's first Low Income Housing Tax Credit project, WDC has gone on to build 20 affordable development projects creating over 800 homes. Since 2021, WDC has successfully lead the development of over 200 new affordable apartments including Harnois Apartments (61 units), Emory Apartments (30 units), Stroudwater Apartments (55 units) and Symbol Apartments (60 units).

GFC, with 36 years of industry experience, has a strong presence in Windham, having completed significant local projects including Windham's Shared Vehicle Maintenance Facility, Central Public Safety additions, and the redevelopment of the South Windham Fire Station into Red City Ale House. GFC's team of 75-talented local design builders, and developers offer a broad and deep skillset to get great projects done on time and on budget. With over 400+ rental units under management or construction statewide, GFC excels in design-build, construction management, and property stewardship.

Together, WDC and GFC are eager to collaborate as the local developers on this project, creating a vibrant and diverse community that offers stable, comfortable, and attractive homes for years to come. We are enthusiastic about the opportunity to discuss our approach with your team. Please feel free to contact Tyler Norod of WDC at (207) 956-1575 or Jonathan Smith of GFC at (207) 329-5825 if you have any questions.

Thank you for considering our proposal.

Sincerely,



Tyler Norod Director of Development, Westbrook Development Corporation



Jonathan Smith President, Great Falls Construction



Stacy Symbol Apartments, Westbrook
Westbrook Development Corp.'s project
Great Falls Construction as CM

Team Title Page

This submission is being submitted jointly between:

Westbrook Development Corporation (affordable housing)

Contact: Tyler Norod, Development Director

Address: 30 Liza Harmon Drive, Westbrook, ME 04092

Email: tnorod@westbrookdevelopmentcorp.org

Phone: (207)854-9779

Fax: (207)854-0962

Great Falls Construction (market rate housing)

Contact: Jon Smith, President/Owner

Address: 20 Mechanic Street, Gorham, ME 04038

Email: jon@greatfallsinc.com

Phone: (207)839-2744

Fax: (207)839-3737



TABLE OF CONTENTS

Station Square: A Mixed Use
Development by Great Falls Construction

- 1. PROPOSED HOUSING UNIT MIX & DRAFT ITEMS**
 - Site Plan
 - Floor Plan
 - Building Elevations
- 2. DEVELOPMENT TEAM & QUALIFICATIONS**
- 3. ACKNOWLEDGEMENT OF PURCHASE PRICE & TERMS**
- 4. PROPOSED PROJECT SCHEDULE**
- 5. RELEVANT EXPERIENCE & REFERENCES**



Proposed & Preliminary Site Plan by Submission Team

1

PROPOSED HOUSING UNIT MIX & DRAFT ITEMS

PROPOSED HOUSING MIX

Westbrook Development Corporation (WDC) and Great Falls Construction (GFC) are excited to combine their decades of collective experience to bring much-needed housing to Windham. Our conceptual plan involves building a mixed-income, multigenerational housing development on the site of the former Andrews School.

WDC will develop four sustainably designed, two-story buildings, providing eighteen (18) affordable rental apartments for seniors aged 55 and older. These residences will be designated for households earning up to 80% of the Area Median Income (AMI). The buildings will be designed to resemble traditional New England-style single-family homes with gabled roofs and front porches. Located near the street at the front of the property, this design approach is intended to allow the development to blend into the existing neighborhood fabric. Each building will contain 4-6 efficiently designed one-bedroom apartments.

At the rear of the property, GFC will develop 17 market-rate apartments, which will include a three-story building with twelve (12) units and a row of five townhouses. The proposed units will offer a mix of 1 and 2 bedroom units. The topography of the site and the placement of WDC's smaller buildings will screen these larger structures from view. In the center of the site, we propose creating a new town green for passive recreation and thoughtful landscaping for residents to enjoy.

We recognize that the availability of this public land presents a unique opportunity for thoughtful development. Adding 35 units of much-needed housing at this location will support households already contributing to the Windham community and those with local ties struggling to remain in their hometown or stay close to their families. Creating affordable options for older adults will allow community members to downsize, freeing up other housing for those needing more space. Our approach will utilize forward-thinking placemaking principles to strengthen the built fabric of our local community for all.

In closing, we are genuinely excited about the opportunity to contribute to Windham's goal of creating new housing options for its residents. Our concept represents a unique and compelling vision for the future, and we are eager to collaborate with the town to turn this vision into a reality. See below for a summary of the proposed development:

A & B Buildings - Westbrook Development Corporation's proposed 4 buildings

Building Type A – Affordable Senior Housing (3 of the same structure proposed)

Twelve 1 Bedroom apartments

Building Type B – Affordable Senior Housing

Six 1 Bedroom apartments

Total of Affordable Senior Housing Units: 18 (51%)

C & D Buildings - Great Falls Construction's proposed 2 buildings

Building C – Market Rate Housing

5 Townhouse-style apartment units with 2 bedrooms

Building D – Market Rate Housing

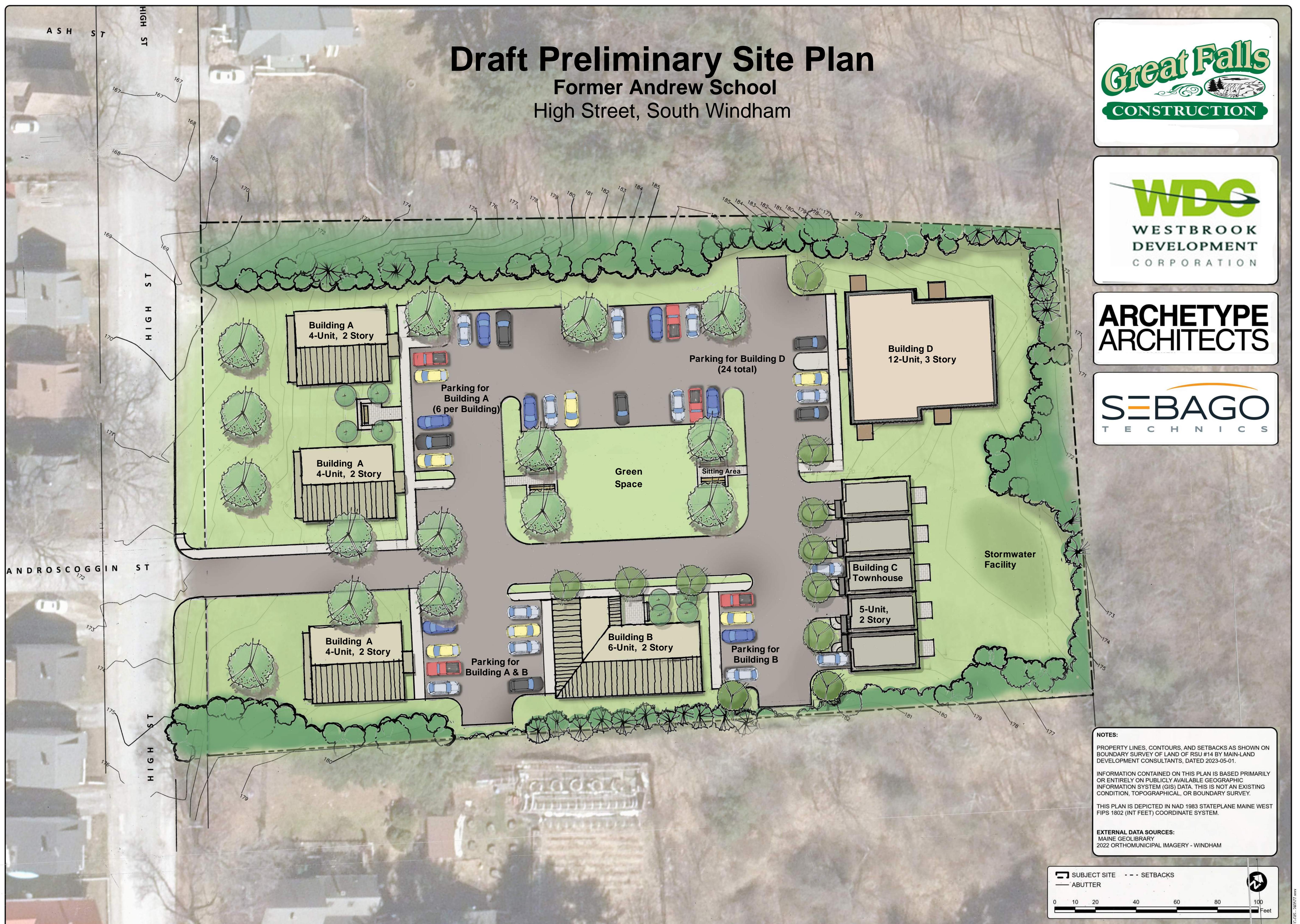
12 Apartment units with 2 bedrooms

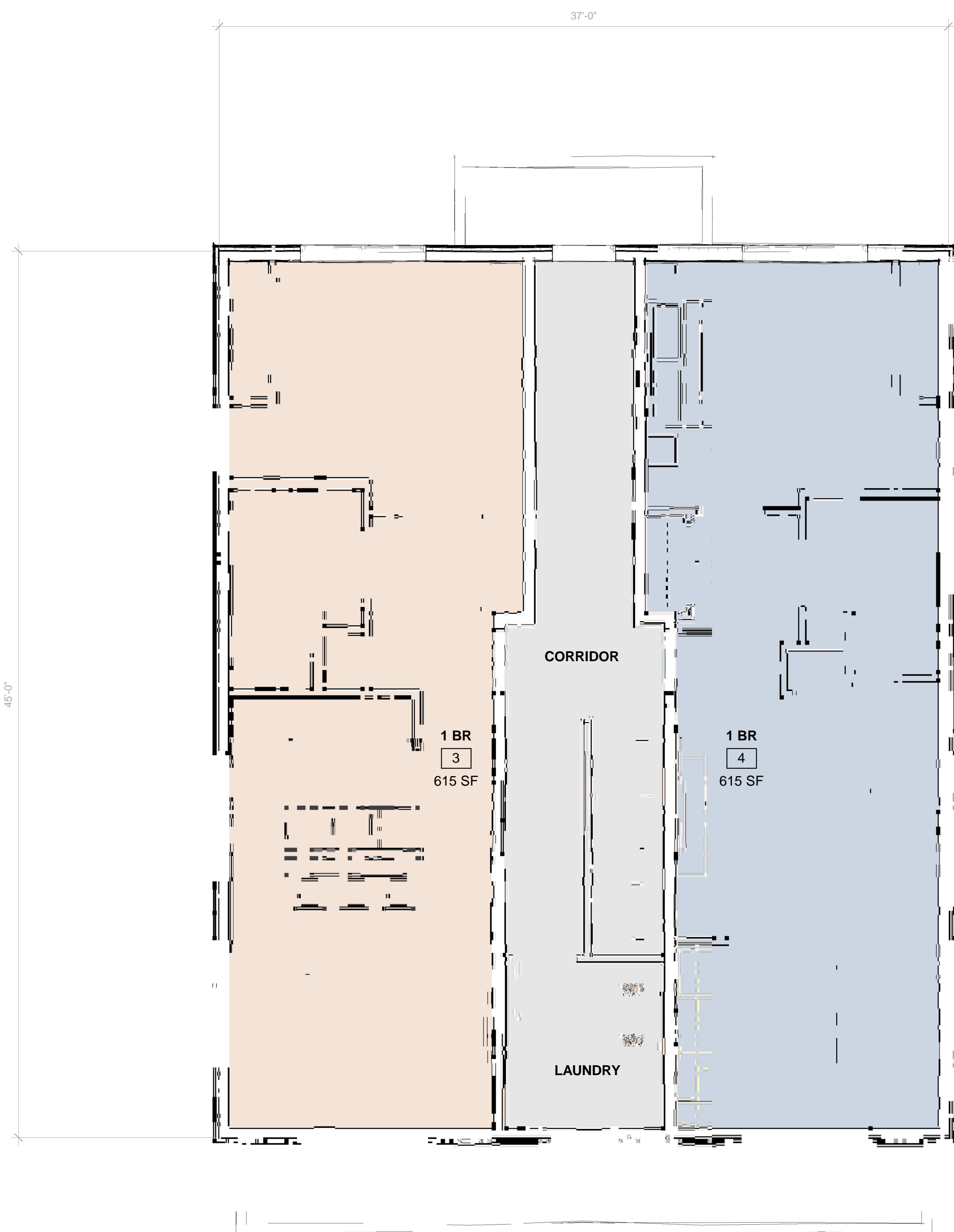
Total of Market Rate Units: 17 (49%)

Total Housing Units Proposed: 35

Draft Preliminary Site Plan

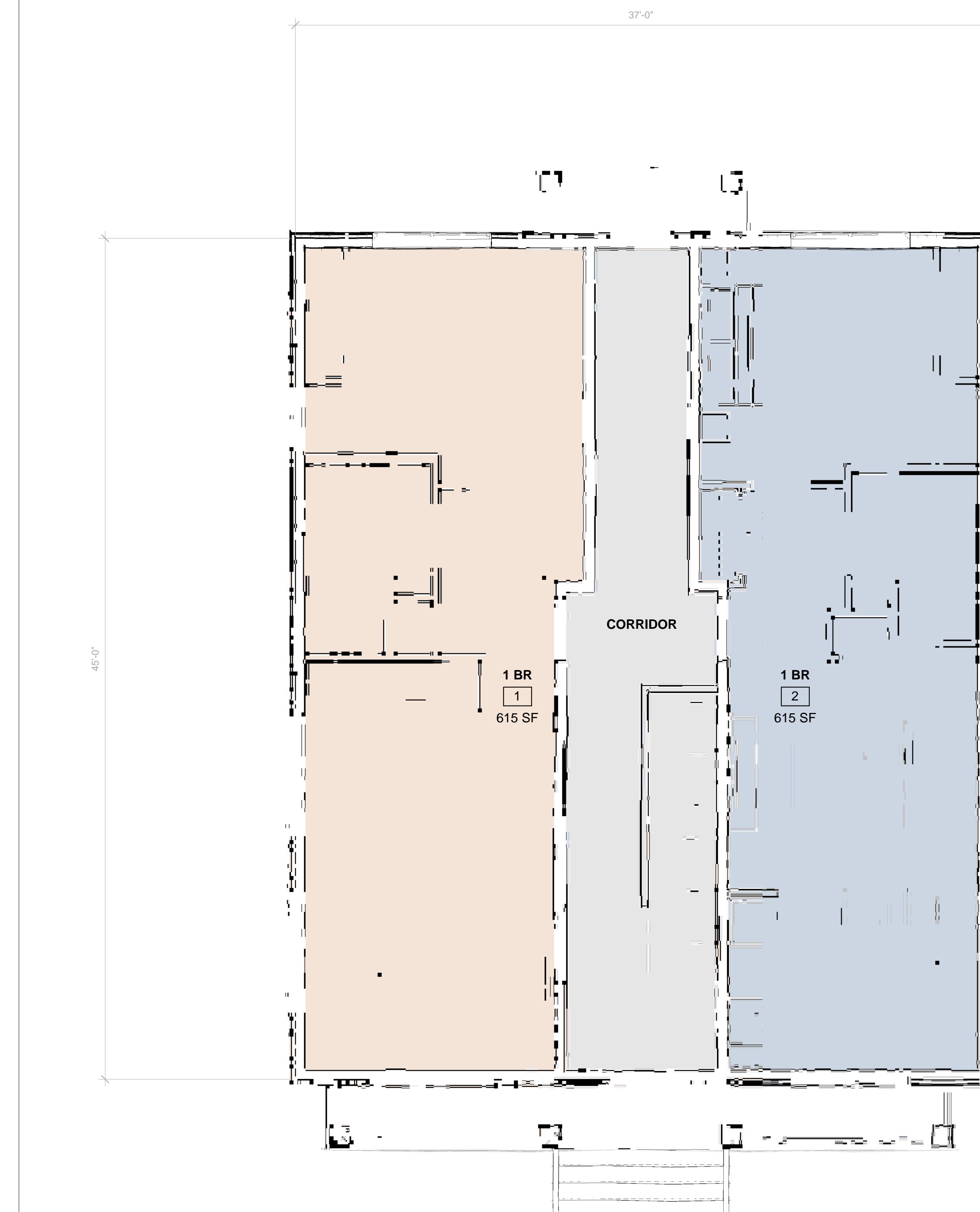
Former Andrew School
High Street, South Windham





2 | BUILDING A - SECOND FLOOR

1/4" = 1'-0"



1 | BUILDING A - FIRST FLOOR

1/4" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetypa.com

PREPARED FOR:
Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

**BUILDING A - FLOOR
PLANS**

DATE 25 JULY 2024

CHECKED BY

A1.1

SCALE 1/4" = 1'-0"

7 of 42



1 | BUILDING A - PERSPECTIVE



2 | BUILDING A - FRONT ELEVATION

1/4" = 1'-0"



4 | BUILDING A - SIDE ELEVATION

1/4" = 1'-0"



3 | BUILDING A - BACK ELEVATION

1/4" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetypa.com

PREPARED FOR:

Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

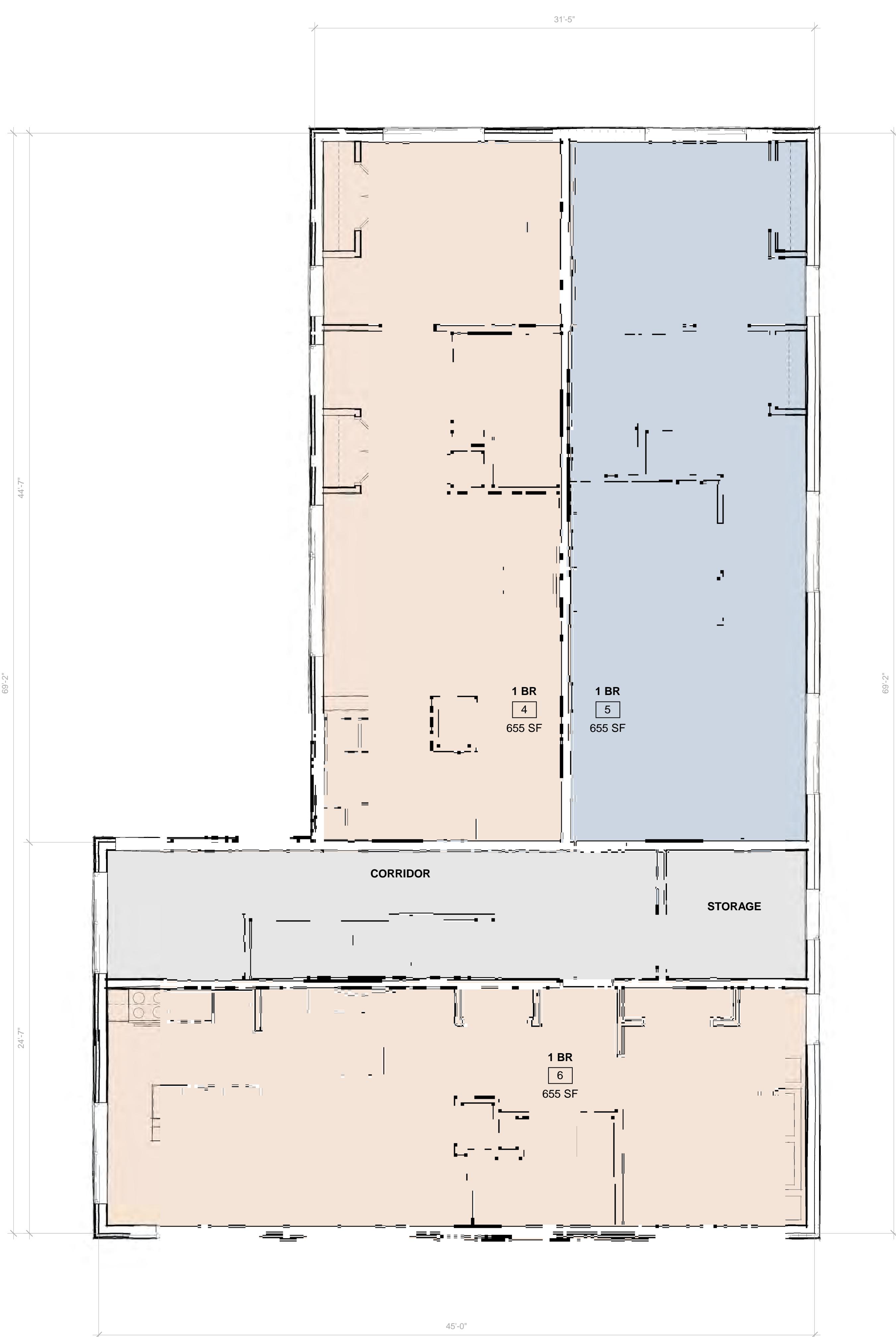
BUILDING A -
ELEVATIONS

DATE 25 JULY 2024

CHECKED BY

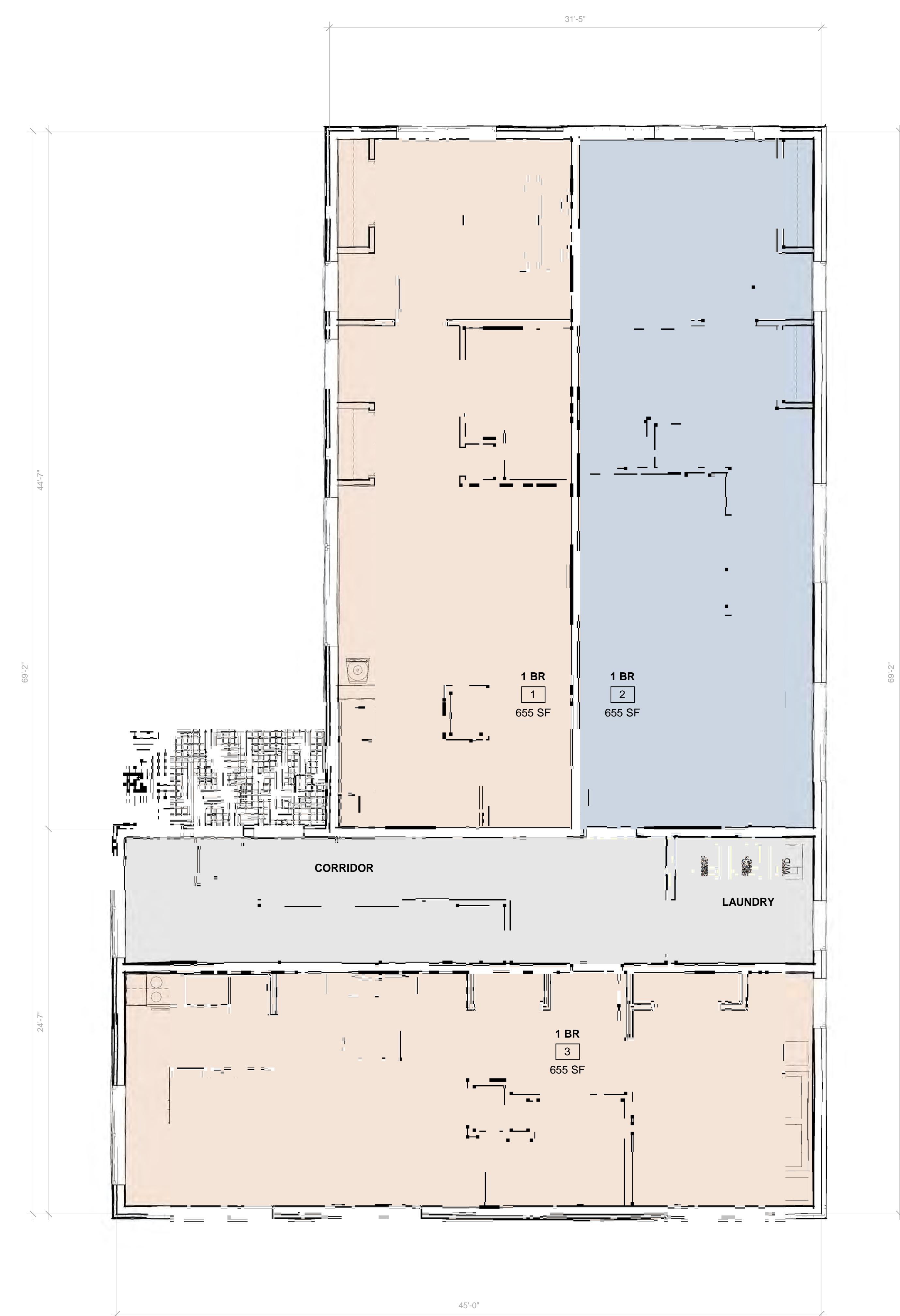
A2.1

SCALE 1/4" = 1'-0"



2 | BUILDING B - SECOND FLOOR

1/4" = 1'-0"



1 | BUILDING B - FIRST FLOOR

1/4" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetypa.com

PREPARED FOR:
Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

BUILDING B - FLOOR
PLANS

DATE 25 JULY 2024

CHECKED BY

A1.2

SCALE 1/4" = 1'-0"

9 of 42



1 | BUILDING B - PERSPECTIVE



2 | BUILDING B - SIDE ELEVATION

1/4" = 1'-0"



3 | BUILDING B - FRONT ELEVATION

1/4" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetypa.com

PREPARED FOR:

Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

**BUILDING B -
ELEVATIONS**

DATE 25 JULY 2024

CHECKED BY

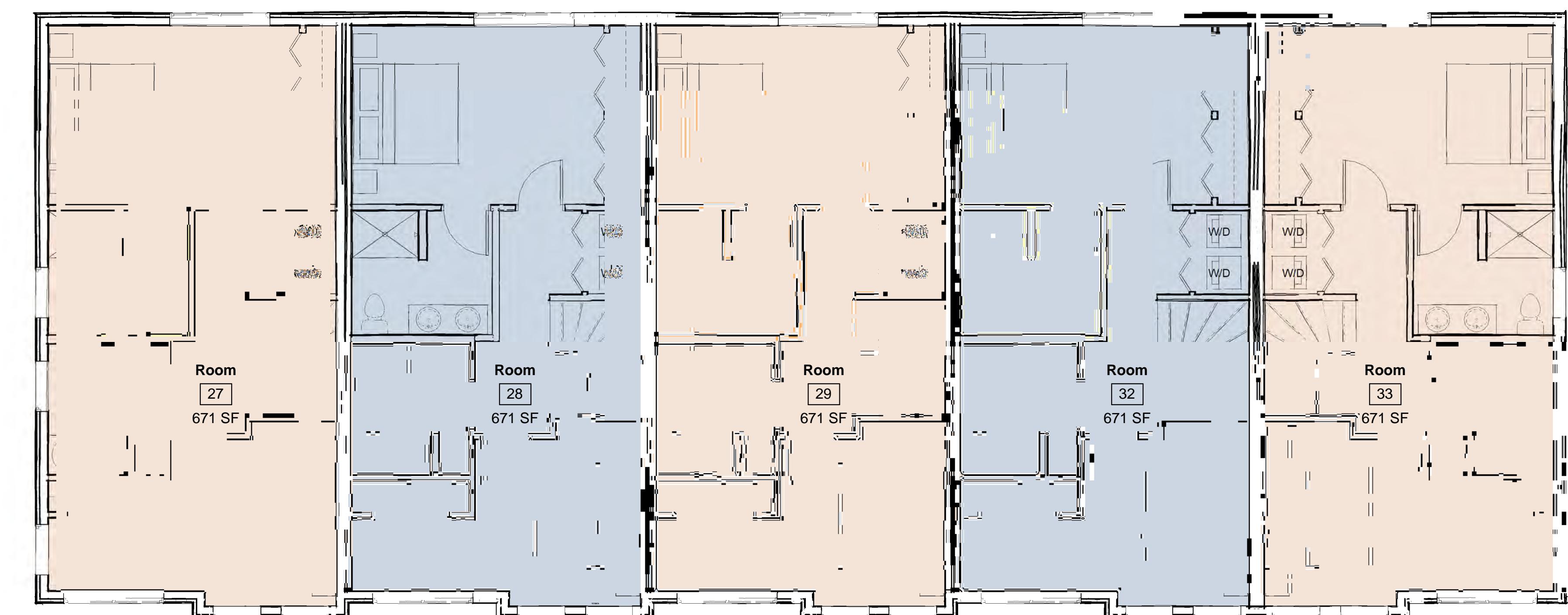
A2.2

SCALE 1/4" = 1'-0"

10 of 42



1 | BUILDING C - FIRST FLOOR
3/16" = 1'-0"



2 | BUILDING C - SECOND FLOOR
3/16" = 1'-0"

A1.3

Project: ANDREWS SCHOOL
Revisions:
Date: 25 JULY 2024 Scale: 3/16" = 1'-0" Building C - FLOOR PLANS

Architect: ARCHETYPE ARCHITECTS
Consultant: Owner
Prepared For:
48 Union Wharf Portland, Maine 04101
archetype@archetypepa.com
207.772.6022



1 | BUILDING C - PERSPECTIVE



2 | BUILDING C - FRONT ELEVATION

1/4" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetypa.com

PREPARED FOR:

Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

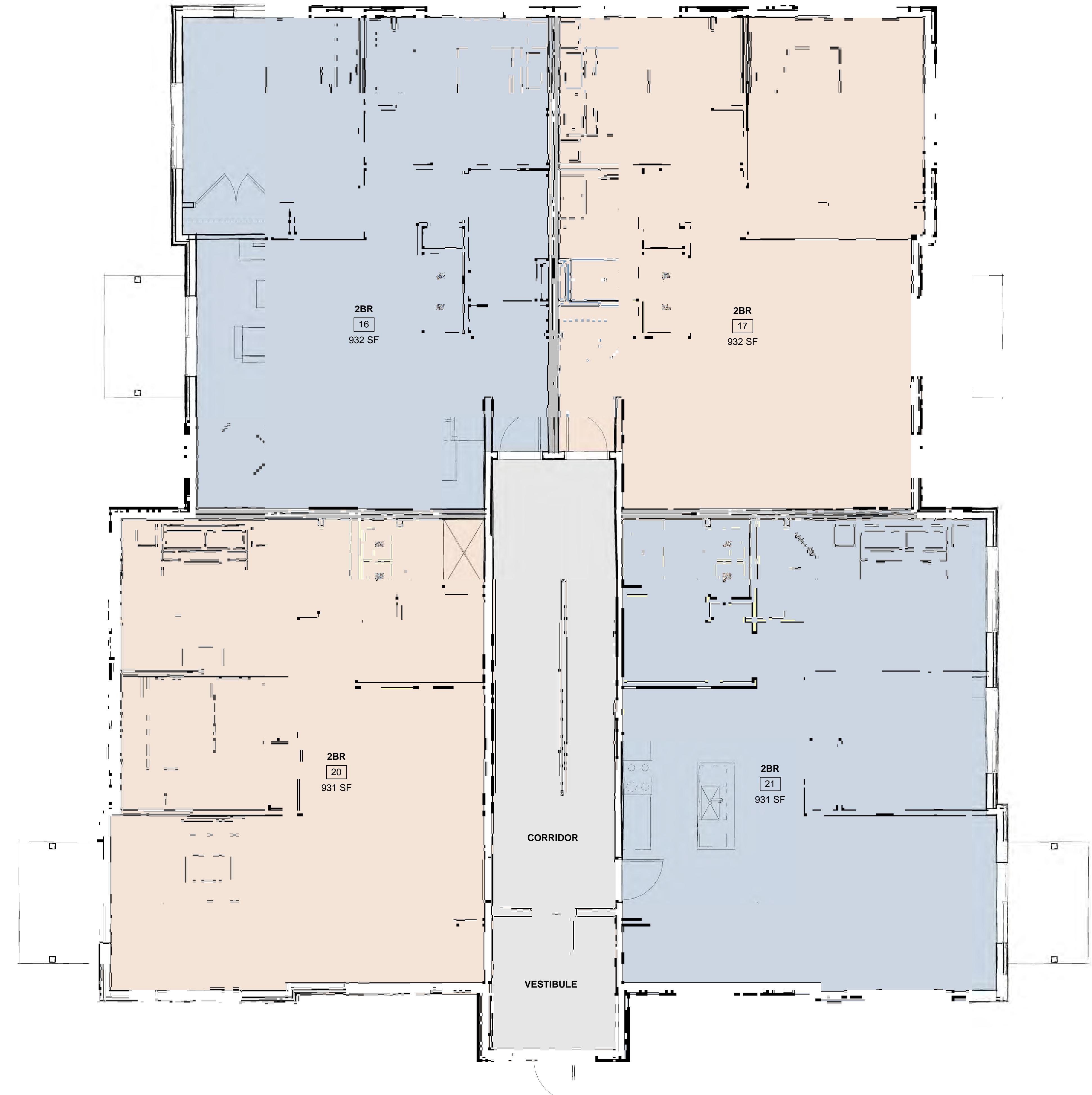
BUILDING C -
ELEVATONS

DATE 25 JULY 2024

CHECKED BY

A2.3

SCALE 1/4" = 1'-0"



1 | BUILDING D - TYPICAL FLOOR PLAN
1/4" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetypa.com

PREPARED FOR:

Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

**BUILDING D - FLOOR
PLANS**

DATE 25 JULY 2024

CHECKED BY

A1.4

SCALE 1/4" = 1'-0"



1 | BUILDING D - PERSPECTIVE



2 | BUILDING D - FRONT ELEVATION

3/16" = 1'-0"



3 | BUILDING D - SIDE ELEVATION

3/16" = 1'-0"

**ARCHETYPE
ARCHITECTS**

48 UNION WHARF PORTLAND, MAINE 04101
207.772.6022 archetype@archetyppea.com

PREPARED FOR:

Owner

CONSULTANT:

ISSUE STATUS:
RFP SUBMISSION

REVISION:

PROJECT:
**ANDREWS
SCHOOL**

Address
City, State

BUILDING D -
ELEVATIONS

DATE 25 JULY 2024

CHECKED BY

A2.4

SCALE 3/16" = 1'-0"

3/16" = 1'-0"



Building C - Concept Image
Proposed Townhouse Units

2

DEVELOPMENT TEAM & QUALIFICATIONS

THE TEAM

The development team proposed is a talented, experienced, local, and well-suited team for the Andrews School Redevelopment. Listed below are the key team members all of whom have experience working together on various projects as well as with the local municipality.

The project team includes the following firms serving the indicated roles:

Affordable Housing Developer – **Westbrook Development Corporation** – Westbrook, ME

Market Rate Housing Developer – **Great Falls Construction** – Gorham, ME

Architect – **Archetype Architects** – Portland, ME

Civil Design – **Sebago Technics** – South Portland, ME

For detailed company profiles and resumes of key team members, please refer to the following pages. We appreciate your consideration of our qualifications and are excited for this opportunity to partner with the Town of Windham to develop new residential opportunities for the community.



OUR DEVELOPMENT TEAM



WESTBROOK DEVELOPMENT CORPORATION & GREAT FALLS CONSTRUCTION:
DEVELOPMENT & DESIGN BUILD TEAM



INDICATES PRINCIPAL/OFFICERS FOR PRIMARY RESPONDENTS



TYLER NOROD
DEVELOPMENT DIRECTOR



MAGGIE STANLEY
CONSTRUCTION SERVICES DIR.



JON SMITH
PRESIDENT



CINDY SMITH
VICE PRESIDENT

ARCHETYPE ARCHITECTS: ARCHITECTURAL DESIGN

ARCHETYPE
ARCHITECTS



MICHAEL COYNE
PRINCIPAL ARCHITECT

SEBAGO TECHNICS: CIVIL DESIGN

SEBAGO
TECHNICS



OWENS MCCULLOUGH
SVP, PROJECT MANAGEMENT



AMY BELL SEGAL, RLA
SENIOR PROJECT MANAGER

Company Profile

Westbrook Development Corporation



Unique housing initiatives are the hallmark of Westbrook Development Corporation (WDC). More than 30 years after our founding, WDC has grown from an extension of a government-funded local housing authority to a widely recognized leading non-profit developer of affordable and workforce housing.

Our diverse development portfolio showcases our versatility, including a 100-unit, multistory apartment building, a charming single-family townhouse community, luxurious market-rate condominiums fashioned from a historic schoolhouse, and contemporary industrial-style lofts converted from an abandoned riverside mill. From affordable rental communities catering to seniors and residents with disabilities to pioneering homeownership opportunities for first-time buyers, WDC takes pride in delivering distinctive housing solutions.

At our core, WDC is deeply committed to fostering sustainable long-term growth of affordable housing across Greater Portland and Southern Maine. Rather than imposing developments on cities and towns, we prioritize collaboration. We work hand in hand with city officials, civic leaders, neighborhoods, and residents to understand their needs and aspirations, ensuring that the housing solutions we create reflect their desires.

Our message to all communities is simple yet powerful: "Tell us what you want. We listen." By embracing this ethos, we consistently empower communities with the housing options they seek, making a lasting positive impact on the lives of countless individuals and families. With each project we undertake, WDC reaffirms its position as a leader in affordable and workforce housing development, dedicated to shaping a better, more inclusive future for all.

Tyler Norod – Development Director

Tyler joined WDC in 2021 as Development Director. Prior to WDC, Tyler worked as a Development Officer for Avesta Housing, where he lead the development efforts on a variety of large projects across Southern Maine and New Hampshire. These projects included historic rehabilitation, Passive House Certified buildings, and a multi-phased mixed-use urban development.

Over the course of his career, Tyler has overseen 13 affordable housing developments with a total development cost in excess of \$160 million. In total, these projects represent approximately 500,000 square feet of development and 500 units of housing. Tyler's projects have been recognized by GrowSmart Maine and the Maine Real Estate Development Association (MEREDA) as well as the prestigious national Charles L. Edson award for Tax Credit Excellence.



Before working as a developer, Tyler was the Housing Planner for the City of Portland, where he implemented new housing policies and oversaw allocation of City resources to spur new affordable housing development. Tyler also served as a Senior Project Manager at the Boston Redevelopment Authority (BRA). While at the BRA, he managed the public review process and community benefit negotiations for several million square feet of development, including transitional housing for homeless veterans; housing for low-income seniors; and community-driven, mixed-income residential developments.

Tyler's academic background includes a BA in Political Science from St. Mary's College of Maryland, providing him with a strong foundation for his work in the housing development sector. With his wealth of experience and dedication to creating affordable housing solutions, Tyler continues to drive positive change and make a lasting impact in the communities he serves.

Maggie Stanley - Construction Services Director

As a Licensed Maine Architect, Maggie comes to WDC from a different side of the table from most in development. Her background is in the design and construction administration of multi-family and historic buildings in and around Southern Maine. She joined WDC in 2022 after several years working for CWS Architects where her focus was in senior and family housing developments and rehabs for Avesta, Portland Housing Authority and Community Housing of Maine. While at CWS, Maggie acted primarily as a Construction Administrator, working with contractors and owners to navigate unforeseen conditions and provide oversight that the projects were built as designed.

Prior to CWS Architects, Maggie spent much of her early career at Goduti/Thomas Architects where she became licensed while working on high end residential homes and ski resorts, although most of her time spent there was working in Historic Rehabilitation, converting historic buildings into affordable multi-family developments. These historic projects were reviewed by the National Park Service and received National Historic Registration upon completion. While at Goduti/Thomas Architects, numerous projects she worked on received Maine Preservations Awards and the Southgate House in Scarborough was recognized nationally for excellence due to its impactful use of Low-Income Housing Tax Credits.

She earned her Bachelors of Architecture from Syracuse University during which she spent her breaks working property maintenance turning apartments in Syracuse and as an electricians assistance at home on Mount Desert Island.

Maggie also is the former chair and current member of the Portland Planning Board. She is currently serving out her third, three-year term. It has been her time spent on the board, and the deep dive into urban planning, zoning and how policies can shape cities and our built environment that led to her passion for smart development. She hopes to continue to explore these ideas at WDC and act as a liaison between many parties involved from early design through construction, ultimately creating a product that best benefits the community and the end user of these spaces.



ABOUT GREAT FALLS CONSTRUCTION



CONTACT INFO

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

ESTABLISHED

"Constructing & Developing with a Purpose" since 1988

ORGANIZATIONAL STRUCTURE

Family Owned and Operated Single Source
Corporation with 75 employees

OWNERS

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

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



Great Falls has extensive
experience working on
residential development projects

throughout Maine. In addition to our development, our team has executed all project types that are extremely diverse and range from new construction, additions, and renovations of facilities. Some of those project types include, but are not limited to: Mixed-use Village Redevelopment, Municipal facilities, Community Centers,

Public Safety facilities, Federal Government renovation projects, medical facilities, K-12 and Higher Education schools, libraries, community centers and town offices, publicly funded multi-unit residential apartment projects and high end private residential homes. Regardless of the project type and contracted delivery method, we work closely with the project team to determine the scope of work, budget, and schedule that works best for the client and project at hand. Our strengths lie in our abilities, constructability knowledge, experience, property management stewardship

and the relationships we maintain with our tenants, design, engineering and subcontractor professionals, that will assist in a successful project that people will be proud to call home. We look forward to demonstrating these strengths throughout this proposal. On the following pages of our submission you will find more information about Great Falls Construction's success in "Constructing with a Purpose" for more than 36 years.



JON SMITH
GREAT FALLS CONSTRUCTION
PRESIDENT
20 Mechanic Street, Gorham, ME
jon@greatfallsinc.com | (207) 329-5825

Executive Summary:

Jon Smith has 35+ years of leading experience in the local development and construction industry. His experience ranges from the construction of period style homes to the development of multi-million dollar modern commercial facilities and everything in between. Jon's breadth of experience in the industry gives him invaluable insight on how to best manage all of Great Falls Construction's development and construction project. Jon is the overall executive project manager for all of Great Falls' work and he enjoys remaining close and connected to all of the firm's projects. Jon excels at strategic development and design building and works hard to always think creatively for the project and client. He's a dynamic leader who offers invaluable insight to the team through his attention to detail, commitment to integrity and overall leadership practices. Jon is passionate about promoting community and economic development and his drive for constructing and developing with a purpose permeates the organization. His passion and solid leadership is what successfully propels the Great Falls Construction team forward every day. Jon is the founder of Great Falls and thus has been with the firm since its inception in 1988.

Affiliations and Certifications:

Past President, Associated General Contractors, January 2017–January 2019

Board of Trustee, Cheverus High School 2017–Present

Gorham's Business Person of the Year—May 2012

Holder of the State of Massachusetts Construction Supervisor License (CSL)

Southern Maine Community College Advisory Board to the Building Construction Department, Active for 30+ years

OSHA 10 certification

Notable Recent Project Executive Oversight Experiences:

Station Square Mixed Use Facility—Gorham, Maine (new multi-unit housing building)

12 Sullivan Street Mixed Use Facility—Berwick, Maine (historical mill building renovation)

South Portland Public Works Facility—South Portland, Maine (pre-engineered metal building)

Windham Shared Vehicle Maintenance Facility—Windham, Maine (pre-engineered metal building)

Westbrook Consolidated Public Services Facility—Westbrook, Maine (pre-engineered metal building)

International Marine Terminal Maintenance Facility (MDOT)—Portland, Maine (metal building)

Portland Jetport Circulation Upgrades/Renovation—Portland, Maine (occupied renovation)

Bowdoin College various renovations (historical renovations)

Education:

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



CINDY SMITH
GREAT FALLS CONSTRUCTION
VICE PRESIDENT
20 Mechanic Street, Gorham, ME
cindy@greatfallsinc.com | (207) 839-2744

Executive Summary:

Cindy is the Vice President of Great Falls Construction. Her career began at York Cumberland Housing now known as Avesta housing where she worked in the accounting department. She then worked as a fulltime mom and part time bookkeeper for Great Falls. She has well over 30 years of experience at Great Falls in construction administration to include, but not limited to, accounting, procurement, and human resources. Her background includes accounting, payroll administration and management, consultancy on design concepts and making a communities vision a reality. Cindy has worked closely behind the scenes on many of Great Falls Construction's development residential and commercial projects ensuring a smooth and stylistic design for optimal work and livability. Cindy's versatility at Great Falls Construction speaks to her ability to support and enhance the company in a strategic way.

Education and Certifications:

High School Diploma, Gorham High School, 1986

Accounting Courses at University of New England

Introduction to Small Business at University of Southern Maine

Business Person of the Year, Gorham Business Exchange, 2017

Associated General Contractors First Lady, 2016–2018

ABC Diamond Step Award for Safety, 2019

Notable Recent Project Executive Oversight Experiences:

Procurement and Interior Design Oversight: The Edge at Berwick, ME

Procurement and Interior Design Oversight: Red City Ale, Windham, ME

Procurement and Interior Design Oversight: Station Square, Gorham, ME

Procurement and Interior Design Oversight: Junction Bowl, Gorham, ME

Procurement and Interior Design Oversight: Renovation at Richards' Dairy Delight, Sebago, ME

Procurement and Interior Design Oversight: 109 Main Street, Gorham, ME

Procurement and Interior Design Oversight: 82 Main Street, Gorham, ME

Procurement and Interior Design Oversight: Perennial Place, Gorham, ME

ARCHETYPE ARCHITECTS

48 Union Wharf, Portland Maine 04101 | 207.772.6022

www.archetype-architects.com

Company Background and History

Archetype Architects has, since 1983, developed an extensive portfolio of building projects in Maine and New England. We are a commercial architectural firm specializing in business, retail and housing developments. Our areas of service include master- planning, architectural design, and interior design. Prior to 1983 David Lloyd and Bill Hopkins maintained separate practices after having begun their careers in Boston and New York, respectively.

Archetype regularly designs and completes commercial projects in a very diverse field of typologies. Everything from hospitality and multi-family residential to offices and light industrial projects is well within our purview.

Personnel:

Founding Architect David Lloyd, Consultant

Principals: William Hopkins
Katherine Lermond
Mike Coyne

Architects: Kevin Morissette
Will Hopkins

Architectural Associates: Barry Yudaken
Maryng Nelson

Architectural Intern: Abby Henderson
Michael Welch

Interior Designers: Vicky Nicholas
Abigail Donahue

Office Manager: Susan Geffers

Registration Status:

Maine, New Hampshire, Connecticut and US Virgin Islands

Professional Affiliations:

National Council of Architectural Registration Board
International Building Code/National Fire Protection Association

Michael Coyne

Principal Architect

Contact

Archetype Architects
Portland, ME 04101
207.450.1621
coyne@archetyppepa.com

Certifications

Licensed Architect
Maine | Connecticut

Education

Master of Architecture
Wentworth Institute of Tech.
Boston, MA

Bachelor of Science in Arch.
Wentworth Institute of Tech.
Boston, MA

Professional Experience

With 11 years at Archetype, I have developed a comprehensive skill set through a variety of project types including office buildings, hospitality, multi-family residential, and mixed-use developments. As a partner at Archetype, I help lead the design and execution of projects from inception to completion, ensuring alignment with client visions and project objectives. I have successfully overseen numerous projects, collaborating closely with clients, consultants, and construction teams to deliver innovative and functional architectural solutions. My commitment to design, coupled with a deep understanding of industry standards and construction, enables me to drive successful outcomes and foster enduring client relationships.

Notable Projects

86 Newbury Street Development | Portland, ME

Project Architect

- Covetrus Office and Pharmacy Building (Core & Shell)
- Cambria Hotel - 102-room hotel
- 86 Newbury Street Garage

WEX Headquarters | Portland, ME

Project Architect

- 100,000 SF office building (Core & Shell)

Steven Square at Baxter Woods | Portland, ME

Project Architect

- Phase 2 - 28-unit condo building
- Phase 3 - 42-unit condo building (Fall 2024)

The Wyeth | Falmouth, ME

Project Architect

- 43-unit condo/mixed-use building (under const.)

Cranmore Mountain Resort | North Conway NH

Architect

- Phase 3 - Fairbank Lodge - Condo/Ski Lodge
- Phase 4 - The Lookout - 17-unit condo building



Maine's Creative Engineering Collective

EVERYTHING WE DO IS SHAPING

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

THE WAY WE WORK

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

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

FOUNDED

1981

TEAM MEMBERS

100+

STRUCTURE

100% EMPLOYEE-OWNED

SPECIALTIES

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

SECTORS

MUNICIPALITIES
INSTITUTIONS
HEALTHCARE
RESIDENTIAL
COMMERCIAL

LET'S MEET TOGETHER

207.200.2100

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



26 of 42



OWENS A. MCCULLOUGH, PE, LEED-AP

Senior Vice President of Strategy & Client Development



Mr. McCullough joined Sebago Technics in August of 1987 and is the Senior Vice President of Strategy and Client Development.

He is responsible for the overall coordination and management of engineering, quality control, budgeting, planning and providing technical assistance to project managers and technical staff. His experience includes a broad range of civil engineering projects for both public and private clients including the related disciplines of surveying and landscape architecture. Mr. McCullough oversees the project's progress and monitors budgets, schedules, and client satisfaction.

In addition to his management responsibilities, Mr. McCullough is a Senior Project Manager. He works with municipal clients on public works projects, which include engineering review services, inspections, land planning, site and civil design, solid waste transfer and disposal, street reconstruction, utility system designs, airport engineering, SLODA/ NRPA Permitting, site plan reviews, design-build projects, stormwater management/erosion control, construction specifications and regulatory agency applications.

Mr. McCullough also provides technical design and project management on private sector projects to include small and large-scale retail, municipal, commercial and industrial projects. These projects involve grading/drainage and utility design, public presentations and regulatory permitting. The extent and diversity of projects that Mr. McCullough has been involved with has provided him with a well-balanced technical and working knowledge within the municipal and private sectors.

EXPERIENCE



- **Managed Three General Services Contracts** (1993–1996, 2000–2004 and 2014–current) along with project specific general consulting - City of Portland, ME.
- **Managed a General Services Contract** (1996 through 2007 and 2014 - current) - Portland International Jetport.
- **Lead Design Team & Environmental Investigations** for Baxter Boulevard North Storage Conduit Storage Project (2012–2013), a 2 Million Gallon CSO Storage Project.
- **Roadway Engineering and General Consulting** - Gorham, Casco, Portland and Raymond, ME.
- **Landfill Closings** for the Town of Raymond, Fryeburg, Gorham, Naples, Winterport and City of Portland, ME.
- **Site Feasibility Assessment, Land Planning and Regulatory Permitting** for a new marine ramp on Cliff Island in Casco Bay.
- **Lewiston Auburn Water Pollution Control Authority**: Served as owner's technical advisor and consultant for the strategic planning and preparation of Design-Build RFP for a new 2.1 Million Gallon CSO Storage Facility.
- Led the planning, design, bidding, and construction for a new **Municipal Services Facility in the City of South Portland**.
- **City of Biddeford LAP Sidewalk Project** - Owens provided design and construction administration, and inspection services of this 0.5 ± mile sidewalk in Biddeford, ME.
- Led the planning, design, bidding, and construction for a new **Municipal Services Facility in the City of Westbrook**.
- **Led Project Team** for Investigations and regulatory coordination to secure a VRAP at the former Plan-it recycling facility in Gorham, ME.
- **Facilities Planning** - Led Team and provided consultation for evaluations of the South Portland Police Station, Hamlin School, Cash Corner Fire Station, & O'Neil Street site redevelopment.
- **Maine Turnpike Authority York Toll Plaza** (2017–2018). Led the environmental investigation and secured the Maine NRPA and USACOE Individual Permits.
- Served as an expert witness for **Portland Air Freight** during litigation and subsequently prepared corrective design plan with construction administration for a Freight Terminal Facility.
- **Back Cove South Storage CSO Facility** - Project Manager for alternative planning and preparation of a Business Case Evaluation.

CERTIFICATIONS

Maine DOT Local Project Administration
Recertification, 2023

LEED Accredited Professional

EDUCATION



University of Colorado, Denver, CO
B.S., Civil Engineering, 1987

REGISTRATIONS

Professional Engineer: Maine #7122
LEED Accredited Professional

MEMBERSHIPS

ACEC Maine – Board of Directors
President (2016–2017)
National Director 2018–2019

Rotary International

American Society of Civil Engineers

Former – Town of Gorham, Maine, Appeals Board, Member and Chairman

Former - Town of Limington, Maine, Planning Board, Member and Chairman

MEREDA Public Policy Committee

RECOGNITION

2013 ACEC Engineering Excellence Award,
Baxter Boulevard South Storage Conduit

SEBAGO
TECHNICS

AMY BELL SEGAL, RLA

Senior Project Manager/Senior Landscape Architect



In the course of her 30 year career, Amy has worked on a great variety of projects in the public and private sectors across Maine and New England. Her work has included site planning, permitting and construction management for residential, commercial, institutional, and industrial properties as well as recreation, trail, and community planning. She has earned a wonderful reputation through great work, relationships and communication.

EXPERIENCE



- **Portland Harbor Common Lot (Phase 1) Portland, ME:** Part of design team working with City staff and community working group to transform an oceanfront parking lot between Ocean Gateway and Maine State Pier into a park amenity for residents and visitors.
- **Portland Tree Canopy Project, Portland, ME:** Working with Parks and Forestry Staff to plan and implement tree planting strategies to increase the canopy within Bayside and Downtown neighborhoods.
- **Acadia Hospital, Northern Light Health, Bangor, ME:** Design of children, adolescent, and adult outdoor courtyard spaces to promote mental and physical well being in a safe environment. *With Lavallee Brensinger*
- **Shore Road Improvement Project, Cape Elizabeth, ME:** Working with transportation engineers and town staff to provide pedestrian and bicyclist amenities within road reconstruction design. Prepared visualizations from key locations for public outreach.
- **Deering Corner Roundabout, Portland, ME:** Designed pedestrian and landscape amenities adjacent to roundabout and within stormwater infrastructure. Collaboration with Metro and University of Southern Maine gateway planning. Worked with artist on sculpture placement and lighting. *Designed at TJD&A with Ransom Engineering, oversaw implementation at Sebago*
- **Lakeside Norway, ME.** Working with Left Turn Enterprises to develop a 6-acre four season event and recreation center and new brewery for Norway Brewing Company on Lake Penesseewassee within the Downtown Gateway Area.
- **Arthur P. Girard Columbarium Garden, Westbrook, ME:** Conceptual design through construction documentation for a 400 niche columbarium garden in Woodlawn Cemetery. The Garden includes public and veterans sections, extensive landscaping, and a pergola for outdoor funeral services.
- **Red Cross Park Renovation, Greenville, ME:** Master Plan for renovation of 6-acre park on Moosehead Lake that provides swimming and boating access. Plan includes shoreland stabilization, improved parking, accessibility, playspace, trails, and a pump track. Park applying for funding through the Land & Water Conservation Fund Grant program.
- **Evergreen Cemetery Expansion, Rangeley, ME:** Master Plan for a multi generation expansion for Town-owned cemetery. Highlights of initial phases include a 500 in ground plots, 250 cremains plots, columbarium niche walls and a gathering space that overlooks Rangeley Lake and the western mountains.
- **Bonney Park, Androscoggin Riverwalk, Riverpark, Moulton Park Rail Trail, and Little Andy Park, Auburn, ME:** A series of linked open spaces along the Androscoggin River. Design, permitting, and construction management. *With TJD&A*

EDUCATION



BSLA, Cornell University
Denmark International Study, 1992

REGISTRATIONS

Maine Licensed Landscape Architect
#2265
CLARB Certified
Maine DOT LPA Certified 2019 - 2023

SPECIAL TRAINING

MeDEP Low Impact Development
Stormwater BMP training
Courses in ADA standards, Complete
Streets, Sustainable Sites (ASLA LEED equiv)

PROFESSIONAL EMPLOYMENT

2020 - Present: Sebago Technics, Inc.
South Portland, ME

1992 - 2020: TJD&A
Landscape Architects & Planners
Yarmouth, ME

1988 - 1992: Bell & Spina Architects
Camillus, NY

SEBAGO
TECHNICS



Postcard photo of the original
John A. Andrew School Building

3

ACKNOWLEDGEMENT OF PURCHASE PRICE & TERMS

Our team acknowledges the fixed purchase price of \$300,000 for this property as well as the terms for payment indicated in the RFP Response Form below. We reserve the right to discuss all terms and conditions based on any findings resulting from a proper due diligence period.

RFP Response Form

Sale Price: \$300,000 (Fixed Price)

Terms: \$10,000 at Purchase & Sale Agreement signature, \$290,000 at closing

Purchase Closing: Within 60 – 90 days of Purchase and Sale Agreement signature

Housing Units Proposed

Number of Affordable Housing Units: **18**

Affordable Senior Housing Units: **18**

Affordable Family Housing Units: **0**

Number of Market Rate Housing Units: **17**

Number of Market Rate Senior Housing Units: **TBD**

Number of Market Rate Family Housing Units: **TBD**

Total Number of Housing Units proposed: **35**

Total Number of Affordable Housing Units proposed: **18**

Note: Please indicate Rental or Home Ownership: **These units are expected to be rental units at the project onset.**



Existing Site Photo - July, 2023 Source: Google

4

PROPOSED PROJECT SCHEDULE

Andrews School Site Proposed Schedule - WDC/GFC

Anticipated Task	Anticipated Estimated Time Frame *
Developer Selected for Town Land	Summer/Fall of 2024
Developer Due Diligence/Signed Agreements	Fall 2024-Spring 2025
Council & Planning Board Approvals	Winter 2025/Spring 2025
MaineHousing Annual Funding Applications	Fall 2025
Design Development Prior to Construction	Winter 2026
Construction Start	Spring/Summer 2026
Construction Completion (tbd based on final design)	2027/2028
Lease Up	2027/2028
* All time frames are estimated at this time.	

Spring Crossing, 19 Ash Street, Westbrook, ME
A WDC project, General Contracted by GFC,
Designed by Archetype Architects, 2010-2011
34 Units of Affordable Senior Housing



5

RELEVANT EXPERIENCES & REFERENCES

Westbrook Development Corporation – Portfolio



Spring Crossing

Nestled on the scenic banks of the Presumpscot River in the heart of downtown Westbrook, Spring Crossing is conveniently located off Ash Street, surrounded by a plethora of dining options, financial institutions, and other daily essentials. This four-story apartment building comprises 34 affordable units that cater to seniors. In addition to providing heat and hot water, residents also have access to on-site laundry facilities, a fitness room, and a computer room.



Golder Apartments

Located off Lincoln Street in downtown Westbrook, Golder Apartments spans four-stories while offering 26-units of affordable apartments for families. The property is managed by Westbrook Housing Authority, which provides tenants with the added convenience of heat and hot water as part of their rent. Despite the challenges of being constructed on a small urban infill lot, Golder Commons has managed to emerge as a thriving and attractive member of the community, thanks to its quality design and modern amenities.

Robert L. Harnois Apartments

Designed to address the need for affordable senior housing, the Robert L. Harnois Apartments were completed in 2020. The building presents a unique challenge due to its location on a tight site, nestled within a granite hillside at the Westbrook Housing Authority's campus. Although not visible from the front due to grade changes along the rear of the site, this building includes a fifth story of apartments at the back of the building. In addition to the much-needed affordable housing, the Robert L. Harnois Apartments offer several amenities, including a community room, a library, exercise facilities, an on-site laundry, and a walking trail that runs alongside the property.



Lewis H. Emery Apartments

In 2021, the Lewis H. Emery Apartments were completed as a counterpart to the Robert L. Harnois apartments. This building comprises 30 low-income senior apartments, bringing the total number of new affordable apartments to 91 for both developments. The location of this site proved to be a challenge as it is situated near an old granite quarry, making access and construction difficult. The project relied primarily on 4% low-income housing tax credits for funding. As a fully ADA-compliant building, the Lewis H. Emery Apartments cater to a diverse range of residents.



Stroudwater Apartments

Commencing construction in June 2023, Stroudwater Apartments is set to provide 55 units of affordable housing for seniors. Working in collaboration with the City, WDC is transforming the former municipal lot located across from Westbrook High School. As part of this development, WDC has partnered with Portland Trails to extend trail access throughout the site for the benefit of the community. Along with offering much-needed housing, WDC plans to install new pedestrian infrastructure, public trails, and allocate funds towards the construction of a new public ice rink in the city.



Stacy M. Symbol Apartments

WDC recently broke ground on the Stacy M. Symbol Apartments, situated on the former Rivermeadow Golf Course, off Lincoln Street in Westbrook. This upcoming development will bring 60 units of affordable senior housing to the community upon completion. The project is just one component of a larger multi-phased endeavor spanning over 90 acres. The overall development encompasses 358 new housing units, presenting a mix of market-rate homeownership single-family homes and rental apartments.



An exciting aspect of this project is the dedication of over 40 acres of the proposed site to conservation land. This protected area will be managed by the Presumpscot Regional Land Trust, fostering environmental preservation and creating vital connectivity for segments of the Sebago to Sea Trail network. With a thoughtful blend of affordable senior housing and conservation efforts, the Stacy M. Symbol Apartments and the larger development project promise to make a meaningful and positive impact on the community and the environment.

References

Joshua J. Reny – Assistant City Manager, South Portland
jreny@southportland.org
(207) 767-7606

While at Avesta, Tyler teamed up with Kaplan Thompson Architects to work on a mixed-use development known as West End Apartments I & II. Prior to completing plans for the site, Tyler worked with the City on the West End Neighborhood Master Plan that envisioned a new urban village along Westbrook Street between Redbank and Brick Hill. The plan can be found here: https://www.southportland.org/files/3016/7725/3132/West_End_Neighborhood_Plan_08.21.2017.pdf

Tyler and Josh worked together to ensure that Avesta's development acted as a catalyst for the City's vision of creating a new mixed-use neighborhood center. Phase I of West End Apartments includes space for a new market, restaurant, community meeting space, and new office for Opportunity Alliance's Resource Hub. Phase II continued active uses along its ground floor with outdoor public seating options, community space, and new office space. The project was recently recognized with the Exemplary Smart Growth Development award by GrowSmart Maine at its 2023 annual conference.

Julia Morgan – Director of Community Investments, Evernorth
jmorgan@evernorthus.org
(603) 801-6377

Evernorth is a non-profit organization that provides affordable housing and community investments in Maine, New Hampshire, and Vermont. Evernorth has raised and deployed more than \$1 billion in equity capital for affordable housing and built more than 15,000 affordable homes for low- and moderate-income people across northern New England.

As the Director of Community Investments, Julia has primary responsibility for overseeing and leading the underwriting of Low-Income Housing Tax Credit (LIHTC) and New Markets Tax Credit (NMTC) investments, performing a critical role in the adherence to investor driven expectations. Julia has over 20 years of experience in the finance industry, holding positions such as a securities trader, various analyst roles, and prior to joining Evernorth, as an underwriter in the low-income multi-family industry. Julia holds both a bachelor's degree and an MBA from Southern New Hampshire University, as well as a New Hampshire real estate license.

Tyler and Julia have worked together on several complex affordable housing projects across Maine and New Hampshire. Evernorth has been a key partner with Westbrook Development Corporation on several deals and is currently helping to finance WDC's Stacy M. Symbol and Stroudwater Apartments projects and the 100 unit occupied rehab of the Millbrook Apartments in Westbrook.

Dan Stevenson – Economic Development Director, City of Westbrook
dstevenson@westbrook.me.us
(207) 205-3808

Dan Stevenson leads Westbrook's economic development initiatives fostering continued sustainable growth for Maine's 8th largest city. Tyler and Dan have worked closely on several development projects including most recently, Stroudwater Apartments. This 60-unit affordable housing complex for seniors stands as a testament to their partnership, leveraging municipal-owned land identified by the City as pivotal in tackling Westbrook's housing challenges. Through collaborative efforts with Westbrook Development Corporation (WDC), city staff, the City Council, and Planning Board, a visionary concept emerged. Beyond addressing critical housing needs, the project encompassed extensive public benefits. These included enhancements to local trail networks, bolstered pedestrian infrastructure, and funding earmarked for relocating and constructing a new public outdoor ice rink—a testament to their commitment to enhancing community life through thoughtful development.

RELEVANT PROJECTS



Included within this section are relevant project experiences are similar to this project at hand. Our team has delineated its experience in both developing and constructing appropriate mixed use urban center facilities, focal space building design, and historically influenced designs. Throughout this section, you will become more familiar with the recent projects the GFC team has successfully developed, designed, and/or constructed and completed. Below are the “before and afters” followed by these similar project expanded upon in greater detail with photos. References are included at the end of this section.

AFTER



BEFORE



Station Square: a mixed-use Village center facility

7 Railroad Ave, Gorham, ME | Mixed Use Facility (33-apartments and 6-commercial units) | 70,000 SF facility

This was a design build project | Mike Richman, Custom Concepts, Inc. Architecture was the architect

Project construction timeline was 14 months with a June 2019 completion for residential and November 2019 for commercial fitups

AFTER



BEFORE



109 Main Street Redevelopment: a Village center prominent commercial facility

109 Main Street, Gorham, ME | Commercial Facility (4-first floor commercial offerings) | 10,000 SF facility

This was a design build project | Evan Carroll of Bild Architecture was the architect

Project construction timeline was 12 months with a completion in November 2015

RELEVANT PROJECTS CONTINUED

AFTER



BEFORE



Perennial Place: a renovation of historic school into multi-unit housing

7 North Gorham Road, Gorham, ME | Renovation of former school into residential units (12-first floor residential units)
11,360SF facility

This was a design build project | Bruce Macleod of Macleod was the designer
Project construction timeline was 12 months with a completion in January 2015

AFTER



BEFORE



Red City Ale: a renovation of an old and abandoned fire station currently being redeveloped into a restaurant space

8 Main Street, Windham, ME | Renovated ~6,800SF building from a fire station into a restaurant.

This was a design build project | Ryan Senatore of RSA Architecture was the architect & Sebago Technics is the Civil Designer
Project construction took 10 months with a completion in Spring 2023

AFTER



BEFORE



12 Sullivan Street, Berwick: a renovation of an old and abandoned mill building for 8-commercial units.

12 Sullivan Street, Berwick, ME | Renovated ~20,000SF building.

This was a design build project | Ryan Senatore of RSA Architecture was the architect & Sebago Technics is the Civil Designer
Project construction timeline was 12 months with a completion in Summer 2022

RELEVANT PROJECTS CONTINUED



8 Main Street, Berwick, ME: a mixed-use new construction with ten 1-bedroom apartments and two commercial units. This building is a ~9,860SF design build project | Ryan Senatore of RSA Architecture was the architect & Sebago Technics is the Civil Designer



3 School Street, Berwick, ME: a mixed-use new construction with 7 apartment units (four 2-beds, three 1-beds) and 2 commercial units. The building is a ~7,400SF design build project | Isaak Design is the architect & Sebago Technics is the Civil Designer



16-18 Sullivan Street, Berwick, ME: Currently under construction with anticipated completion Q4 2024-Q1 2025. Two 12-unit, 2 bedroom apartment buildings. Each building will be a ~12,400SF design build project. | Isaak Design is the architect & Sebago Technics is the Civil Designer

RELEVANT REFERENCES

1. The Edge at Berwick, Downtown Berwick, Maine

James Bellissimo, Town of Berwick Community and Economic Development & Planning Director

jbellissimo@berwickmaine.org | (207)698-1101 (o)

Great Falls is currently redeveloping the former Prime Tanning site (~11 acres) in Berwick's Village Center.

2. Town of Gorham - Various Developments

Kevin Jensen, Gorham Economic Development Director

kjensen@gorham.me.us | (207)222-1623 (o)

Great Falls over its many years in Gorham has developed numerous properties in the Village, such as Station Square at 7 Railroad Ave and 109 Main Street.

3. Gorham Village Alliance, Gorham, Maine

Katherine Garrard, Board of Directors President

GorhamVillageAlliance@gmail.com | (207)233-2373 (c)

Great Falls has developed many projects in Gorham and the area surrounds of which the Gorham Village Alliance is an active entity supporting revitalization of Gorham's Village.



Station Square
Gorham, ME



8 Main Street
Berwick, ME



109 Main Street
Gorham, ME