SEBAGO TECHNICS

PROPOSAL DATE
March 5, 2026

REQUEST FOR PROPOSALS (RFP)

Planning Consultant Services – Development of an Open Space Plan

Prepared for:

Prepared by:

Sebago Technics, Inc.
14 Maine Street, Suite 301
Brunswick, ME 04011
(207) 200-2100

Primary Contact:

Brett Wiemken
Project Manager/Planner
bwiemken@sebagotechnics.com
(207) 482-6323

CONTENTS

"Our experience with Sebago Technics was very positive—from productive community interactions and presentations to the on-time completion of the project. The geospatial and technical results from the selected sites represent a critical step toward advancing engineering for our resiliency efforts."

Van Thompson | Select Board Member, Town of St. George

March 5th, 2026
260117

Yvette Meunier, Director of Planning & Development
Town of Bowdoinham, Maine
13 School Street
Bowdoinham ME 04008

RE: Proposal for Professional Services
Development of an Open Space Plan & Ordinance Revisions

Dear Ms. Meunier,

Sebago Technics is pleased to submit our proposal for professional services to develop an **Open Space Plan,** as well as the associated ordinance amendments for the **Town of Bowdoinham, Maine**. We are excited to deliver a quality product that will identify open spaces within the town, facilitate meaningful engagement with the community, and codify desirable management practices, measures for preservation of existing open space, and introduce new standards to promote new open space.

Sebago has completed a variety of projects, ranging from open space inventorying to planning reviews and ordinance amendments in other Maine communities. **Our experience demonstrates that we are familiar with open space planning, and especially fit to facilitate and enact actionable policy change within Bowdoinham**. We understand the importance of public engagement, and our approach ensures that the community's voice is present at each step of the project.

Brett Wiemken will serve as the **Project Manager**, supported by **Amy Bell Segal, PLA, LEED-AP** as **Principal-In-Charge,** and our talented team. Our multidisciplinary firm includes planners, landscape architects, GIS specialists, and 3D modeling specialists that all bring direct experience in working with various communities similar to Bowdoinham. It is our understanding that Bowdoinham's Planning Board meets once a month on every fourth Thursday, and the Selectboard generally meets twice a month on the second and fourth Tuesdays. With this in mind, we remain available for Bowdoinham during these times, as these dates do not conflict with our other municipal planning commitments.

We thank you for the opportunity to submit this proposal, and are excited about this partnership with the Town of Bowdoinham. Our team remains committed to working with you to support the creation of an Open Space Plan, and completing the necessary ordinance amendments to preserve and protect the community's interests.

Sincerely,
Sebago Technics, Inc.

Brett Wiemken
Project Manager/Planner
bwiemken@sebagotechnics.com
(207) 482-6323

Amy Bell Segal, PLA
Principal-in-Charge/VP, Landscape Architecture
absegal@sebagotechnics.com
(207) 200-2055

A. FIRM DESCRIPTION

EVERYTHING WE DO IS SHAPING

Sebago Technics is a creative engineering collective comprising 130 design professionals and technical staff, with four offices across Southern, Western, and Midcoast 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
130

STRUCTURE
100% EMPLOYEE-OWNED

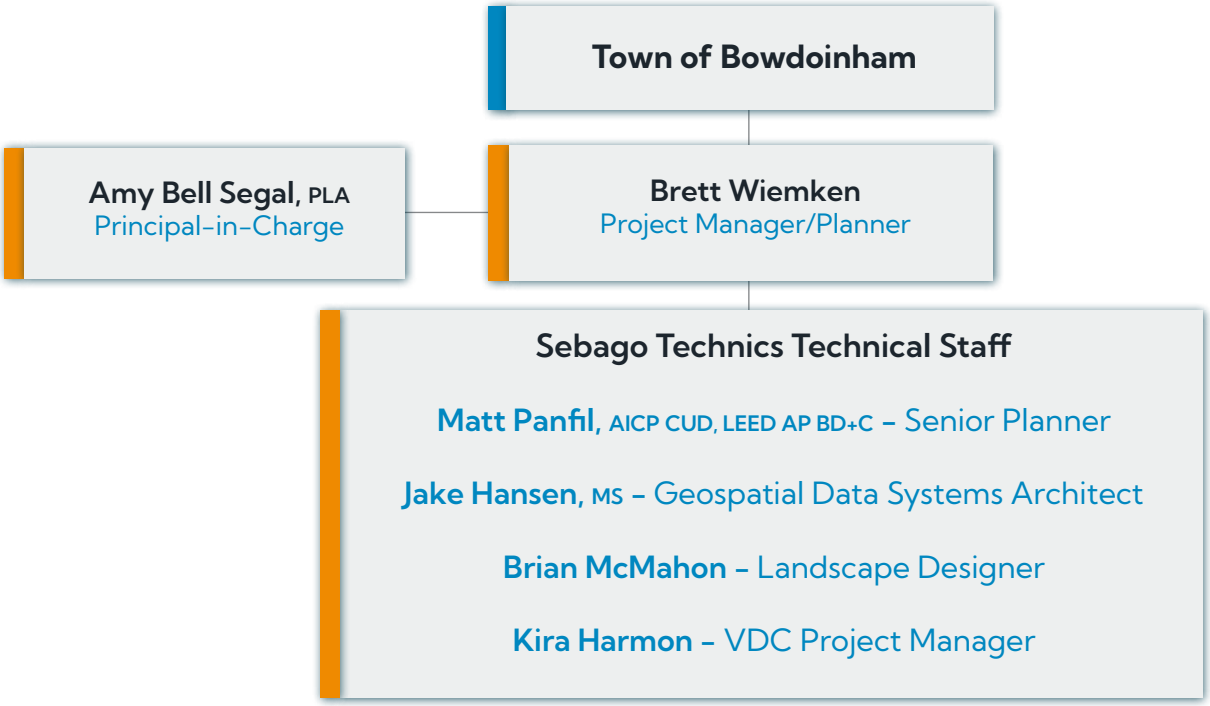
SPECIALTIES
CIVIL ENGINEERING
SURVEY/GEOMATICS
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION/TRAFFIC ENGINEERING
ENVIRONMENTAL SERVICES
PLANNING & PERMITTING
GIS & CAD

SECTORS
MUNICIPALITIES
INSTITUTIONS
HEALTHCARE
RESIDENTIAL
COMMERCIAL

B. PROJECT TEAM

Sebago Technics has assembled the following team qualified with hands-on experience in land use planning, facilitating meaningful public engagement, and policy change for Maine communities. Collectively, our team members have worked on open space inventorying, engaged directly with several communities on various projects, and developed comprehensive ordinance revisions that reflect community values. The resumes on the following pages detail the qualifications and relevant project experience of key personnel who will be dedicated to the development of the Open Space Plan and the associated policy revisions.

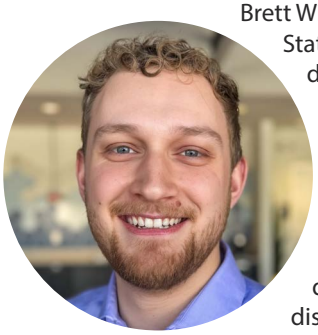
Brett Wiemken will serve as the **Project Manager,** and will be the Town's primary point of contact. Brett brings a unique dual perspective to this project, having worked on both sides of the municipal-consultant relationship. Previously, he served as the Senior Zoning Officer in Orange Township, Delaware County Ohio, before joining Sebago Technics. His municipal and regional planning background, combined with his expertise in consulting, positions him to translate complex planning principles into compelling visual concepts that resonate with the community. Brett also has experience in leading zoning ordinance changes in the Towns of Raymond and Sebago, active transportation planning in Windham, transportation planning in Rockland, and other municipalities, with extensive public engagement. As the Project Manager, Brett will coordinate work assignments and schedules across the team, provide updates to Town staff, and will remain dedicated to meeting all milestones on time as established by Bowdoinham.



Additional staff may be available to assist for any given assignment as-needed to support project needs and schedules.

BRETT WIEMKEN

Project Manager/Planner



Brett Wiemken joined Sebago Technics in 2023. He holds a degree in City & Regional Planning from The Ohio State University, underscoring his profound understanding of zoning law, planning practices, and land use development. As a member of the Entitlements Group within Project Delivery, Brett plays an important rule in orchestrating seamless permitting processes and ensuring regulatory compliance with local, state, and federal review agencies.

In his role as Planning Consultant, Brett leads municipal planning efforts particularly in the Town of Raymond, and takes on land use ordinance revisions in the Town of Sebago, and coordinates development review in the Town of Poland. Brett frequently leads efforts related to policy research, public engagement design, and coordination of planning reviews and studies. He also uses his experience to facilitate meaningful discussions and generate ordinance changes in several towns to create lasting impacts in the communities we serve. He also serves as Project Manager for community transportation planning projects in the Town of Windham and the City of Rockland.

EXPERIENCE

Municipal Contract Planning Services: Lead Planning Consultant managing Planning Board application reviews and site/subdivision project processing for the towns of Raymond, Sebago, and Poland, ME. Coordinates ordinance revisions and maintains regular office hours providing planning assistance to Town officials and residents. Analyzes development proposals, prepares detailed staff reports, and presents recommendations to the Planning Board. Works closely with developers and property owners to ensure compliance with local ordinances while facilitating project advancement.

City of Rockland Safe Routes to South School Planning and Design: Project Manager for the active Safe Routes to South School planning study and conceptual design project. Brett's role includes reviewing existing corridor conditions, oversight of the development of conceptual designs, leading public engagement efforts with the general public and steering committee. Our final report will include an analysis of development patterns to inform future designs of the corridor, support economic vitality, promote pedestrian safety, and ensure future growth contributes positively to the community.

Town of Windham Active Transportation Plan: Brett is the Project Manager for this current planning initiative which began in 2025 and is responsible for meeting project milestones in a timely manner. This project consists of gathering existing conditions data tailored specifically to Windham's Growth Areas defined within their Comprehensive Plan, and facilitating public engagement needed for the Plan's overall success. Brett is responsible for coordinating with the project team to reach critical milestones, collaborate with Town staff and GPCOG on meaningful public engagement and stakeholder efforts, and maintaining open communication throughout the duration of the project.

Open Space Inventory – Casco, ME: Collaborated with Sebago's Geospatial Team to catalog recreational assets and conducted stakeholder engagement with the Open Space Commission, citizens, and land trusts. Created visual communication tools including custom maps and an interactive web platform to promote public awareness and support the Town's conservation and funding acquisition goals.

***Orange Township Zoning Department – Delaware County, OH:** Served as Senior Zoning Officer for rapidly growing community of 35,000 residents. Spearheaded implementation of innovative New Urbanism community development and led comprehensive Zoning Code rewrite initiative with extensive public engagement. Managed Board of Zoning Appeals processes and administered township GIS database for planning analyses. Contributed to Active Transportation Plan adoption and 10-year Parks Master Plan development, while coordinating Comprehensive Plan implementation that preserved 40% open space allocation and balanced development pressures with environmental conservation goals.

*Prior to employment at Sebago Technics

EDUCATION

The Ohio State University
Columbus, OH
City & Regional Planning
Minor: Architectural Studies
2021

Columbus State Community College
Columbus, OH
Architectural CAD Drafting Certificate
2022

MEMBERSHIPS

American Planning Association (APA)
Northern New England Chapter

LEADERSHIP

Delaware Leadership Graduate, 2022
Delaware County, OH Chamber of Commerce

SKILLS

Proficient in Adobe Creative Suite (InDesign, Illustrator, Photoshop), ArcGIS, SketchUp, & Microsoft Office Suite

SEBAGO TECHNICS

AMY BELL SEGAL, PLA

Vice President, Landscape Architecture

Amy Bell Segal joined Sebago Technics in 2020, bringing over 30 years of distinguished landscape architecture experience across Maine and New England. Amy holds a bachelor's degree in Landscape Architecture from Cornell University. Throughout her extensive career, she has successfully delivered a diverse portfolio of projects spanning both public and private sectors, including site planning, permitting, and construction management for residential, commercial, institutional, and industrial properties. Her expertise extends to specialized areas such as recreation planning, trail development, comprehensive community planning initiatives, and most recently, large-scale renewable energy projects, positioning her at the forefront of this rapidly evolving sector. Amy has earned a reputation for excellence through exceptional work quality, strong professional relationships, and clear communication with clients, colleagues, and regulatory agencies. In her current role as Vice President of Landscape Architecture, she oversees the strategic direction of Sebago's landscape architecture services while providing mentorship to team members and ensuring seamless integration of landscape architecture expertise across the firm's multidisciplinary project teams.

EXPERIENCE

Open Space Inventory – Casco, ME: Collaborated with Sebago's Geospatial Team to catalog recreational assets and conducted stakeholder engagement with the Open Space Commission, citizens, and land trusts. Created visual communication tools including custom maps and an interactive web platform to promote public awareness and support the Town's conservation and funding acquisition goals.

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. Led the design charettes and stakeholder engagement meetings.

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.

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.

Windham Recreation Master Plan - Windham, ME: Project Manager for a10-year Recreation Master Plan for the Town of Windham, including existing conditions analysis, benchmarking against comparable municipalities, and public engagement through stakeholder meetings and community survey. The final plan provides prioritized recommendations and a funding strategy to guide recreational improvements across the community.

Red Cross Park Renovation, Greenville, ME: Master Plan for renovation of six-acre park on Moosehead Lake that provides swimming and boating access. Plan included shoreland stabilization, improved parking, accessibility, playspace, trails, and a pump track.

***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.

***Scarborough Municipal Campus Master Plan – Scarborough, ME:** Developed in collaboration with Town Staff, the Master Plan provides short, medium, and long-term planning strategies for balancing future school development and recreational open space needs with environmental limitations.

**Prior to employment at Sebago Technics*

EDUCATION

BSLA, Cornell University
Denmark International Study, 1992

REGISTRATIONS

Maine Licensed Landscape Architect #2265
CLARB Certified

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

MATT PANFIL, AICP CUD, LEED AP BD+C

Senior Planner

Matt Panfil joined Sebago Technics in 2025 as a Senior Planner with nearly 20 years of experience in community development, land use, and infrastructure planning. Most recently, he served as Brunswick's Director of Planning and Development, leading the Town's Comprehensive Plan update and modernizing road standards with Complete Streets policies. Matt was previously the Planning Director for the Greater Portland Council of Governments (GPCOG) where he directed regional planning initiatives supporting twenty-five member municipalities, including housing, land use, and sustainable community design projects. Matt is skilled with coordinating community consultation and public engagement processes to inform local and regional planning efforts.

Matt holds advanced certifications in urban design (AICP CUD) and sustainable building (LEED AP BD+C). His expertise in guiding complex projects through regulatory approvals while balancing technical requirements with community needs strengthens our team's capabilities across municipal, regional, and private sector projects.

EXPERIENCE

Windham Recreation Master Plan - Windham, ME: Developing a 10-year Recreation Master Plan for the Town of Windham, including existing conditions analysis, benchmarking against comparable municipalities, and public engagement through stakeholder meetings and community survey. The final plan provides prioritized recommendations and a funding strategy to guide recreational improvements across the community.

***Open Lands Plan - Town of Vail, CO:** Town Planner responsible for data collection, content generation, and multiple community-wide input sessions, open houses, and other special events such as a wildlife forum.

***Staff Liaison for the Town of Brunswick Conservation Commission:** Responsibilities included oversight of conservation easement monitoring program.

***Town of Brunswick, ME Comprehensive Plan Update:** Director of Planning and Development during the Town's Comprehensive Plan update. Responsibilities included project management, public engagement, and completion of transportation inventory and chapter and completion of recreation and open space inventory.

***Town of Brunswick, ME Road Standards Update:** Director of Planning and Development for the updating of private and public road design standards and associated municipal ordinances. Required coordination with Town Engineer and Fire Department to complete the updates. Implemented Complete Streets policy solicited input from the Bicycle and Pedestrian Advisory Committee.

***Amtrak Northeast Corridor Feasibility Study:** Planning Section Manager for the existing conditions analysis of a feasibility study for the Amtrak Northeast Corridor service between New Haven, CT and Providence, RI. Analyzed existing demographics, land use patterns, environmental constraints, and economic trends for existing and potential train stations.

***Transit-Oriented Development and Downtown Revitalization - Village of Lombard, IL:** Senior Planner for the Village's effort to revitalize a stagnant downtown through the implementation of a tax increment financing (TIF) district and revisions to the Village's Zoning Ordinance to update density and parking standards based on proximity to commuter rail station. Solicited infill development projects to bring new life to the downtown area.

***Active Transportation Plan - Village of Tinley Park, IL:** Village Planner responsible for content and graphic production for a village-wide Active Transportation Plan.

*Prior to employment at Sebago Technics.

EDUCATION

University of Illinois: Chicago, Master of Urban Planning and Policy (MUPP), 2007

University of Illinois: Urbana-Champaign, Bachelor of Arts: Political Science, 2004

MEMBERSHIPS

American Planning Association: National, New England Chapter (NNECAPA), Transportation Planning Division, and Urban Design and Preservation Division.

United States Green Building Council (USGBC)

CERTIFICATIONS

American Institute of Certified Planners (AICP) – Advanced Specialty Certification in Urban Design (CUD)

Leadership in Energy and Environmental Design Accredited Professional in Building Design and Construction (LEED AP BD+C)

SKILLS

Adobe Creative Suite, ArcGIS Pro, Bluebeam Revu, SketchUp

SEBAGO TECHNICS

JACOB L. HANSEN, MS

Geospatial Data Systems Architect

Jake Hansen joined Sebago Technics in 2020 and advanced into the role of Geospatial Data Systems Architect, reflecting his leadership in developing scalable geospatial workflows and data systems that support complex engineering, municipal, and environmental projects. He holds a master's degree in Geosciences from East Tennessee State University and a bachelor's degree in Geology from the University of Maine. Jake specializes in translating field and technical requirements into practical GIS solutions that improve data consistency, accessibility, and long-term usability. His work bridges field operations, engineering teams, and complex GIS environments, ensuring that spatial data supports both immediate project needs and long-term organizational goals. Through standardized data models, workflow development, and technical oversight, Jake helps drive efficient, reliable geospatial systems across a wide range of disciplines.

EXPERIENCE

Bowdoin College Utilities GIS – Brunswick, ME: Leads ongoing development and management of Bowdoin College's campus utility GIS, supporting water, sewer, drainage, electrical, communications, and related infrastructure systems. He has established standardized data structures and field-to-GIS workflows that improve data accuracy and long-term maintainability while supporting daily operational use. His work integrates field data collection, web GIS applications, and automated update processes to ensure campus stakeholders have access to reliable infrastructure information for planning, maintenance, and asset management decision-making.

Freeport Projects Portal: Developing a public-facing web GIS for the Town of Freeport to showcase Town projects, including infrastructure improvements, economic development initiatives, and enhanced pedestrian and bicycle connections. The platform presents projects ranging from conceptual to complete stages, offering residents and stakeholders an accessible, interactive tool for exploring community developments. Complementing this public platform, Jake has created a private web GIS exclusively for the Town, enabling staff to efficiently update project details and manage associated information.

Casco Open Space Inventory – Casco, ME: Worked closely with the Town of Casco Open Space Commission to update their Open Space & Conserved Land Map with new parcel data and topographic information. In the process of developing the map, the need for an Open Space Inventory became apparent. Designed a web-based inventory categorizing the different kinds of open space in Casco that included pertinent information about open space locations, and functions as a living database for collaboration between commission members and organizations. Along with the Open Space & Conserved Land Map and Inventory, Jake designed a web-based map of Casco Open Spaces to be embedded on the Town's website for the public.

Town of Waterboro WebGIS Development – Waterboro, ME: Led the design and deployment of a municipal WebGIS platform that consolidated parcel, zoning, and planning datasets into a single accessible system for both staff and the public. He directed data preparation, system configuration, and application design with a focus on usability and long-term sustainability. The resulting platform improved access to current mapping information, reduced reliance on static products, and established a scalable framework for future municipal GIS initiatives.

EDUCATION

East Tennessee State University,
Johnson City, TN
M.S. Geosciences - Geospatial Analysis Concentration, 2020

University of Maine at Farmington - Farmington, ME
B.A., Geology, 2011

CERTIFICATIONS

North Carolina Certified Property Mapper

AWARDS

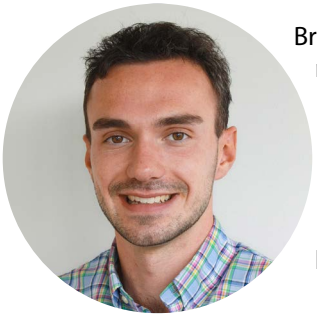
Michael D. Wilson Fellow, 2010-2011

Best Student Poster – 37th Annual Colloquium of the Atlantic Geoscience Society, 2011

SEBAGO TECHNICS

BRIAN A. MCMAHON

Landscape Designer



Brian McMahon joined Sebago Technics in 2021. He holds a bachelor's degree in Landscape Architecture with a minor in Community Planning from the University of Rhode Island. His comprehensive skill set encompasses due diligence research, site inventory and analysis, conceptual site planning, graphic visualizations, site design development, and planting design. In his current role, Brian applies his landscape architecture expertise and community planning knowledge to lead innovative design solutions for complex projects and transform challenging sites into well-designed, functional spaces. His commitment to continuous learning and his multidisciplinary background contribute significantly to the successful delivery of landscape architecture and site planning projects throughout the organization.

EXPERIENCE

Open Space Inventory – Casco, ME: Collaborated with Sebago's Geospatial Team to catalog recreational assets and conducted stakeholder engagement with the Open Space Commission, citizens, and land trusts. Created visual communication tools including custom maps and an interactive web platform to promote public awareness and support the town's conservation and funding acquisition goals.

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.

Lakeside Norway – Norway, ME: Assisted with site design for a commercial project located along a lakefront property. Brian assisted with the design of the site's recreational amenities along the waterfront, detailed planting plans, and graphic visualizations for the full master plan.

Martin's Point Health Care Veranda Campus – Portland, ME: Facilitated the site design for a 25,000-square-foot office building on an existing medical campus. Brian's design intent focused on pedestrian and vehicular connectivity throughout the existing campus, while also creating safe, accessible amenity areas for all users of the site.

Kennebunk Public Works Facility – Kennebunk, ME - Contributed to the development of a $13 million state-of-the-art municipal operations center featuring a new public works building, converted vehicle storage facilities, and strategic site improvements that enhanced operational capabilities and traffic circulation from 2019 through anticipated 2026 completion.

Casco/Naples Bulky Waste and Transfer Station Site Improvements – Casco, ME: Contributed to site improvements at a municipal transfer station to address traffic congestion and aging infrastructure, including extended drive aisles for improved circulation around the compactor area, replacement of failing concrete retaining walls, and new structural pads.

Portland International Jetport Parking Expansion – Portland ME: Facilitated the site design for a long-term parking lot containing 650 spaces, adjacent to the Portland International Jetport Arrival and Departure Terminals. Brian's design concentrated around parking efficiencies, vehicular traffic flow, and pedestrian way-finding across the expansive site.

Maine Health Medical Building – Waldoboro, ME: Facilitated the site design for a 14,000-square-foot medical building on an undeveloped property. Brian also assisted in the production of construction documents.

EDUCATION

University of Rhode Island,
Kingston, Rhode Island
Bachelor of Landscape Architecture
Minor: Community Planning
2021

SEBAGO TECHNICS

KIRA A. HARMON

Virtual Design and Construction Project Manager

Kira Harmon joined Sebago Technics in 2019 as a 3D Modeler/CAD Technician working with the Survey-Geomatics group to produce digital deliverables for municipal, federal, and private sector projects. She holds an associate degree in Architectural and Engineering Design from Southern Maine Community College. She brings comprehensive expertise in 3D modeling technologies and project management, including mastery of point cloud data extraction and photorealistic rendering techniques. As a key member of the digital services team, Kira orchestrates complex modeling workflows and ensures quality standards across diverse project portfolios.

In her current role as Virtual Design and Construction (VDC) Project Manager, Kira serves as the primary coordinator for all 3D modeling and graphics services, directing project scoping and estimating while developing critical processes and standards. Her deep understanding of project requirements and technical expertise enables her to serve as an integral project team member, providing essential digital foundations and valuable strategic insight that enhance client presentations and project deliverables.

EXPERIENCE

Bowdoin College Master Plan – Brunswick, ME: Supported the development of a master plan for over 200 acres of land conveyed to Bowdoin College by the Brunswick Naval Air Station. Contributed to digital deliverables illustrating proposed improvements including athletic facilities, outdoor common spaces, and approximately 10 miles of bike and pedestrian trails.

Safe Routes to South School Planning Study – Rockland, ME: Contributed to a multimodal transportation planning study aimed at improving safety and accessibility along key corridors near South School. Assisted in the production of street-view renderings and 3D visualizations included in the final deliverables to support conceptual design alternatives and community engagement efforts.

Portland Harbor Common Lot – Portland, ME: Created 3D visualization renderings and video simulations of design concepts for a waterfront parking lot transformation into a community green space. Deliverables communicated the scale and vision of the design to the City's Working Group and general public, helping guide design decisions and build stakeholder support.

Sea Level Rise – Coastal Resiliency – St. George, ME: Since 2023, the Town of St. George has partnered with Sebago Technics to assess the challenges facing their town of impending sea level rise. Kira was part of the data processing team following the field collection. Sebago's approach was to create a unique yet replicable model by providing a variety of 2D deliverables. In late 2023, Kira leveraged the data collected to elevate one of the eight sites from 2D to 3D. By creating a virtual experience Kira was able to help make the imminent threat of sea level rise personal and understandable to St. George's residents regardless of age or background.

Shore Road – Cape Elizabeth, ME: Oversaw production of high-quality 3D renderings of key locations along Shore Road to help communicate proposed streetscape improvements to the public. Responsible for quality reviewing each image for both technical accuracy and visual realism, applying VDC standards and QA processes to ensure deliverables met project expectations.

Martins Point Health Care – Brunswick, ME: Martins Point Health Care built a new facility located in the Town of Brunswick. To help the Town and the client understand what the project would look like, Kira used an existing Autodesk Revit model combined with Sebago Technics' site design and landscaping to generate a 3D visualization model. The model was highly effective in the project review process.

EDUCATION

Southern Maine Community College
South Portland, ME
Associates of Applied Science,
Architectural and Engineering Design
2019

CERTIFICATIONS

OSHA 10-hour Construction Safety

CPR & First Aid

SEBAGO TECHNICS

C. RELEVANT EXPERIENCE

Our team brings direct, hands-on experience guiding Maine communities through open space planning, public engagement, and policy change. In the towns of Raymond, Sebago, and Poland, we have served as municipal planning consultants, drafting zoning amendments that balance land use and natural resource protection while advocating for the preservation of open spaces through active development review.

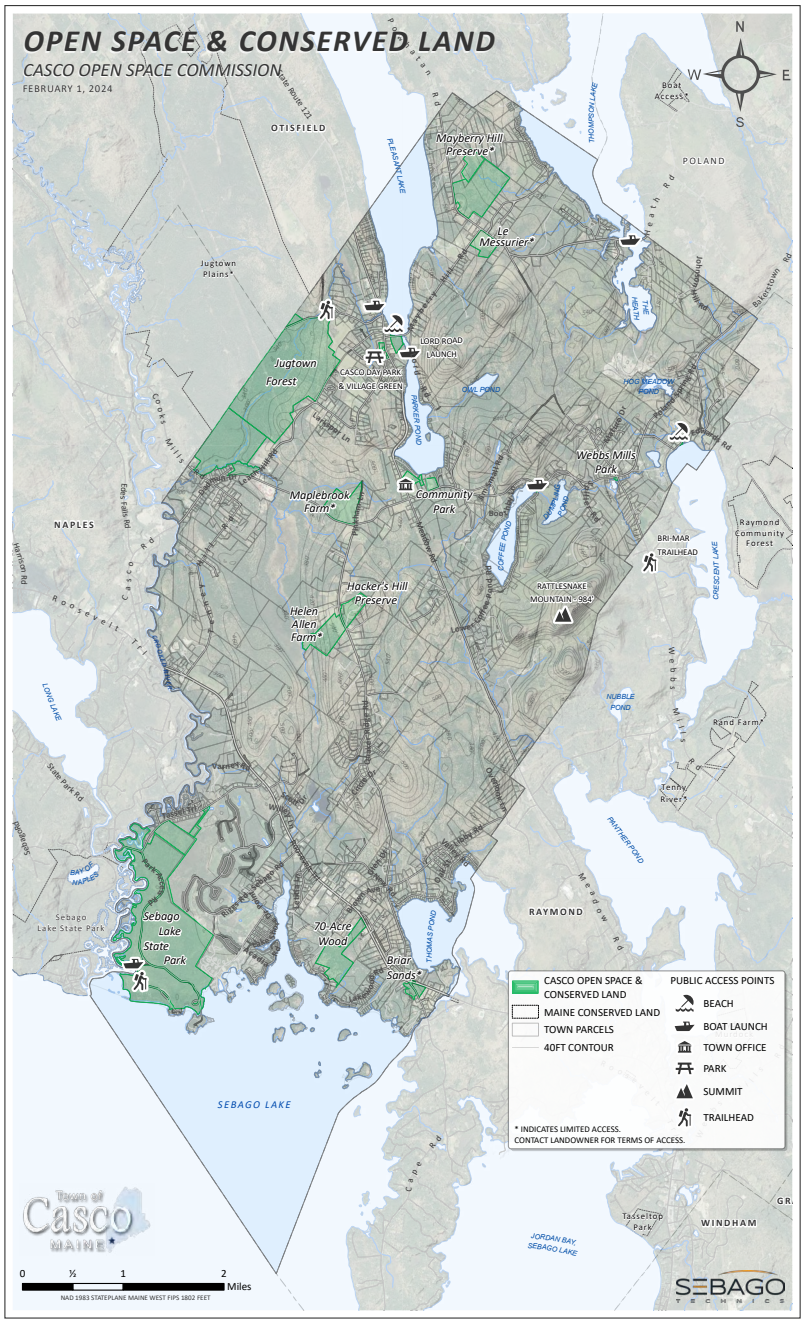
What sets our approach apart is a genuine commitment to community engagement that goes beyond the standard public meeting. We facilitate open space forums, conduct site visits alongside residents to understand existing conditions firsthand, and use 3D visualizations and interactive tools to help communities envision what proposed changes will actually look like. This approach ensures that the final product reflects the community's values, not just a consultant's recommendations.

The project examples that follow demonstrate both our technical capabilities and our track record of turning public input into meaningful, implementable policy. We believe our experience aligns closely with Bowdoinham's vision to preserve, protect, and promote open spaces for generations to come.

Brett Wiemken leading a public engagement workshop as part of Sebago Technics' planning services.

CASCO OPEN SPACE INVENTORY

Casco, Maine

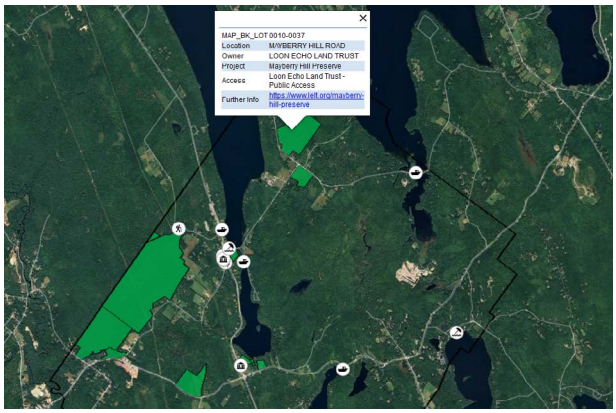


The Sebago Geospatial Team developed an Open Space Inventory for the Casco Open Space Commission for asset management, funding acquisition, and future planning.

The Inventory was designed in ArcGIS Pro and consists of a geodatabase and web-based Workbook with information about open space parcels and public access points. Feature information to include was first gathered via desktop inventory, then coordinated in consultation with Casco Open Space members, interested citizens, and local land trusts in a virtual meeting.

Local participation revealed assets not available through public data sources such as additional boat launches and trailheads. Sebago then revised the Inventory and provided an updated web-based Workbook to the Casco Open Space Commission. Information contained in the Workbook includes asset type, location, ownership, and access type (fee or free). The Inventory establishes a baseline while the web-based Workbook promotes legacy asset management as the Open Space Commission acquires new assets, or members join or retire.

In addition to the Open Space Inventory & Workbook, the Geospatial Team designed Open Space Maps for the Town of Casco website and generated an interactive web map that can be integrated into the Town website to promote public awareness and discovery of Casco's Open Spaces.



PROJECT STAFF:

- Brett Wiemken
- Jake Hansen, MS
- Amy Bell Segal, PLA
- Brian McMahon

MUNICIPAL CONTRACT PLANNING SERVICES

Raymond & Sebago, Maine

Brett Wiemken at a recent Planning Board meeting for the Town of Raymond, Maine. Click here to view the video.

Town of Sebago, Maine

Since 2022, Sebago Technics has served as Municipal Engineering Review and Planning Consultant for the Town of Sebago, Maine.

Led by Brett Wiemken, our team delivers planning and peer review services, including evaluation of site plans, applications, subdivisions, and shoreland zoning reviews. Brett attends all Planning Board meetings, prepares review memorandums and Findings of Fact documents, and supports ordinance development based on Board discussions and public workshop feedback. Regular weekly office hours at Town Hall ensure accessibility for applicants and the public.

More recently, the Town is considering adopting additional regulations for street design standards that vary based on housing types and thresholds, as well as standards to protect the well-being of the Town from concrete and asphalt paving plants. Our work puts the best interests of the public at the forefront, and we remain excited for the Town to adopt these standards to better protect the open spaces and undeveloped areas of Sebago. We have prepared draft reports outlining discrepancies in the current land use code and offering proposed language solutions to better plan the Town's infrastructure for future growth.

PROJECT STAFF:

- Brett Wiemken

Town of Raymond, Maine

Sebago Technics has maintained a Municipal Engineering Review and Planning Consultant contract with the Town of Raymond since July 2012.

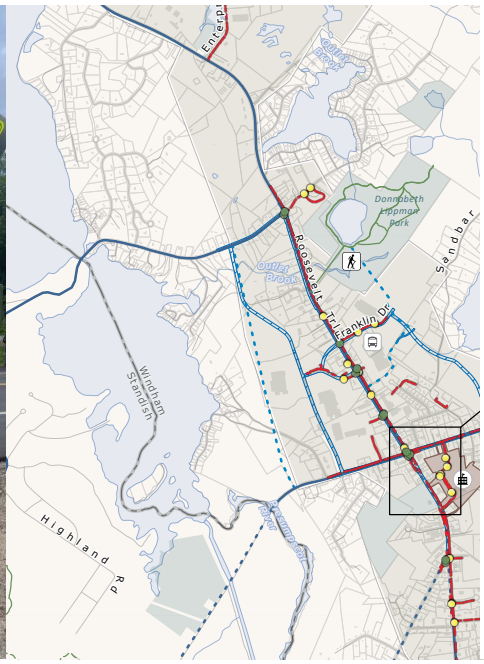
Brett Wiemken leads our Planning and Peer Review work, including review of all site plans, applications, Subdivision, and Shoreland Zoning applications submitted to the Town. Brett holds regular weekly hours at the Town Office, attends all Planning Board meetings, prepares Board review memorandums and Findings of Fact decision documents, and assists in writing and editing Land Use Ordinance provisions.

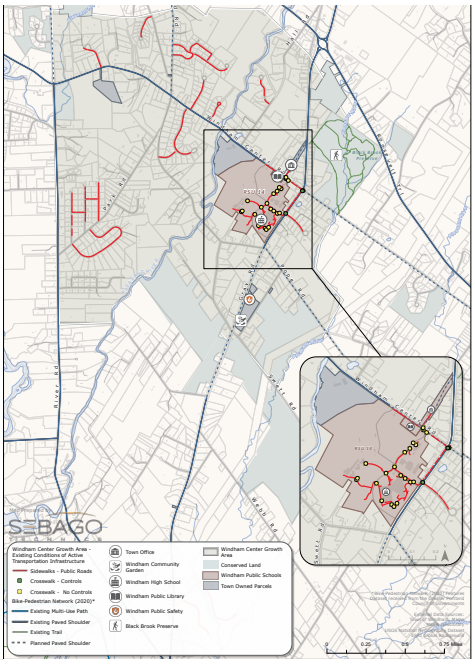
Beyond planning services, Sebago Technics has served as the Town's consulting engineer for nearly 20 years, providing roadway design, building assessments, and municipal infrastructure design — including drainage improvements, fire pond design, sidewalk design, energy improvements to the central fire station, and recreational master planning.

Recently, Sebago has assisted the Town in several ordinance revisions and amendments relating to the protection of natural resources and the peaceful enjoyment of the public. Our work includes providing redlined edits of current ordinances to Staff and the Planning Board to present and track changes throughout the process. To date, Sebago has assisted in adopting dozens of ordinance amendments, all of which have successfully passed at the annual town vote.

WINDHAM ACTIVE TRANSPORTATION PLAN

Windham, Maine





Sebago Technics partnered with the Greater Portland Council of Governments (GPCOG) and the Town of Windham to develop an Active Transportation Plan that enhances connectivity and accessibility for the community across the town.

Our approach leveraged advanced GIS capabilities to conduct detailed field assessments and create high-resolution maps of existing active transportation infrastructure identified growth areas. Through GPS-enabled mobile data collection and desktop analysis, we developed a digital asset inventory of sidewalks, bike lanes, trails, and crosswalks while identifying critical connectivity gaps and safety concerns. The project emphasizes meaningful community engagement, working closely with local stakeholders to ensure the plan reflects residents' needs and priorities for pedestrian, bicycle, and transit improvements.

The final deliverable provides the Town with a data-driven, actionable roadmap for creating a more connected multimodal transportation network. Our phased recommendations and implementation strategy prioritizes key locations based on feasibility, impact, and cost, while identifying specific funding opportunities to support each phase of development. The plan seamlessly integrates with GPCOG's existing data infrastructure and establishes a foundation for ongoing active transportation planning efforts, ensuring Windham can systematically improve options for residents and visitors while supporting the community's long-term goals for growth and sustainability.

PROJECT STAFF:

- Brett Wiemken
- Jake Hansen, MS

PORTLAND HARBOR COMMON LOT

Portland, Maine

Sebago Technics was retained in 2022 by the City of Portland and the Portland Parks Conservancy to shape the historical Portland BIW Ship Repair Facility parcel, now a public parking lot, into a community green space for Phase 1 of a master plan for the Portland downtown waterfront.

The first phase of the Portland Harbor Common Lot will transform a City-owned parking area between the Maine State Pier and the Ocean Gateway International Marine Passenger Terminal into an open space preserved for the public. This park is part of the City's waterfront master plan to develop an interconnected linear open space resiliency system along the waterfront, expanding their storm mitigation strategies. Sebago worked collaboratively with the City's Planning, Parks, Engineering, and Waterfront Development staff and led the permitting efforts with the City and Maine Department of Environmental Protection.

Some features of the project will include an open lawn, landscaping, seating, pathways, and areas to support events, vendors, food trucks, and restrooms. A promenade and new railing will be installed along the water's edge, allowing people to safely enjoy the active waterfront and appreciate the tug boats, Casco Bay Ferries, cruise ships, and other vessels. The site plan also provides opportunities to reflect on historical references through signage and artistic interpretation. The park will be a front lawn and waterfront asset for the neighborhood and City residents, as well as a place to welcome tourists coming off cruise ships and other visitors to downtown Portland and the Old Port.

Landscape architecture services provided by Sebago Technics included leading a design charette and multiple engagement meetings with the Working Group, which consisted of City staff, the Portland Parks Conservancy, and stakeholders. This group developed multiple concepts, finalizing the site plan and landscape amenities, lighting design, and selection of urban and salt-tolerant native plant species. Structural soil and irrigation detailing was developed to establish plant material and flush salt from soil after king tide/flooding inundation. The park design is based on green infrastructure adaptation to 'living with water'.

Engineering services provided by Sebago Technics included preparing an existing conditions survey, documenting subsurface conditions and utilities, collaborating with structural engineers on existing retaining wall and railing design, and developing grading and utility plans and stormwater management plans. Potential impacts from sea level rise and wave action were incorporated into the site design through reduction in pavement, grading and infiltration considerations, and use of cost effective and durable materials.

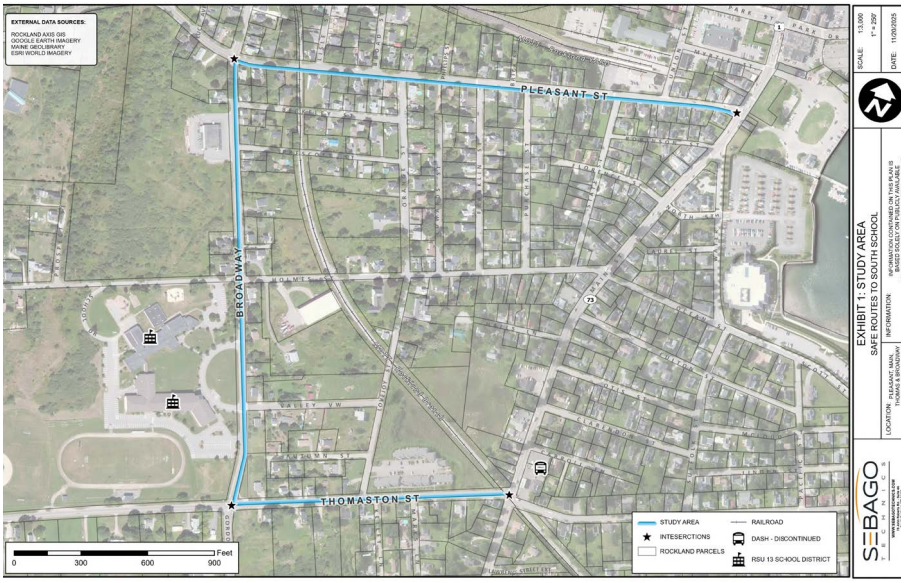
Sebago Technics created 3D visualization renderings and video simulations of the various concepts to demonstrate the scale of the design to the Working Group and the general public, help guide design decisions, and to gain support of the stakeholders.

PROJECT STAFF:

- Jake Hansen, MS
- Amy Bell Segal, PLA
- Kira Harmon

SAFE ROUTES TO SOUTH SCHOOL PLANNING STUDY

Rockland, Maine



Sebago Technics is developing a Safe Routes to South School planning study for the City of Rockland to improve safety and accessibility along the Pleasant Street, Broadway, and Thomaston Street corridors. The project addresses critical safety concerns, including a high-crash intersection at Broadway and Pleasant Street, while balancing the needs of all users—pedestrians, bicyclists, and vehicles. Our multidisciplinary team is creating practical solutions that align with Rockland's Complete Streets Ordinance and 2023 Bike Route Network Development Plan.

Our analysis includes six key intersections, two active railroad crossings, and comprehensive traffic modeling to evaluate existing conditions and future scenarios through 2045. Through public meetings and stakeholder engagement with City staff, school representatives, and MaineDOT, we're gathering community input to inform three conceptual design alternatives. Special attention is being given to the closely spaced intersections near South School and the AIO Food Pantry, recognizing both current safety challenges and anticipated development pressures in this mixed-use neighborhood.

The final deliverables include conceptual designs with street-view renderings and 3D visualizations, planning-level cost estimates, and implementation recommendations. By building on Rockland's existing planning framework and incorporating extensive community feedback, we're developing solutions that enhance student safety while supporting the City's vision for sustainable, multimodal transportation infrastructure.

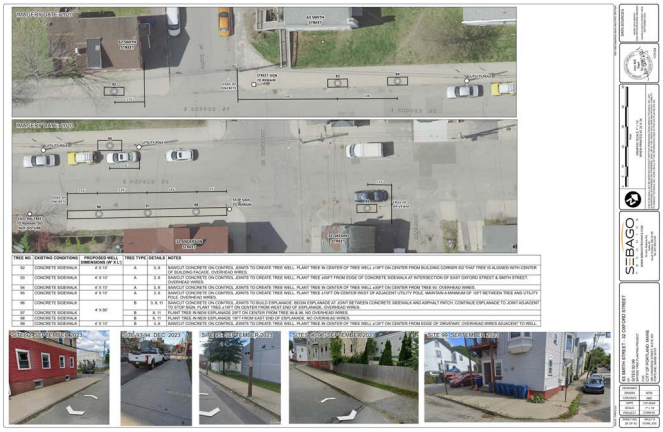
PROJECT STAFF:

- Brett Wiemken
- Jake Hansen, MS
- Brian McMahon
- Kira Harmon

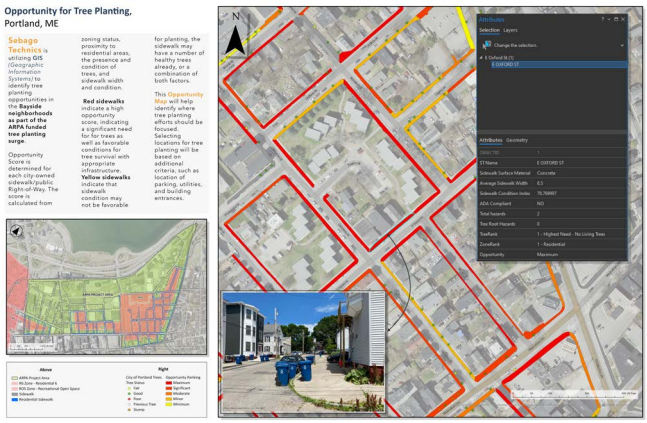
BAYSIDE TREE PLANTING PROJECT

City of Portland, Maine

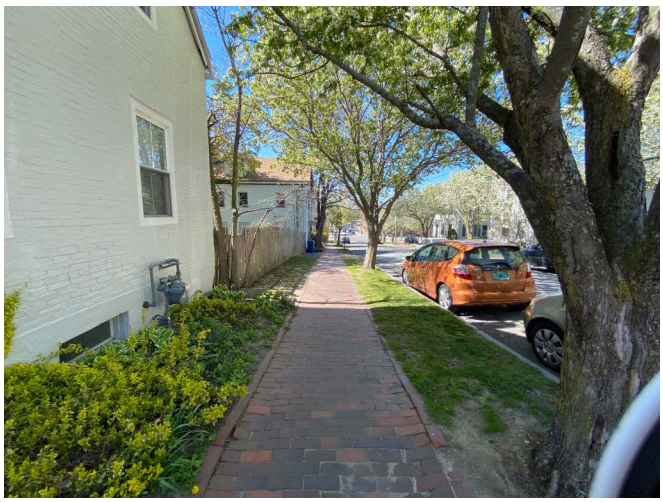
Sebago Technics identified over 150 sites for tree planting, in coordination with the City of Portland Parks Department, as part of the Bayside Tree Planting environmental justice and climate resiliency project.



For Phase I of the project, Sebago compiled an existing tree and sidewalk infrastructure inventory from field observations and desktop information for the Bayside neighborhoods. This data was used in a suitability analysis to identify areas with a high need for canopy and suitable infrastructure for tree planting with the goal of identifying 80 sites. Phase I of the project was funded through the American Rescue Plan Act. Results from the suitability analysis were used to secure a second grant through the Community Development Block Grant program to fund a Phase II tree planting surge. After final site selection, Sebago developed construction documentation for a total of 152 planting sites in the Bayside neighborhoods. Tree planting began in Spring of 2024.



The increased tree canopy in the Bayside neighborhoods will improve air quality, combat urban heating, and promote sense of place in a historically industrialized and marginalized community.



PROJECT STAFF:

- Jake Hansen, MS
- Amy Bell Segal, PLA
- Brian McMahon

D. STATEMENT OF PROJECT UNDERSTANDING & SCOPE OF SERVICES

Sebago proposes the following scope of work and schedule to efficiently and successfully meet the objectives of this Open Space Plan and associated ordinance revisions. Sebago has the capacity to begin the project immediately upon receipt of signed authorization.

Task 1 – Project Management & Administration

Sebago will provide comprehensive project management services to ensure the Open Space Plan is delivered on time, on budget, and fully aligned with the Town of Bowdoinham's expectations. Our proposed meeting schedule offers an effective approach to work closely with Bowdoinham, selected stakeholders, and the public to ensure a seamless process. This approach emphasizes clear communication, collaborative decision making, and robust documentation throughout the duration of the project.

1.1 Kickoff Meeting: Sebago will organize one (1) virtual kickoff meeting to include pertinent Town staff and selected stakeholders. Meeting objectives include the introduction of the project team members, confirmation on the project's scope and timeline, identifying immediate local concerns, determination of direction for the Plan's purpose and needs statement, and the assembly of a complete request for information to include available and relevant open space and GIS data.

1.2 Project Coordination: Throughout the duration of the project, Sebago will produce meeting agendas and minutes, conduct regular check-in meetings with Town staff to monitor progress and provide updates on deliverables, outline action items, and track the project's budget and expenditures to ensure full transparency and accountability. We have completed and are working on other projects that are subject to the Community Resilience Partnership (CRP) funding, so our billing structure and documentation will be consistent and contain the information needed to support the Town for their quarterly CRP reports.

Deliverables:

- Meeting agendas, summary notes, and action items lists.
- Quarterly billings to support the town in quarterly CRP billings.

Task 2 – Open Space Plan

This task phase is divided into four (4) components to include the comprehensive evaluation of existing open spaces, robust public engagement, open space planning preparation and review, and plan adoption. Please see the description of each task phase below which includes our scope of work and anticipated deliverables.

2.1 Inventory & Analysis: Sebago will lead a comprehensive assessment of the Town's existing open space resources, physical conditions, and policy frameworks. The project team will work with the Town to identify other partners whose plans, data, and priorities can assist in informing this task.

Review of Existing Plans, Policies, & Public Input:
Sebago will review the Town's 2024 Comprehensive Plan, Land Use Ordinance, and other relevant policies and planning documents essential to the development of an Open Space Plan. After reviewing Town documents, Sebago will develop an Ordinance and Land Use Report which details existing policy conditions, potential conflicts, areas of opportunity, and other ordinance sections we will update within Task 3. Special attention will be paid to zoning and subdivision standards, conservation tools, and open space projection mechanisms.

GIS Mapping & Spatial Analysis:
Sebago will produce a comprehensive set of maps that illustrates open spaces, existing conserved lands, natural resources, agricultural lands, recreational assets and facilities, and identified areas that should be conserved in the future. In our analysis, we will incorporate climate risks and data such as flood vulnerability, endangered and threatened habitats, and resilience corridors into our analysis. Maps and information produced under this task phase will be critical in displaying the existing conditions to the community for future tasks.

Deliverables:
- Open Space Distribution Map and Summary to include a description of each open space and conserved land, ownership status, key communal access points, and other relevant information.
- Ordinance & Land Use Report.

2.2 Public Engagement: Sebago's approach to meaningful community engagement aims to build a broader community awareness and understanding, and facilitate conversations about the value, perception, and use of open spaces and conserved lands within Bowdoinham.

Public Meeting 1 – Community Kickoff Event:
In coordination with the town, we will design and facilitate one (1) community kickoff event to introduce the community to the purpose and importance of an Open Space Plan. This event is to be welcoming, accessible, and family-friendly, and could be hosted at an open space within the community. For this event, we will provide a survey, accessible through flyers and online, to gain insight into community demographics, trends, priorities, and values. Questions to be included will ask about population, frequency of open space use, gauging interest on open space acquisition and policies, and ranking types of open spaces that reflect their values.

Results from these efforts will set the tone for the Open Space Plan, and drive future decisions on strategies the Town can utilize to preserve, protect, and promote open spaces within Bowdoinham. Sebago will prepare a post-event summary, which will include a synopsis of findings from the survey. This summary will clearly articulate community values and priorities to assist in future ordinance revision efforts.

Public Meeting 2 – Presentation of Findings:
Based on our understanding of the results from the first public meeting, the second public engagement meeting is proposed to present the existing conditions of the Open Space Plan. The purpose of this meeting is to inform the public about the existing conditions of Bowdoinham's open space and policies, and begin to prioritize strategies and priorities for the future of Bowdoinham's open spaces. This event is designed to be an interactive workshop, beginning with a presentation on the Distribution Map and Ordinance & Land Use Report. From there, Sebago will facilitate a dot-exercise on various stations specifically designed to identify which strategies for open space preservation, protection, or promotion best fit community values. For example, one station we envision will weigh the differences between aggressive town-focused land acquisition versus policy-based, developer-focused open space requirements. Both of these strategies can mutually exist; however, the Town or public may have a preference of one over the other, which is critical to understand for our approach to drafting proposed ordinance revisions. A second survey will be developed in both paper and digital format for residents who are unable to attend.

Maine Farmland Trust Engagement:
This section is specifically included to ensure that a farm-focused agricultural protection survey is developed in partnership with the Maine Farmland Trust. The goal of this is to understand the needs and emerging threats to long-term agricultural sustainability within Bowdoinham. This task will include a digital survey to stakeholders and the public, specifically geared towards identifying priorities, goals, and ideas on agricultural preservation.

Project Website:
Sebago will provide digital copies of all reports, summaries of engagement, and surveys to be displayed on the Town's website. We recommend that the Town provide a dedicated page specific to this project that allows residents to receive project updates and meeting schedules, view GIS-based maps and inventory content, digital surveys for all public engagement activities, meeting materials for all draft ordinances developed under Task 3, and municipal contacts for questions.

Deliverables:
- Three (3) digital surveys including a summary of results for each survey.
- Event scheduling, materials, facilitation, and post-event summaries.
- Project information to be displayed on the Town's website.

2.3 Plan Drafting & Review: After synthesizing Task 2.1. and concurrently with Task 2.2., Sebago will prepare a draft Open Space Plan document in coordination with the Comprehensive Plan Committee and Town staff. The draft plan will include the results from the comprehensive inventory and analysis findings, provide insights on community values and feedback, define the plan's goals and objectives, and detail initial recommendations on how the Town can approach the preservation, protection, and promotion of open spaces. Upon the completion of this draft plan, we propose to elicit community input from the third public meeting proposed under Task 2.2. Feedback will be incorporated into our revisions and lead us to Task 2.4.

Deliverables:
- Draft Open Space Plan for staff, stakeholders, and community review.

2.4 Plan Revisions & Adoption: Sebago will support the Town through the final Open Space Plan adoption process, with the June 2027 Town Meeting milestone in mind. This task phase includes the incorporation of final revisions to the draft Open Space Plan document based on the feedback from staff, stakeholders, boards, committees, and the public. Final revisions will be redlined with explanatory notes, documenting the reasoning behind each change.

Deliverables:
- Final Open Space Plan document.

Task 3 – Ordinance Review & Revision

This task phase contains three (3) components to include a detailed review of the Town's current ordinances and planning documents, the drafting and preparation of proposed changes to the Town's ordinances, and support to the Town for the adoption of the proposed ordinance amendments. Please see the description of each component below which includes our scope of work and anticipated deliverables.

3.1. Review Current Ordinances & Plans: This task will run concurrently with our outlined efforts within Task 2.1. As part of our inventorying and analyses, we will review the Town's most current ordinances, Comprehensive Plan, other planning reports and studies, and relevant state and regional guiding plans. Our development of the Ordinance & Land Use Report, as outlined within Task 2.1., will serve as the foundation and a starting point for all ordinance workshops. This report will benchmark Bowdoinham with the existing policy conditions, identify any conflicts, and will help facilitate ordinance revisions. Special attention will be paid to zoning and subdivision standards, conservation tools, and open space projection mechanisms.

Deliverables:
- Ordinance & Land Use Report (In Task 2.1.).

3.2. Draft Ordinance Revisions: For this task phase, we propose a total of three (3) meetings with the Planning Board. The first meeting will present the Ordinance & Land Use Report to gauge the interest of the Board and public on goals for open space and conservation. The second meeting will provide redlined edits to the Town's ordinance which incorporates the Town's goals. We anticipate some of this language to revolve around increased buffers, incentives for open space conservation subdivisions, and mechanisms for the Town to secure easements over developments. Sebago will discuss these redlined edits in-depth with the Board and public to facilitate a conversation on whether the standards should be increased, decreased, or further refined. In our experience, having a draft document with proposed edits is far more productive to review the proposed language rather than having several high-level overview discussions on policy. While those high-level conversations are valuable, they are more appropriate during the public engagement tasks. Task 3 is for action, and incorporating the community's values into the proposed ordinance revisions to make meaningful change to Bowdoinham's landscape for open spaces.

Our third meeting proposed under this task phase will include any revisions identified at the second meeting with the Planning Board. This is anticipated to be the final draft of proposed ordinance amendments before entering Task 3.3. The revisions will be redlined where changes are proposed, and will include annotative notes to provide context for discussions held at prior meetings and findings from data gathered within Task 2.

Deliverables:

- Three (3) meetings with the Planning Board, each with a redline copy of the Town ordinances with proposed ordinance amendments.

3.3. Ordinance Revision Adoption: Similar to Task 3.2., this section proposes a total of three (3) meetings specifically designed and dedicated for the successful adoption and implementation of the proposed ordinance revisions. Our final report including all proposed ordinance revisions will require one (1) public hearing with the Planning Board. We propose to attend this meeting for support, and will be able to speak to the data and existing conditions, as well as provide summaries of public engagement that are driving all proposed ordinance revisions. Following the public hearing, the Planning Board will vote to send the proposed ordinance amendments and Open Space Plan document to the Selectboard with recommendation.

The remaining two (2) meetings that are included within this task are to be with the Selectboard. This report will include all revisions from prior drafts based on Planning Board and public input. Based on our understanding of municipal law and processes, the Selectboard is required to host at least one (1) public hearing when considering revisions to land use regulations. Thus, our proposed meeting schedule in this task includes one (1) meeting to attend to present our findings, the final Open Space Plan document, and associated ordinance amendments, as well as the attendance of one (1) public hearing with the Selectboard for adoption support.

Being close to the finish line can be a daunting task. However, we often ask ourselves, "What does success look like?" Upon completion, the short-term success of Bowdoinham entails an adopted Open Space Plan providing guidance to the Town on strategies for the preservation, protection, and promotion of open spaces. In the medium-term, we envision that Bowdoinham will have received several land use development applications that are reviewed with open space at the forefront of the development's pattern, layout, and scale. Long-term, we expect visible signs of conservation that meet the intent and character of Bowdoinham. Perhaps a Land Trust is able to procure a new open space for permanent conservation within town. Or perhaps several subdivisions will opt-in for the open space conservation types and have linking open spaces for greater connectivity. The future is difficult to predict, but we imagine a landscape where the community's goals for open spaces are clearly defined, with actionable ordinance revisions to help accomplish each of those goals for the betterment of Bowdoinham.

Deliverables:

- Final Open Space Plan document and final report with proposed ordinance revisions for adoption at June 2027 Town Meeting.

E. SCHEDULE

March 2026: Contract is signed with authorization to proceed.

Early April 2026: Kickoff meeting is held, Task 2.1. begins.

June 2026: Public Meeting #1 is held.

Early August 2026: Task 2.1. is complete, Public Meeting #2 is held.

Late August 2026: First meeting with Planning Board to consider ordinance amendments. Presentation of Ordinance & Land Use Report and existing conditions analysis. Task 3.2. begins.

December 2026: Draft Open Space Plan is complete for presentation, Public Meeting #3 is held.

January 2027: Planning Board hosts public hearing for proposed ordinance amendments.

February 2027: Planning Board votes to send the Open Space Plan document to the Selectboard with recommendation.

March 2027: Selectboard considers Open Space Plan and associated ordinance revisions.

April 2027: Selectboard hosts public hearing, followed by a vote to place on Town warrant for June 2027 Town Meeting with recommendation.

June 2027: Town Meeting is held; Open Space Plan and associated ordinance revisions are adopted.

F. FEE PROPOSAL

Sebago Technics has developed a detailed budget based on the proposed scope of work and our understanding of project requirements. Our pricing reflects the necessary time and expertise to complete each task item, from initial project kickoff meetings through final ordinance adoption. We have structured the budget by each task phase to provide transparency in project costs, and to facilitate any necessary scope adjustments during contract negotiations. The proposed budget includes estimated hours and hourly rates for each team member, with not-to-exceed amounts by project task. Our team is committed to delivering quality results to maximize value for the Town of Bowdoinham.

	Principal-in-Charge [Amy Bell Segal]	Project Manager / Planner [Brett Wiemken]	Senior Planner [Matt Panfil]	Landscape Architect [Brian McMahon]	Geospatial Data Systems Architect [Jake Hansen]	Virtual Design & Construction Project Manager [Kira Harmon]	TOTAL
TASK DESCRIPTIONS	**Hours**	**Hours**	**Hours**	**Hours**	**Hours**	**Hours**	**Hours**
Task 1 - Project Management & Administration	**4.00**	**8.00**	**8.00**	**2.00**	**2.00**	**2.00**	26.00
Task 2 - Open Space Plan	**5.00**	**60.00**	**60.00**	**42.00**	**32.00**	**24.00**	223.00
2.1. - Inventory & Analysis	2.00	4.00	4.00	2.00	20.00	0.00	32.00
2.2. - Public Engagement	1.00	40.00	40.00	16.00	8.00	0.00	105.00
2.3. - Plan Drafting & Review	1.00	8.00	8.00	16.00	4.00	24.00	61.00
2.4. - Plan Revision & Adoption	1.00	8.00	8.00	8.00	0.00	0.00	25.00
Task 3 - Ordinance Review & Revision	**3.00**	**40.00**	**40.00**	**8.00**	**0.00**	**0.00**	91.00
3.1. - Review Current Ordinances	0.00	4.00	4.00	0.00	0.00	0.00	8.00
3.2. - Draft Ordinance Revisions	1.00	18.00	18.00	8.00	0.00	0.00	45.00
3.3. - Ordinance Revision Adoption	2.00	18.00	18.00	0.00	0.00	0.00	38.00
TOTAL HOURS	**12.00**	**108.00**	**108.00**	**52.00**	**34.00**	**26.00**	**654.00**
HOURLY RATE	$285.00	$143.00	$143.00	$157.00	$145.00	$150.00	
DIRECT LABOR TOTAL	**$3,420.00**	**$15,444.00**	**$15,444.00**	**$8,164.00**	**$4,930.00**	**$3,900.00**	**$51,302.00**

DIRECT EXPENSES	
Printing, Public Engagement Materials (Task 2.2.)	$1,000.00
Printing, Ordinance Amendment Packets (Task 3.2.)	$1,000.00
Mileage (currently $.725 per mile)	$500.00
TOTAL DIRECT EXPENSES =	**$2,500.00**

Total Labor =	**$51,302.00**
Total Direct Expenses =	**$2,500.00**
Total Fee =	**$53,802.00**

COST PER TASK PHASE	**FEE**
Task 1 - Project Management & Administration	**$4,332.00**
Task 2 - Open Space Plan	**$33,419.00**
Task 3 - Ordinance Review & Revision	**$13,551.00**
Reimburseables	**$2,500.00**
TOTAL FEE	**$53,802.00**

Exclusions:

Legal reviews
Environmental assessments
Site-specific design services
Land surveying services
Permitting services
Grant writing

G. REFERENCES

We offer the following municipal references who can attest to our responsiveness, flexibility, and proven track record of delivering high-quality services within budget and on time. We encourage you to contact them as part of your considerations:

Jason Williamson
Code Enforcement Officer
Town of Raymond, ME
Raymond, ME 04071
(207) 644-4742
Jason.williamson@raymondmaine.org

Jennifer Carter
Sustainability & Community Development Coordinator
City of Rockland
Rockland, ME
(207) 593-0637
jcarter@rocklandmaine.gov

Stephen Puleo
Director of Planning
Town of Windham, ME
Windham, ME 04062
(207) 894-5960
sjpuleo@windhammaine.us

Amy Bell Segal, PLA facilitating a community workshop to gather public input on open space priorities.

We appreciate the dedication demonstrated by **the Town of Bowdoinham** and its citizens to building a better future.

Sebago Technics thanks you for your consideration to **shape this future, together**.