

Industrial Building For Sale

Catylist ID: #30198576

1 Commercial Rd, Scarborough, ME 04074

INDUSTRIAL FOR SALE

Property Subtypes:	Manufacturing, Mixed Use, Light Industrial, Warehouse/Distribution
Building Size (RSF):	7,200 SF
Gross Land Area:	0.94 Acres
Sale Price:	\$550,000
Unit Price:	\$76.39 PSF
Ceiling:	20 ft. Clear
Docks/Doors:	2 Docks
Office SF:	2,400 SF
Property Use Type:	Vacant/Owner-User, Business
Building Name:	1 Commercial Road
Sale Terms:	Cash to Seller
Cap Rate:	Undisclosed
Last Updated:	11/29/2018

Overview / Comments

7,200± sf Industrial building with office space.

2021-ICLI-00025 1475

2,400± of of office space broken up into two floors



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For Lease

Industrial/Flex

6,500± SF | \$8.50/SF NNN



17 Patrick Drive, Unit 1

Westbrook, ME 04092

Property Highlights

- Class-A Industrial Flex Space
- 18' Ceilings & 3 Loading Docks
- Ideally located just off I-95, Exit 47



Property Description

We are pleased to present for lease this Class-A industrial/flex space at 17 Patrick Drive in Westbrook. This is an ideal location just off I-95, Exit 47.

With a mix of showroom, office and industrial space, the flex unit can accommodate any number of industrial/office businesses. The space features central HVAC in the offices, 18' ceilings, three loading docks, 3-phase power and floor drains in the warehouse.

Broker Contact

Justin Lamontagne CCIM, SIOR

207.773.7100

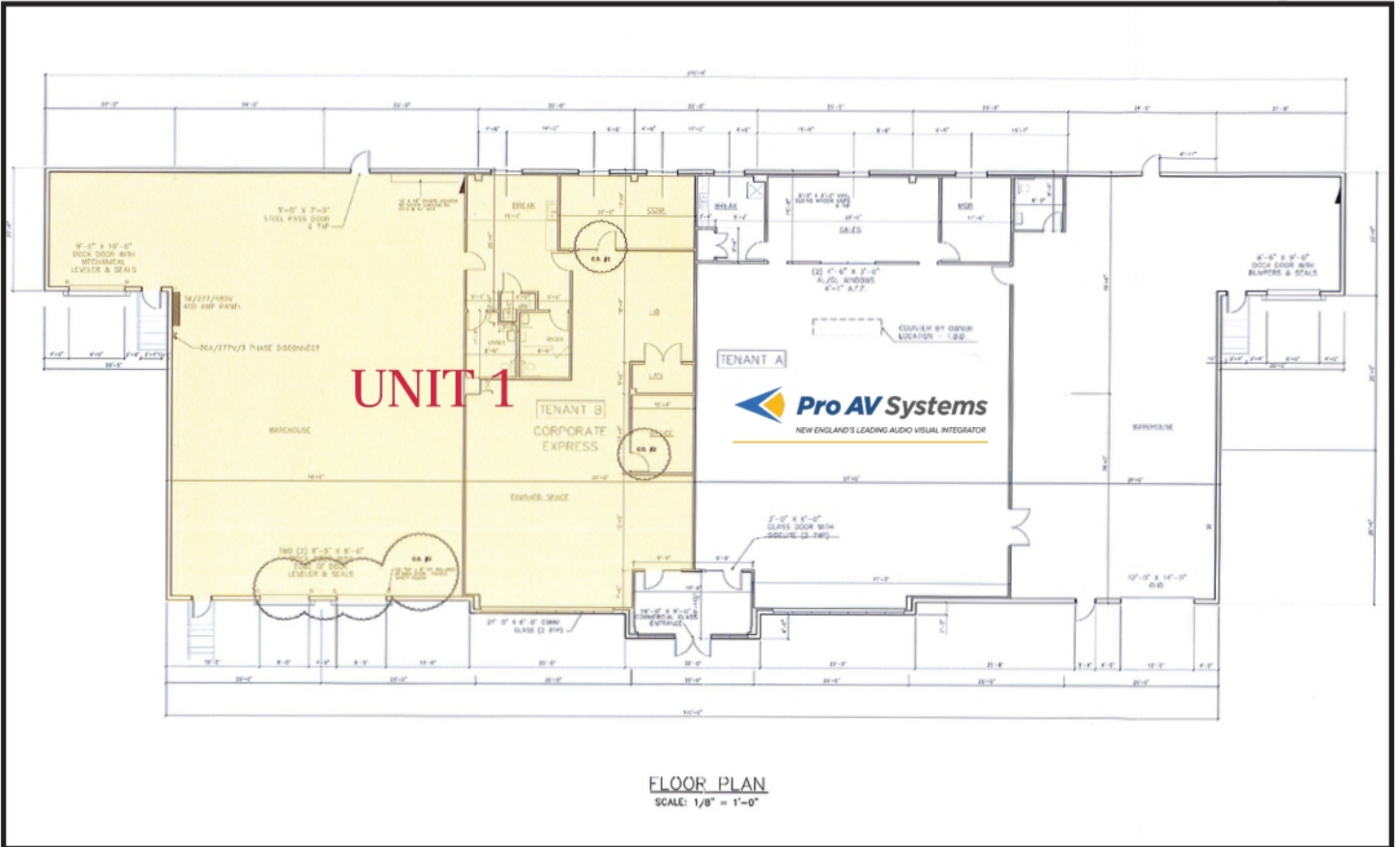
justin@dunhamgroup.com

www.dunhamgroup.com

Property Overview

Owner	White Horse, LLC
Building Size	13,072± SF
Lot Size	1.51± acres
Available Space	6,500± SF
Space Breakdown	4,000± SF warehouse 2,500± SF office/showroom
Zoning	Commercial
Assessor's Reference	Map 042B, Lot 004C
Deed Reference	Book 34120, Page 0170
Year Built	2003
Building Construction	Prefab metal construction
Roof	Original, flat/tar
Siding	Metal
Flooring	Slab concrete
Utilities	Municipal water/sewer separately metered, natural gas and electricity
Ceiling Height	18'
Loading Docks	Three (3) - Two (2) 8'x10', One (1) 10'x10' with leveler
HVAC	Natural gas ceiling mounted blowers in warehouse, central HVAC in office
Electrical	3 Phase, 200 Amp power
Floor Drains	Yes, in warehouse
Lighting	LED lights in warehouse
Sprinkler System	Yes
Bathrooms	Two (2)
Parking Spaces	2:1,000 available free and in-common

FOR LEASE : \$8.50/SF NNN
NNN Expenses: \$3.10/SF



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Warehouse/Distribution

Catylist ID: #30352947

39 Eisenhower Dr, Westbrook, ME 04092

INDUSTRIAL FOR LEASE

Property Subtypes: Cold Storage, Flex Space, Food Processing, Mixed Use, Light Industrial, Self Storage, Warehouse/Distribution, Other

Contiguous Space: **5,500 SF**

Gross Building Area: 52,504 SF

Gross Land Area: 4.42 Acres

Lease Rate: **\$6.50 PSF (Annual)**

Base Monthly Rent: \$2,979

Lease Types: NNN

Ceiling: 18 ft.

Docks/Doors: 2 Docks

Last Updated: 11/29/2018

Overview / Comments

- 5,500±SF of warehouse/distribution space in this 52,504±SF building
- Located on Eisenhower Drive across from Idexx Laboratories
- 18' clear height, two (2) loading docks, and ESFR sprinkler system
- On-site parking in common with other tenants
- Available February 2019
- Lease Rate: \$6.50/sf NNN



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For Lease
Office Space
3,250± SF | \$7.00/SF NNN



4 Washington Avenue

Scarborough, ME 04074

Property Highlights

- Great natural light
- Flexible layout
- Convenient location



Property Description

We are pleased to offer for lease this 3,250± SF second floor office space in one of Southern Maine's most sought after business parks, the Scarborough Industrial Park. The efficient layout lends itself to any number of uses including lab space.

Broker Contact

Justin Lamontagne CCIM, SIOR

207.773.7100

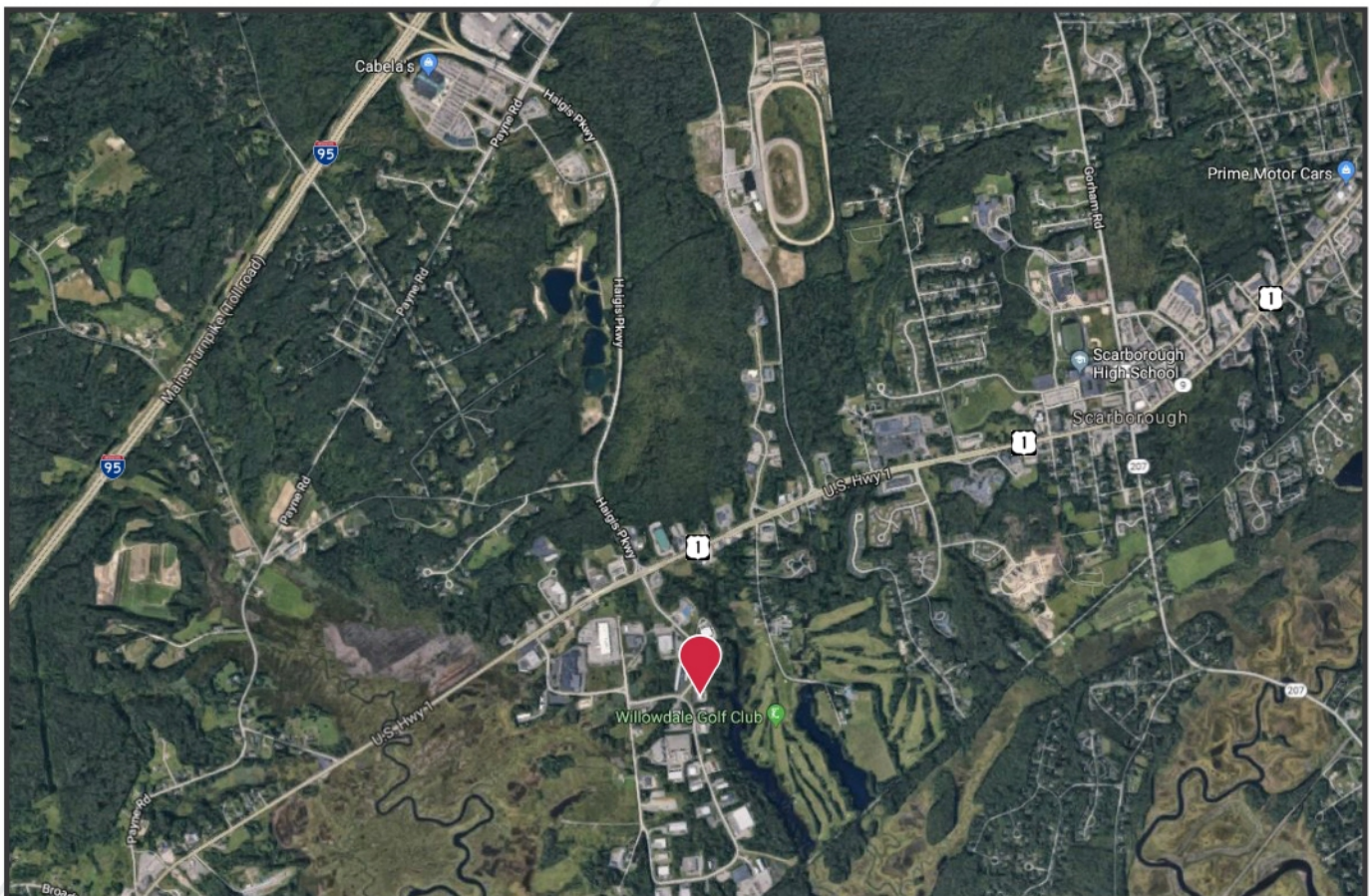
justin@dunhamgroup.com

www.dunhamgroup.com

Property Overview

Building Size	13,300± SF
Assessor's Reference	Map R62, Lot 24B
Zoning	Industrial (office permitted)
Available Space	3,250± SF
Space Layout	Three (3) offices, breakroom/kitchenette, one (1) restroom, balance open concept with storage and finished "lab" space
Building Age	1989
Building Construction	Amco steel
Flooring	VTC tile and commercial carpet
Utilities	Separately metered natural gas and electric, public water and sewer
HVAC	Central HVAC
Bathrooms	One (1)
Sprinkler System	Yes
Parking Spaces	Ample parking on-site

FOR LEASE : \$7.00/SF NNN



6 Lincoln Avenue, Scarborough

6 Lincoln Ave, Scarborough, ME 04074



Listing ID: 30164890
 Status: Active
 Property Type: Industrial For Lease
 Industrial Type: Warehouse/Distribution
 Contiguous Space: 6,500 - 16,500 SF
 Total Available: 33,000 SF
 Gross Land Area: 6.88 Acres
 Lease Rate: \$7.50 - 9 PSF (Annual)
 Base Monthly Rent: \$4,062 - 10,312
 Lease Type: NNN
 Nearest MSA: Portland-South Portland
 County: Cumberland
 Ceiling: 12 - 22 ft.
 Office SF: 3,000 - 6,500 SF, (Total)
 Drive-In Bays: 1 Bay (Varies by space)
 Tax ID/APN: 05200_R062030
 Zoning: INDUSTRIAL
 Gross Building Area: 46,000 SF
 Building/Unit Size (RSF): 46,000 SF
 Tenancy: Multiple Tenants
 Parking Type: Surface



Overview/Comments

We are pleased to offer for lease this Class-A 10,000 SF industrial warehouse space which can include an additional 6,500 SF of 2nd floor open concept office space. The office and warehouse can be leased independently or together. As the first and most visible property in the Scarborough Industrial Park, you cannot beat this premier location.

The warehouse space includes 22' ceiling heights, an ESFR sprinkler system, central HVAC in the showroom/office space, high efficiency gas ceiling heaters and one (1) 12'x12' overhead door. The office is a former call center and features fiber optic cabling throughout, a breakroom and multi-stalled restrooms. There are full windows on three sides of the space allowing for an abundance of natural light and views

of the abutting ...

More Information Online

<http://www.newenglandcommercialproperty.com//listing/30164890>

QR Code

Scan this image with your mobile device:

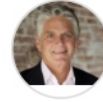


Property Contacts



Justin Lamontagne, CCIM, SIOR

NAI The Dunham Group
 207-272-3013 [M]
 207-773-7100 [O]
justin@dunhamgroup.com



60 Hutcherson Dr
Gorham, ME 04038 · Flex For Lease

\$7.00 /SF/Yr



Flex Property For Lease

Rental Rate	\$7.00 /SF/Yr	Rentable Building Area	42,000 SF
Property Type	Industrial	Year Built	2019
Property Sub-type	Warehouse	Construction Status	Proposed
Listing ID: 7743197	Date Created: 6/19/2017	Last Updated:	

1 Space Available

1st Floor

Rental Rate	\$7.00 /SF/Yr	No. Dock-High Doors/Loading	6
Service Type	Triple Net	Space Use	Flex
Space Available	42,000 SF	Drive In Bay Count	12
Space Type	Relet	Floor	1st Floor
Lease Term	Negotiable	Build Out As	None
Date Available	Immediate		



Building Photo

Description

Industrial Flex Space available early 2018

Located in Gorham Industrial Park on the Gorham-Westbrook town lines just a short distance from I-95 The Maine Turnpike

Gorham Industrial Park includes appx. 183 acres, and contains fully serviceable sites.

Public Transportation

Airport	Drive	Distance
Portland International Jetport Airport	17 min	7.7 mi

Map of **60 Hutcherson Dr Gorham, ME 04038**



Additional Photos



similar to be built 3



similar to be built 2

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Office/Flex Space - Excellent Location

Catylist ID: #30343232

68 Mussey Rd, Unit: 2, Scarborough, ME 04074

OFFICE FOR LEASE

Property Subtypes:	Flex Space
Contiguous Space:	5,600 SF
Building Size (RSF):	5,600 SF
Gross Building Area:	11,940 SF
Lease Rate:	\$8.50 PSF (Annual)
Base Monthly Rent:	\$3,966
Lease Types:	NNN
Class of Space:	Class B
Usable Size (USF):	5,600 SF
Last Updated:	11/26/2018

Overview / Comments

Compass Commercial Brokers is pleased to present 5,600± SF of office and warehouse space at 68 Mussey Road. With 3,300± SF of office space, this property offers 6 offices, reception, conference room, kitchenette, and 2 private bathrooms. The 2,300± SF of warehouse space has 16' clear height ceilings, one 12'x14' automatic overhead door and one loading dock with dock leveler. This property is minutes from I-295, I-95 and the Scarborough Connector.



Expand 6 Photos

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Office/ flex space for Lease

Catylist ID: #29967836

8 Us Route 1, Scarborough, ME 04074

OFFICE FOR LEASE LEASE PENDING

Property Subtypes:	Flex Space
Status:	Pending
Contiguous Space:	10,600 SF
Building Size (RSF):	10,600 SF
Gross Building Area:	See Agent
Gross Land Area:	3.20 Acres
Lease Rate:	\$12 PSF (Annual)
Base Monthly Rent:	\$10,600
Lease Types:	NNN
Class of Space:	Class C
Usable Size (USF):	10,600 SF
Last Updated:	11/26/2018

Overview / Comments

AVAILABLE SF: 10,600± SF Office/Retail Building
*Expandable up to 25,000± SF with Build-to-Suit

SITE SIZE: 3.2± acres



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970 Forest Ave

Catylist ID: #28727681

970 Forest Ave, Portland, ME 04103

OFFICE FOR LEASE

Property Subtypes:	Mixed Use
Contiguous Space:	6,400 SF
Gross Building Area:	See Agent
Lease Rate:	\$10 PSF (Annual)
Base Monthly Rent:	\$5,333
Lease Types:	Net Lease
Last Updated:	11/29/2018

Overview / Comments

6,400 sf building in the RP Zone.
Multiple uses considered

Available Space









[Expand All](#)

Suite: 1000	6,400 SF	\$10 PSF (Annual) Net Lease
-------------	----------	-----------------------------

Level/Floor:	1
Space Available:	6,400 SF
Lease Rate:	\$10 PSF (Annual) \$5,333 (Monthly)



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FOR SUBLEASE

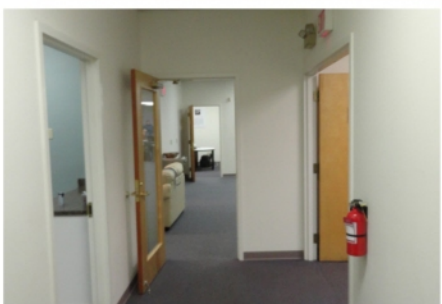
MAINE MALL BUSINESS BUILDING OFFICE SPACE

125

JOHN ROBERTS ROAD

South Portland, ME 04106

THREE
MONTHS
FREE RENT
INCLUDED



PROPERTY HIGHLIGHTS

- + Available space includes a 4,000± sf office unit
- + Unit features a mix of private offices, open work area, three (3) restrooms and a new kitchen.
- + Maine Mall Business Building is located just minutes from I-295, the Portland International Jetport, and the Maine Turnpike.
- + Maine Mall Business Building offers easy accessibility, a suburban campus setting and ample on-site parking. The surrounding area boasts several large office park developments as well as a host of retail stores and restaurants.

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One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
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FOR SUBLEASE MAINE MALL BUSINESS BUILDING



PROPERTY DETAILS

Building Size	96,204 ± SF
Available Space	Unit 7: 4,000 ± SF
Map/Lot	Map 75, Block A, Lot 11, Block E
Zoning	Light Industrial
HVAC	Combination electric & gas
Sprinkler	Wet system

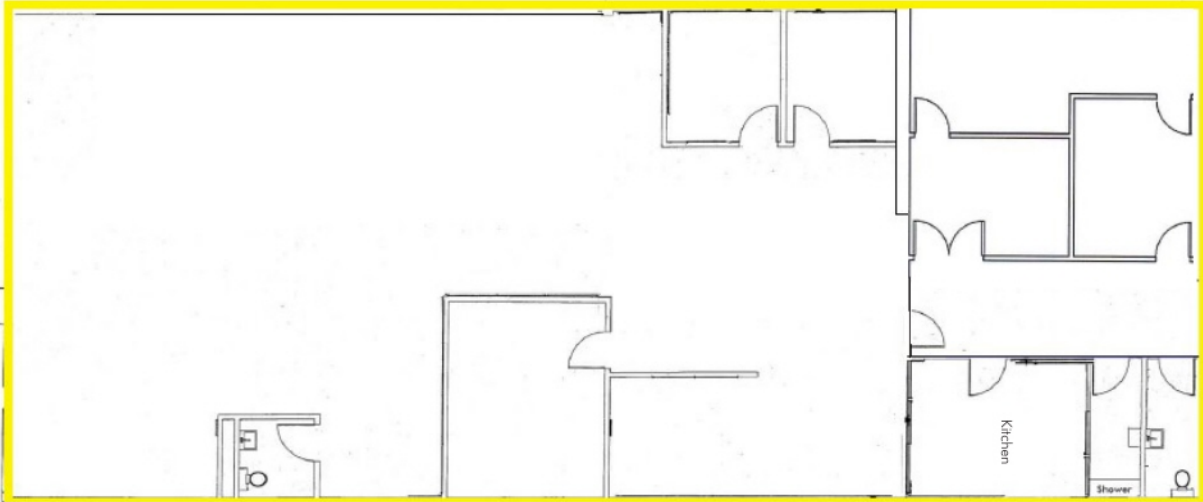


Electricity	220 Amp, 3-Phase
Parking	Ample on-site
Restrooms	Yes, three (3)
Ceiling Height	16' (above drop ceilings)
NNN Expenses	\$2.52/SF (Est. 2015) *Tenant pays their own utility costs
Sublease Rate	\$7.70/SF NNN

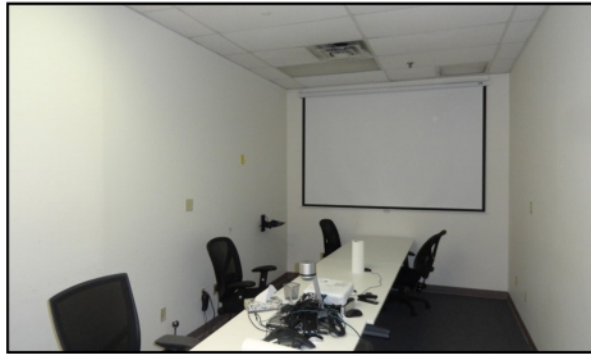
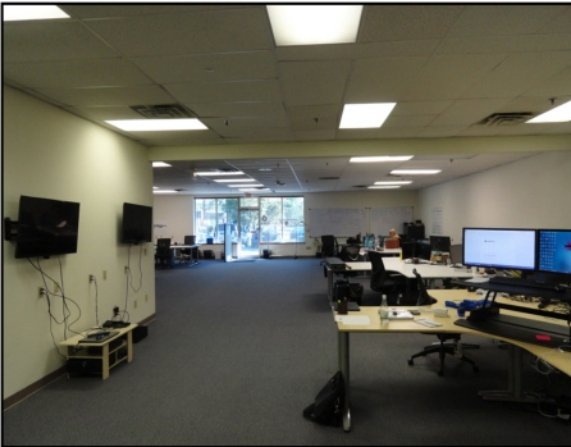


FLOOR PLAN

125 John Roberts Road
Unit 7

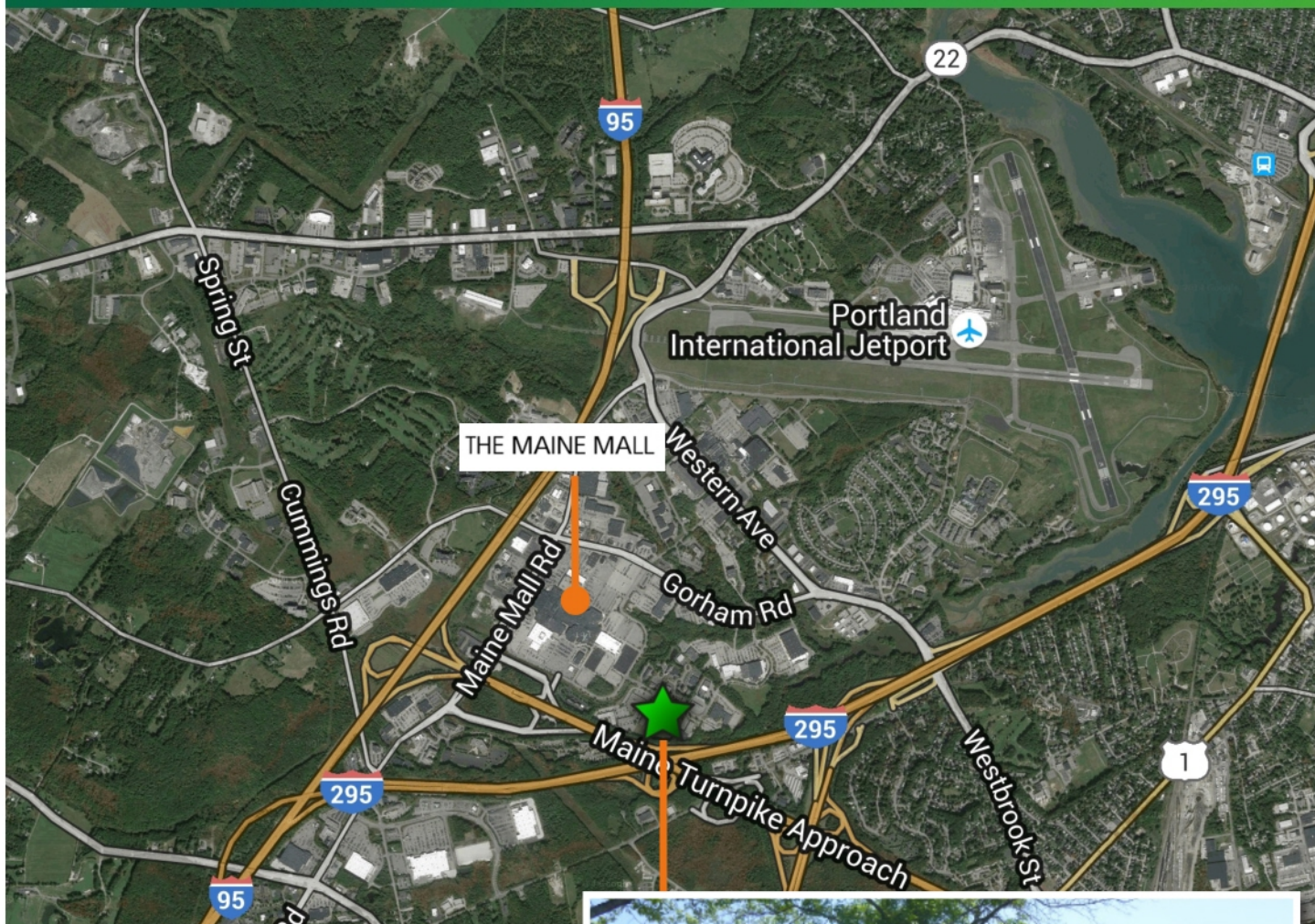


PROPERTY PHOTOS



FOR SUBLEASE MAINE MALL BUSINESS BUILDING

125
JOHN ROBERTS ROAD
South Portland, ME 04106



CONTACT US



TY HOBBS

Associate Broker
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+1 207 871 1288 F
thobbs@boulos.com



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FOR LEASE

MAINE MALL BUSINESS BUILDING

125

JOHN ROBERTS ROAD

South Portland, ME 04106



PROPERTY HIGHLIGHTS

- + Available Space: 4,000-12,000±SF warehouse/flex unit(s)
- + Three (3) loading docks and three (3) overhead doors (one per unit)
- + Conveniently located in the Maine Mall Business Building at 125 John Roberts Road in South Portland. Excellent proximity to I-295 and to the Maine Turnpike exits
- + 16' clear ceilings
- + Ample on-site parking

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FOR LEASE MAINE MALL BUSINESS BUILDING



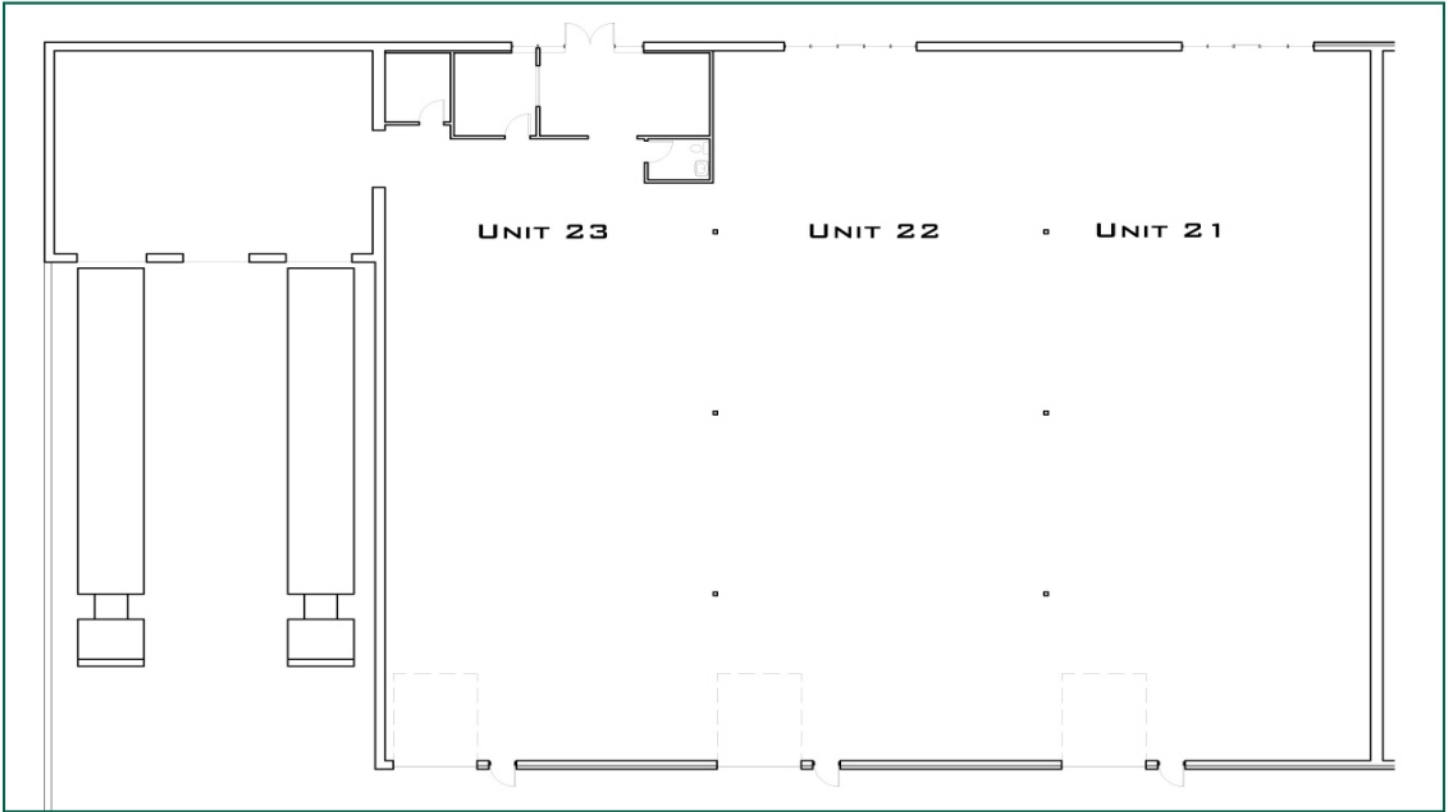
PROPERTY DETAILS

Building Size	96,204± SF	Loading Dock	Three (3)
Zoning	Light Industrial	Overhead Door	Three (3)
HVAC	Combination electric & gas	Parking	Ample on-site
Sprinkler	Wet system	Restrooms	Yes
Electricity	220 Amp, 3- Phase	NNN Expenses	\$2.75/SF (Est. 2017) * Tenant pays their own utility costs
Ceiling Height	16'	Available	Immediate

Available Units	Unit Size	Lease Rate
Unit 21	4,000±SF	\$8.00/SF NNN
Unit 22-23	8,000±SF	\$6.95/SF NNN
Unit 21-23	12,000±SF	\$6.95/SF NNN



 **FLOOR PLAN**



 **PROPERTY PHOTOS**



FOR LEASE MAINE MALL BUSINESS BUILDING

125
JOHN ROBERTS ROAD
South Portland, ME 04106



CONTACT US



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Associate Broker

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Address	City	Advertised Rate	Type of Space	Notes
43 Baxter Blvd	Portland	\$20/NNN	Office/Medical	b)(5)
3 Canal Plaza	Portland	\$21/NNN	Office	
68-72 Commerical Street-Maine Warf	Portland	\$30-\$35/NNN	Office	
266 Commerical Street	Portland	\$20-\$22/NNN	Office	
415 Congress Street	Portland	\$15/NNN	Office	
465 Congress Street	Portland	\$10-\$15.95/NNN	Office	
477 Congress Street	Portland	\$11-\$13/NNN	Office	
1685 Congress Street	Portland	\$16-\$21/NNN	Office	
2211 Congress Street	Portland	\$21-\$23/MG	Office	
2275 Congress Street	Portland	\$18/MG	Office	
1 Davis Farm	Portland	\$11/NNN	Office	
57 Exchange Street	Portland	\$17/MG	Office	
62 Elm Street	Portland	\$11/NNN	Office	
39 Forest Ave-Maine Medical Center	Portland	\$9-\$13/NNN	Office	
119-123 Middle Street	Portland	N/A	Office	
1 Portland Sq	Portland	\$24/NNN	Office	
56 Northport Drive	Portland	\$14/MG	Office	
125 Presumpscot Street	Portland	\$168-\$180/NNN	Office	
222 St John Street	Portland	\$16.75/NNN	Office	
970 Forest Ave	Portland	\$10 PSF	Mixed Use	
48 Free Street	Portland	\$10/NNN	Office	
225 Gotham Road	South Portland	\$16/NNN	Office	
41 Donald B Dean Drive	South Portland	\$16/NNN	Office	
700 Sable Oaks Drive	South Portland	\$21-\$22/NNN	Office	
600 Sable Oaks Drive	South Portland	\$14.95/NNN	Office	
175 Running Hill Road	South Portland	\$17/NNN	Office	
144 Thaddeus St	South Portland	\$10.50-\$11.50/NNN	Office	
Maine Mall Business Building	South Portland	N/A	Mixed Use	
39 Eisenhower Dr	Westbrook	\$6.50 PSF	Industrial, Flex, Warehouse	
17 Patrick Drive	Westbrook	N/A	Flex	
39 Mechanic Street	Westbrook	\$9-\$8.50	Office	
4 Washington Street	Scarborough	\$7/NNN	Flex	
68 Mussey Road	Scarborough	\$8.50 PSF	Flex	
1 Commerical Road	Scarborough	For Sale	Industrial	
8 US Route 1	Scarborough	\$12/NNN	Flex	
6 Lincoln Avenue	Scarborough	\$7.50-\$9/NNN	Office	
8 Science park Road	Scarborough	\$12/NNN	Office	
60 Hutcherson Drive	Gorham	\$7/NNN	Flex	

From: (b)(6); (b)(7)(C)
Sent: 7 May 2020 22:04:45 +0000
To: (b)(6); (b)(7)(C)
Subject: RE: ERO-Scarborough - (b)(7)(E)

Hi (b)(6); (b)(7)(C)

Did you have time to review my emails? If possible, I need an answer by Monday to move forward with the furniture.

Please call me if you have any questions.

Thank you & stay safe,
(b)(6); (b)(7)(C)

Sent with BlackBerry Work
(www.blackberry.com)

From: (b)(6); (b)(7)(C)
Date: Tuesday, May 05, 2020, 1:12 PM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Subject: RE: ERO-Scarborough - (b)(7)(E)

(b)(5)

Laminates



White Matrix (K)



Charcoal Matrix (G)



Neutral Glace (N)



Lodestone (H)



Silver (V)



American Cherry (A)



Maple (Y)



Oak (D)



Folkstone Grey (L)



ESD Grey (E)


(b)(6); (b)(7)(C)
MA, NCARB, SAME, Intl. Assoc. AIA,
Regions 1-2 & 4 | OAFM Project Manager

HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O:305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Tuesday, May 5, 2020 10:45 AM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Subject: ERO-Scarborough (b)(7)(E)
Importance: High

Good Morning (b)(6); (b)(7)(C)

(b)(5); (b)(7)(E)



Please let me know.
Thank you

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Regions 1-2 & 4 | OAFM Project Manager
HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O:305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: 14 Dec 2018 22:13:57 +0000
To: (b)(6); (b)(7)(C)
Cc:
Subject: RE: ERO South Portland Advertisement.
Importance: High

Ok

(b)(5); (b)(7)(E)

Thank you,

(b)(6); (b)(7)(C)
Facilities Management Division (FMD)
Office of Asset and Facilities Management (OAFM)
FMD|OAFM|DHS|ICE
500 12th Street SW
Washington, DC 20536
C:202-754 (b)(6); (b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Friday, December 14, 2018 4:56 PM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)
Subject: RE: ERO South Portland Advertisement.

Closer the better.

50'

(b)(6); (b)(7)(C) SDDO
ICE ERO Portland, ME Sub-Office
176 Gannett Drive
South Portland, ME 04106

Main Office Phone#: 207-780 (b)(6); (b)(7)(C)
Desk Phone#: 207-80 (b)(6); (b)(7)(C)
Cell Phone#: 207-252 (b)(6); (b)(7)(C)
Fax#: 207-780-3216

From: (b)(6); (b)(7)(C)

Date: Friday, Dec 14, 2018, 15:36

To: (b)(6); (b)(7)(C)

Cc: [Redacted]

Subject: RE: ERO South Portland Advertisement.

(b)(5)

Thank you,

(b)(6); (b)(7)(C)

Facilities Management Division (FMD)
Office of Asset and Facilities Management (OAFM)
FMD|OAFM|DHS|ICE
500 12th Street SW
Washington, DC 20536
C:202-754 [Redacted]

(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Friday, December 14, 2018 3:30 PM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Cc: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: ERO South Portland Advertisement.

Can we have a more definitive approximate distance of a location nearby?

From: (b)(6); (b)(7)(C)

Sent: Friday, December 14, 2018 3:27 PM

To: (b)(6); (b)(7)(C)

Cc: [Redacted]

(b)(6); (b)(7)(C)

Subject: RE: ERO South Portland Advertisement.

Importance: High

(b)(6); (b)(7)(C)

Please review the paragraph below sent by GSA and send me your approval.

[Redacted]

Thank you,

(b)(6); (b)(7)(C)

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Office of Asset and Facilities Management (OAFM)

FMD|OAFM|DHS|ICE
500 12th Street SW
Washington, DC 20536
C:202-754-
(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Thursday, December 13, 2018 1:47 PM
To: (b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)
Subject: RE: ERO South Portland Advertisement.
Importance: High

(b)(6); (b)(7)(C)

FYI, I responded the following to GSA:

(b)(5)

Thank you,

(b)(6); (b)(7)(C)

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Office of Asset and Facilities Management (OAFM)
FMD|OAFM|DHS|ICE
500 12th Street SW
Washington, DC 20536
C:202-754-
(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Thursday, December 13, 2018 12:56 PM
To: (b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)
Subject: RE: ERO South Portland Advertisement.

(b)(5)

Thanks very much, (b)(6); (b)(7)(C)

Sent with BlackBerry Work
(www.blackberry.com)

From: (b)(6); (b)(7)(C)
Date: Thursday, Dec 13, 2018, 12:11 PM
To: (b)(6); (b)(7)(C)

Cc: (b)(6), (b)(7)(C)

(b)(6), (b)(7)(C)

Subject: RE: ERO South Portland Advertisement.

Good morning (b)(6); (b)(7)(C)

GSA contacted me about the add (see below in red).

(b)(5)

Thank you,

(b)(6), (b)(7)(C)

Facilities Management Division (FMD)
Office of Asset and Facilities Management (OAFM)
FMD|OAFM|DHS|ICE
500 12th Street SW
Washington, DC 20536
C:202-754-

(b)(6); (b)(7)(C)

From: (b)(6), (b)(7)(C)

Sent: Tuesday, December 11, 2018 10:08 AM

To: (b)(6), (b)(7)(C)

(b)(6), (b)(7)(C)

Cc: (b)(6), (b)(7)(C)

Subject: RE: ERO South Portland Advertisement.

Good with ERO

Sent with BlackBerry Work
(www.blackberry.com)

From: (b)(6), (b)(7)(C)

Date: Tuesday, Dec 11, 2018, 10:02 AM

To: (b)(6), (b)(7)(C)

(b)(6), (b)(7)(C)

Cc: (b)(6), (b)(7)(C)

Subject: RE: ERO South Portland Advertisement.

Good Morning all,

GSA responded the following below:



(b)(5) See attached documents for your review.

Thank you,

(b)(6); (b)(7)(C)

Facilities Management Division (FMD)
Office of Asset and Facilities Management (OAFM)
FMD|OAFM|DHS|ICE
500 12th Street SW
Washington, DC 20536
C:202-754-

(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Tuesday, December 11, 2018 8:20 AM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)
Subject: RE: ERO South Portland Advertisement.

(b)(6); (b)(7)(C)

(b)(5); (b)(6); (b)(7)(C)

Thanks

(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Monday, December 10, 2018 12:16 PM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)
Subject: RE: ERO South Portland Advertisement.

(b)(5); (b)(6); (b)(7)(C)

Thanks,

(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Monday, December 10, 2018 12:04 PM

From: (b)(6); (b)(7)(C)
Sent: 15 Apr 2020 14:03:46 +0000
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough
Importance: High

To all reviewers,

A courtesy reminder that as per the lease, we have 10 working days to approve or notify of non-conformance. As of today, I have not received any comments from you. Please review and provide any comments back to me for consolidation via email, **on or before Monday 04-20-2020.**

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the WBRC AE Info Exchange web site. The attached file contains the transmittal details.

[Download all associated files](#)

Do not hesitate to contact me if you have any questions or concerns.

Thank you (b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O: 305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Tuesday, April 7, 2020 1:45 PM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Subject: FW: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough

To all reviewers,

Please find the drawings, specifications & review comments to reflect the 100% Submission Review Comments.

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the WBRC AE Info Exchange web site. The attached file contains the transmittal details.

[Download all associated files](#)

Let me know if you have any issues downloading the files.

(b)(6); (b)(7)(C)
MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O: 305-597-(b)(6);
C: 202-757-(b)(7)(C)

From: (b)(6); (b)(7)(C) <[redacted]@wbrcae.com>
Sent: Tuesday, April 7, 2020 1:11 PM
To: (b)(6); (b)(7)(C) [redacted]
Subject: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the WBRC AE Info Exchange web site. The attached file contains the transmittal details.

[Download all associated files](#)

Additional links:

[Reply to All](#)

Project Name: 429000 GSA DHS Scarborough
Project Number: 04290.00

From: (b)(6); (b)(7)(C) (WBRC AE)
To: (b)(6); (b)(7)(C) [redacted]
CC: [redacted]

Subject: GSA Scarborough - Final Drawings & Specs
Purpose: For your review and comment
Sent via: Info Exchange
Expiration Date: None

Remarks: (b)(6); (b)(7)(C)
Please see the drawings, specifications & review comments to reflect the 100% Submission Review Comments.

Let me know if you have any issues downloading the files.

Thank you

(b)(6); (b)(7)(C) **AIA, NCARB**
ARCHITECT, PROJECT MANAGER, FIRM ASSOCIATE
Maine Licensed Architect

WBRC Architects Engineers
207.828.(b)(6); (b)(7)(C)
207.659.(b)(6); (b)(7)(C)

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
<u>2020_04_03 - Conformed Drawing Set.pdf</u>	Adobe Acrobat Document	4/7/2020	1:08 PM	25,657 KB
<u>2020_04_03 - Conformed Specifications.pdf</u>	Adobe Acrobat Document	4/7/2020	1:01 PM	60,358 KB
<u>ICE Scarborough ME Drawing Comment- Review Log (3.25.20).xlsx</u>	Microsoft Excel Worksheet	4/3/2020	2:53 PM	109 KB

(b)(6); (b)(7)(C) **AIA, NCARB**
ARCHITECT, PROJECT MANAGER, FIRM ASSOCIATE
Maine Licensed Architect

WBRC Architects Engineers
207.828.(b)(6); (b)(7)(C)
207.659.(b)(6); (b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: 17 Apr 2020 20:27:06 +0000
To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough
Attachments: ERO Scarborough 100% CD Set Review comments.pdf
Importance: High

To all reviewers,

I have not gotten any comments from you. Attached my comments to GSA yesterday. I noticed that the OCIO & OPR last comments were not addressed by the architect.

(b)(6); (b)(7)(C) Could you please review the final drawings and specifications?

Thank you,

(b)(6); (b)(7)(C)
MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O: 305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Wednesday, April 15, 2020 10:04 AM
To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough
Importance: High

To all reviewers,

A courtesy reminder that as per the lease, we have 10 working days to approve or notify of non-conformance. As of today, I have not received any comments from you. Please review and provide any comments back to me for consolidation via email, **on or before Monday 04-20-2020.**

IMPORTANT: Click a link below to access files associated with this transmittal that came in

OAFM REVIEW COMMENTS

PROJECT #: PRO-13-ERO-0293

LOCATION: 40 Libby Road, Scarborough, ME

DATE: April 16, 2020

Reviewer: (b)(6); (b)(7)(C)

DESIGN PHASE: 100%

DISCIPLINE: Architecture

Phone #: 202-754-(b)(6); (b)(7)(C)

Final CD Set

ITEM NO.	DWG/SPEC SECTION	REVIEWER COMMENTS
1.	(b)(5)	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

From: (b)(6); (b)(7)(C)
Sent: 20 Apr 2020 15:35:51 +0000
To: (b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough_P39691
Importance: High

Thank you, I will forward your comments to GSA.

(b)(6); (b)(7)(C)
MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O:305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Monday, April 20, 2020 11:26 AM
To: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)
Cc: (b)(6); (b)(7)(C)
(b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough_P39691
Importance: High

Hello:
Attached are drawing review comments - nothing major. (b)(6)

(b)(5)

- (b)(5)
-
-
-
-
-

Best regards,

(b)(6); (b)(7)(C)

Cable Design Lead - RCDD, PMP, CDT, CTS, ITIL v3
Perspecta | Operational and Solutions Delivery Support Services (OSDSS)
IT Operations Division/Infrastructure Project Services Branch
Office of the Chief Information Officer
U.S. Immigration and Customs Enforcement
Department of Homeland Security
Office: 202-732-(b)(6); (b)(7)(C)
Email: (b)(6); (b)(7)(C)
ICE Service Desk: 888-347-(b)(7)(E)

From: (b)(6); (b)(7)(C)

Sent: Friday, April 17, 2020 5:46 PM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough

(b)(6); (b)(7)(C)

I spoke with (b)(6); (b)(7)(C) and this is on his task list. We should have a response soon.

Thanks,

(b)(6); (b)(7)(C)

Lead IT Specialist
Infrastructure Projects Support Branch
Operations Division
Office of the Chief Information Officer
U.S. Immigration & Customs Enforcement
Department of Homeland Security

Office: 202-732-(b)(6); (b)(7)(C)

Mobile: 202-527-

Email : (b)(6); (b)(7)(C)

ICE Service Desk: 888-347-(b)(7)(E)

From: (b)(6); (b)(7)(C)

Sent: Friday, April 17, 2020 4:27 PM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough
Importance: High

To all reviewers,

I have not gotten any comments from you.

Attached my comments to GSA yesterday. I noticed that the OCIO & OPR last comments were not addressed by the architect.

(b)(6); (b)(7)(C) Could you please review the final drawings and specifications?

Thank you,

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
HSI SAC Miami
11226NW 20th Street
Miami, FL 33172
O: 305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, April 15, 2020 10:04 AM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: GSA Scarborough - Final Drawings & Specs - 429000 GSA DHS Scarborough
Importance: High

From: (b)(6); (b)(7)(C)
Sent: 12 Feb 2020 19:05:36 +0000
To: (b)(6); (b)(7)(C)
Cc:
Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough
Importance: High

Ok, I will add a comment in my review for the architect (b)(5); (b)(7)(E)

Thank you,

(b)(6); (b)(7)(C)
MA. NCARB. SAME. Intl. Assoc. AIA.
Region I | OAFM Project Manager
Office of Asset and Facilities Management
FMD|OAFM|DHS|ICE
500 12th Street SW (b)(6); (b)(7)(C)
Washington, DC 20536
O:305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)
Sent: Wednesday, February 12, 2020 1:33 PM
To: (b)(6); (b)(7)(C)
Cc:
Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

(b)(5); (b)(7)(E)

(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, February 12, 2020 12:13 PM

To: (b)(6); (b)(7)(C)

Cc:

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

Importance: High

(b)(6);
(b)(7)(C)

(b)(5); (b)(7)(E)

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
Office of Asset and Facilities Management
FMD|OAFM|DHS|ICE
500 12th Street SW, (b)(6); (b)(7)(C)
Washington, DC 20536
O: 305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, February 12, 2020 10:45 AM

To: (b)(6); (b)(7)(C)

Cc:

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

(b)(5); (b)(7)(E)

(b)(5); (b)(7)(E)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, February 12, 2020 10:29 AM

To: (b)(6); (b)(7)(C)

Cc:

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

Importance: High

(b)(6);
(b)(7)(C)

My observations below:

(b)(5); (b)(7)(E)

Please advise me.

Thanks,

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
Office of Asset and Facilities Management
FMD|OAFM|DHS|ICE
500 12th Street SW. (b)(6); (b)(7)(C)
Washington, DC 20536
O: 305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, February 12, 2020 9:56 AM

To: (b)(6); (b)(7)(C)

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

I have a bunch of conference calls and meetings today. (b)(5)

(b)(5) Other than that it look good. (b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, February 12, 2020 8:56 AM

To: (b)(6); (b)(7)(C)

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough
Importance: High

(b)(6);
(b)(7)(C)

Have you review sheet ES101?. See attached. I have a couple of concerns.
Could you please call me?

Thank you,

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region I | OAFM Project Manager
Office of Asset and Facilities Management
FMD|OAFM|DHS|ICE
500 12th Street SW (b)(6); (b)(7)(C)
Washington, DC 20536
O: 305-597-(b)(6);
C: 202-754-(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Wednesday, February 12, 2020 7:38 AM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

I believe I have already answer all questions and comments.

(b)(6);
(b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Tuesday, February 11, 2020 5:39 PM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: RE: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough
Importance: High

To all,

Attached the weekly call meeting today.

As of today, I have not received any comments from OCIO, OPR, TAC-COM, and ERO field office. Comments by the Government to the Lessor are due this Friday February 14th. Please send your comment to me via email on, or before the deadline. Also if you do not have any comments please acknowledge review and no comments.

Thank you,

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
Office of Asset and Facilities Management
FMD|OAFM|DHS|ICE
500 12th Street SW (b)(6); (b)(7)(C)
Washington, DC 20536
O:305-597 (b)(6);
C: 202-754 (b)(7)(C)

From: (b)(6); (b)(7)(C)

Sent: Monday, February 3, 2020 3:29 PM

To: (b)(6); (b)(7)(C)

(b)(6); (b)(7)(C)

Subject: FW: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

To all ICE reviewers,

Below please find link to download the 95% CDs drawings and specifications for your review.

[Download all associated files](#)

If there were any issues downloading the file, please let me know and I will send them over.

Comments by the Government to the Lessor are due Friday February 14th.

Please send your comment to me via email on, or before the deadline.

Thank you,

(b)(6); (b)(7)(C)

MA. NCARB. SAME. Intl. Assoc. AIA.
Region 1 | OAFM Project Manager
Office of Asset and Facilities Management
FMD|OAFM|DHS|ICE
500 12th Street SW (b)(6); (b)(7)(C)
Washington, DC 20536
O:305-597 (b)(6);
C: 202-754 (b)(7)(C)

From: (b)(6); (b)(7)(C) @wbrcae.com>
Sent: Saturday, February 1, 2020 11:57 AM
To: (b)(6); (b)(7)(C)
Subject: File Transfer: Scarborough ERO - 95% CD Submission - 429000 GSA DHS Scarborough

IMPORTANT: Click a link below to access files associated with this transmittal that came in through the WBRC AE Info Exchange web site. The attached file contains the transmittal details.

[Download all associated files](#)

Additional links:

[Reply to All](#)

Project Name: 429000 GSA DHS Scarborough
Project Number: 04290.00

From: (b)(6); (b)(7)(C)
To:
CC:

Subject: Scarborough ERO - 95% CD Submission
Purpose: For your review and comment
Sent via: Info Exchange
Expiration Date: None
Remarks: Hello All
Please see the link below to download the 95% CD Submission and the responses to the 75% Review Comments.

Please let me know if there are any questions or any issues accessing the files.

Thank you

(b)(6); (b)(7)(C) AIA, NCARB
ARCHITECT, FIRM ASSOCIATE
Maine Licensed Architect

207.828 (b)(6); (b)(7)(C)
207.659

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
2020_01_31 - GSA DHS Scarborough 95% CD	Adobe Acrobat Document	2/1/2020	11:49 AM	20,369 KB

<u>Submission Drawings.pdf</u>				
<u>2020_01_31 - GSA DHS Scarborough 95% CD Submission Specifications.pdf</u>	Adobe Acrobat Document	1/31/2020	5:15 PM	59,238 KB
<u>75% ICE Scarborough ME Drawing Comment- Responses (01_31_2020 .xlsx</u>	Microsoft Excel Worksheet	2/1/2020	11:50 AM	84 KB

(b)(6), (b)(7)(C) AIA, NCARB

ARCHITECT, FIRM ASSOCIATE

Maine Licensed Architect



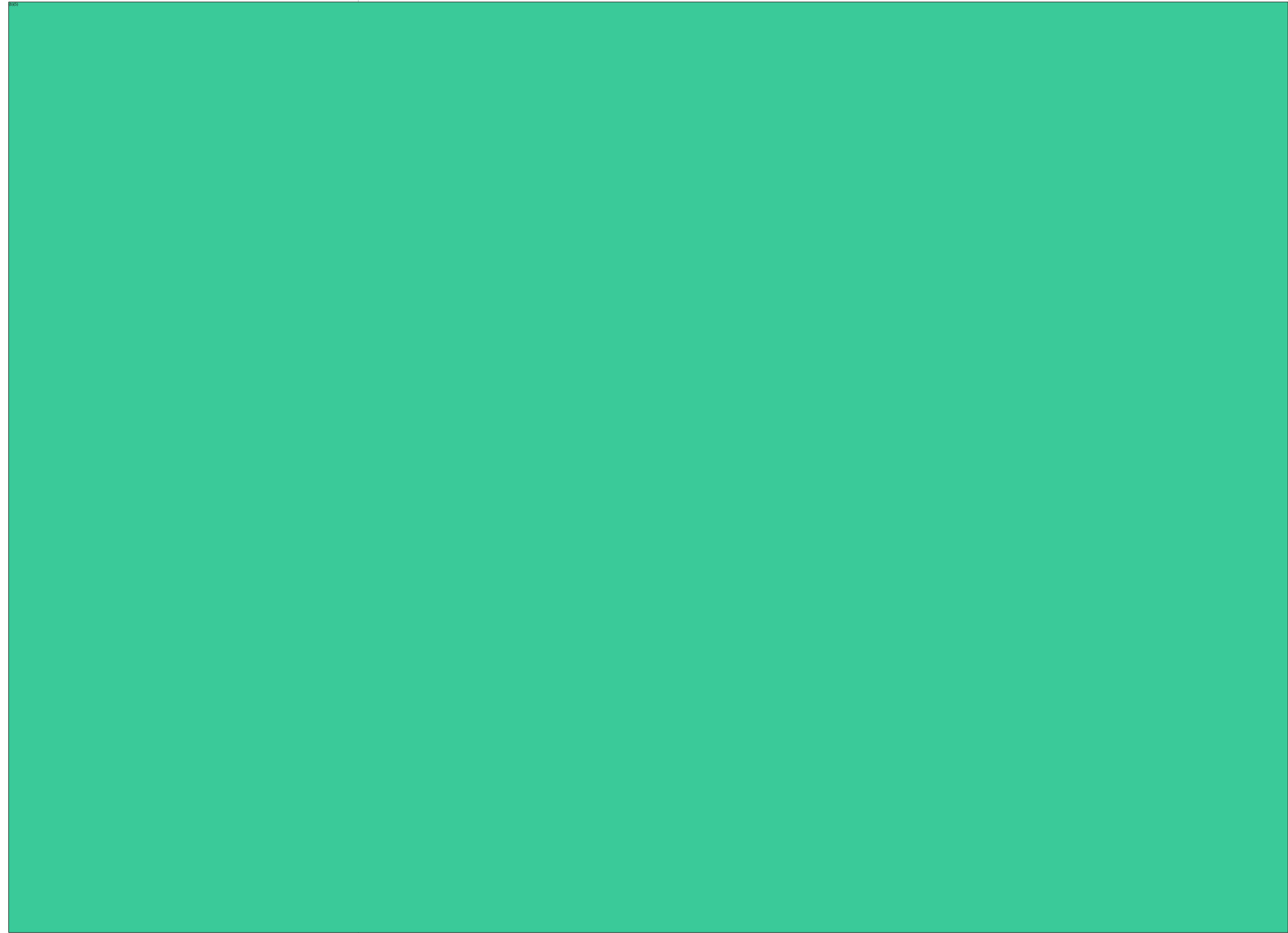
207.828 (b)(6);
207.659 (b)(7)(C)

30 Danforth Street

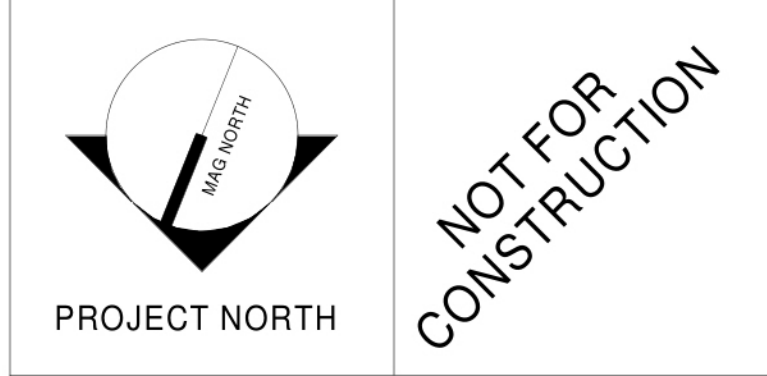
(b)(6), (b)(7)(C)

Portland, ME 04101

wbrc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)



REV.	DESCRIPTION	DATE
0	95% CONSTRUCTION DOCUMENTS	31 JAN 2020



WBRC
ARCHITECTS • ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SAKASOTA, FLORIDA 904-556-8757

40A MANSON LIBBY ROAD GSA FITOUT
40 MANSON LIBBY ROAD
SCARBOROUGH, ME 04074

PROJECT: **FIRST FLOOR SECURITY & ACCESS CONTROL PLAN**

SHEET TITLE:
WBRC CAD FILE: 4290.00-ES101 GRAPHIC SCALE: 1" = 1'-0"

PROJECT No: 4290.00
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: [Redacted] SHEET No: **ES101**
DRAWN BY:
CHECKED BY:

A6 FIRST FLOOR SECURITY & ACCESS CONTROL PLAN
1/4" = 1'-0"

30 Danforth Street
Suite 306, Portland, ME 04101

PROJECT 429000 GSA DHS DATE 2/11/2020 2:00 PM -
Scarborough 2:30 PM
04290.00

ORGANIZER [REDACTED] SUBJECT 200211 - Weekly Call
In Meeting

LOCATION Call In

INVITEES [REDACTED]

ATTENDEES [REDACTED]

CC [REDACTED]

MEETING COMMENTS

MEETING MINUTES

ACTUAL START DATE 2/11/2020 2:00 PM

MINUTES

Topics of Discussion

- 95% Submission Submitted on 2/1
 1. WBRC to receive agency comments Tuesday morning 2/18.
 2. WBRC to provide list of changes for any changes not driven by the 95% Review Comments with the 100% Submission.
- Preliminary Review Discussion
 - Holding Cells
 - WBRC has updated drawings to show concrete bench based on photos provided by (b)(6), (b)(7)(C)
 - Modesty Wall
 - Wall has been extended to is provide additional privacy.
 - Per email the wall is only required to be 40" high
 - 6" CMU block will be used to construct this wall
 - Signage review will be part of the 95% Review Comments
 - Window film has been reviewed by the agency and is accepted
 - Madico SafetyShield - SafetySheild 700
- Follow up on the Juvenile cell, result of those conversations is that all three (3)

Meeting - Client

Meeting date : 2/11/2020

holding cells will remain as they are shown on the drawings

- Back up generator to be included as a Bid Alternate. - Tico to review with GSA Electrical Engineer and follow up after that discussion.
 - Next Steps
 - All Comments to WBRC by 02/18/2020
 - Next Meeting - 02/18/2020 - 2:00pm
 - Pending Receipt of 95% Review Comments WBRC will submit 100% Documents on 02/26/2020.
-