St.Germain
AN AVENTIA COMPANY

PROPOSAL
SOLID WASTE FACILITY ENGINEERING ASSESSMENT & IMPROVEMENT PLAN

Prepared for:
Town of Topsham
Public Works Department
10 Maintenance Way
Topsham, Maine 04086

Prepared by:
St.Germain
846 Main Street
Westbrook, Maine 04092

April 30, 2026

April 30, 2026

Josh Dennison, Deputy Director
Topsham Public Works Department
10 Maintenance Way
Topsham, Maine 04086

Re: Proposal for Solid Waste Facility Engineering Assessment & Improvement Plan

Dear Mr. Dennison:

St.Germain is pleased to submit this proposal to the Town of Topsham for the Solid Waste Facility Engineering Assessment & Improvement Plan. Having previously worked with the Town to develop the initial conceptual layout for the transfer station, we are excited for the opportunity to build upon that effort and advance the evaluation, refinement, and implementation strategy for this important municipal asset. Our familiarity with the site, its operational challenges, and its opportunities allows us to provide a focused, efficient approach that aligns directly with the Town's goals for safety, functionality, and long-term adaptability.

We understand that the Topsham Solid Waste Facility is a high-use public facility serving a broad range of residents and users, and our approach prioritizes maintaining safe, efficient, and uninterrupted operations while implementing practical improvements.

Solutions Today for a Better Tomorrow – it is not just our vision statement, but our approach to every project we undertake. For more than 30 years, from our headquarters in Westbrook, Maine, St.Germain has partnered with municipalities and private clients across Maine and the Northeast to plan, design, and permit complex solid waste and recycling facilities. Our work includes transfer stations, material recovery facilities, hauling operations, and related infrastructure, where we consistently integrate site engineering, operational efficiency, safety, and regulatory compliance into practical, buildable solutions.

Our team brings extensive experience in evaluating existing facility conditions, optimizing traffic flow and user interaction, and developing phased improvement strategies that allow facilities to remain operational during construction. As demonstrated in projects such as the Crossroads Transfer Station in Norridgewock, the Troiano Transfer Station in Gardiner, and ongoing work with ecomaine, we understand the importance of balancing near-term improvements with long-term planning for evolving waste streams, regulatory requirements, and emerging programs such as Extended Producer Responsibility (EPR).

In 2025, St.Germain joined forces with Aventia, a national environmental consulting firm with 12 offices across the United States. This merger has expanded our technical depth and resources while maintaining the responsiveness and local knowledge that our Maine clients rely on. Through this partnership, we can bring additional expertise in engineering, environmental compliance, planning, and permitting to support the Town's objectives both now and into the future.

We are a Maine business based in Westbrook, and we take pride in supporting the communities where we live and work. Our team understands the operational realities of municipal facilities and the importance of delivering cost-effective, implementable solutions that serve residents safely and efficiently. For the Topsham facility, we will build upon our prior work to develop refined concepts, evaluate improvement elements, assess EPR readiness, and provide clear cost and phasing strategies that position the Town for continued success.

We appreciate the opportunity to submit this proposal and look forward to working with the Town of Topsham on this project. Please feel free to contact me directly at 207-591-7000 or patrickc@stgermain.com with any questions.

Sincerely,
ST.GERMAIN

Patrick J. Coughlin
Vice President

TABLE OF CONTENTS **Page**

1.0 EXPERIENCE AND REPRESENTATIVE WASTE MANAGEMENT PROJECTS

St.Germain's team brings extensive, hands-on experience in the planning, design, and permitting of solid waste and recycling facilities, as demonstrated by the representative projects included herein. These projects reflect our ability to evaluate and redevelop existing facilities, design new transfer stations and material handling infrastructure, and support operational expansions for both municipal and private clients.

Across these efforts, we have addressed key challenges consistent with the Town of Topsham's needs, including improving traffic circulation and safety, integrating modern waste handling systems, accommodating evolving waste streams, and navigating Maine DEP permitting requirements. Our work on facilities such as ecomaine's Material Recycling Facility, the Crossroads Transfer Station, the Troiano Transfer Station, and the Pine Tree Waste hauling facility demonstrates our capability to deliver practical, phased, and regulatory-compliant solutions that enhance operational efficiency while supporting long-term facility performance.

1.1 ecomaine Material Recycling Facility, 90 Blueberry Rd, Portland, ME (2023–Present)

Kevin Roche, Chief Executive Officer, 207-773-1738, roche@ecomaine.org
Mark Dolloff, Project/Procurement Manager, 207-523-3117, dolloff@ecomaine.org

Key Project Points:

- **Site Circulation & Traffic Flow Improvements:** Improved safe, efficient vehicle movement and separation of traffic types at a high-use facility.
- **Modernization of Recycling Infrastructure**: Designed site to support advanced material recovery systems and evolving waste streams.
- **Stormwater Management & Compliance:** Developed stormwater systems, including under-drained filters, to meet Maine DEP requirements and protect resources.
- **Permitting & Regulatory Coordination**: Secured local approvals and Maine DEP waste facility permit, demonstrating regulatory expertise.

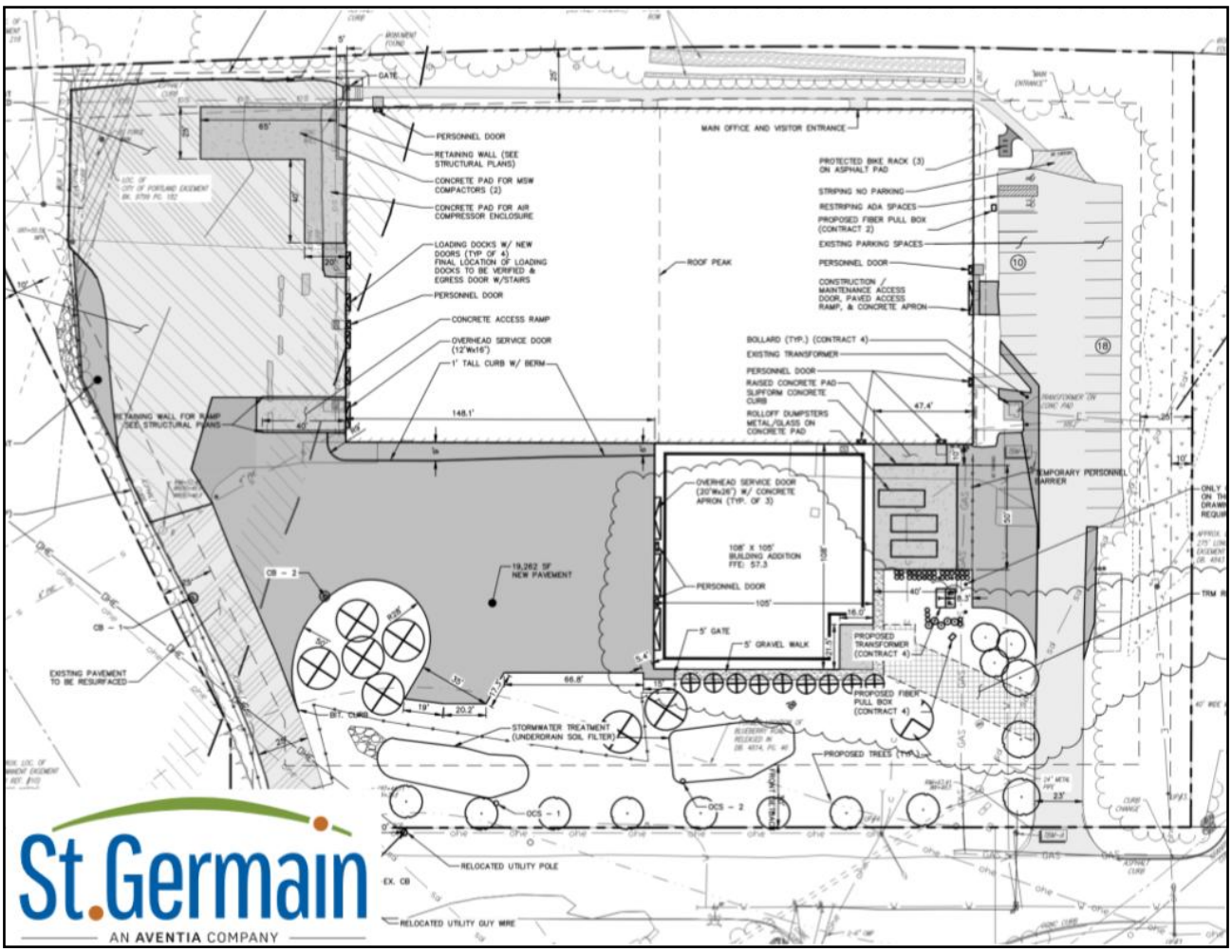
ecomaine and its member communities are building a new Materials Recycling Facility (MRF) at the former Yankee Sturbridge Workshop warehouse adjacent to the ecomaine facilities, and they engaged St.Germain for site layout design, civil engineering, and DEP and City of Portland permitting. They also hired Machinex of Quebec to design the facility using the best, current sorting technology, including the use of artificial intelligence, and they also are including future capacity in the sorting process to allow the installation of new sorting technologies in the future.

The existing warehouse provides a good structure to meet ecomaine's needs, and the design team, headed up by RRT Design & Construction, is proposing an 11,000 square foot addition to

the warehouse to accommodate a new tipping floor with overhead doors for efficient delivery of recyclables to the facility. ecomaine is also designing areas where tour groups can safely observe the sorting process, providing critical community recycling education as part of its mission.

St.Germain designed improvements to the site, ensuring safe vehicle circulation for incoming and outgoing recyclables, coordinated on new and expanded utilities to serve the new building, engineered stormwater management structures to reduce the offsite flow rate of stormwater during storms, and under-drained soil filters to remove contaminants from stormwater before it flows to the nearby Stroudwater river.

St.Germain also worked with the City of Portland to receive an approval to a site plan amendment for the proposed changes and prepared and submitted a new waste processing facility permit to the Maine Department of Environmental Protection (DEP). Construction started in the spring of 2026.



1.2 New Transfer Station, Crossroads Landfill, Norridgewock, ME (2022–2024)

Sherwood McKenney, District Engineer, 207-240-9787, smckenne@wm.com

Key Project Points:

- **Transfer Station Design & Layout Optimization**: Led design of a new transfer station to improve operational efficiency, material handling, and user safety.
- **Traffic Flow & Queuing Improvements**: Developed internal circulation and expanded queuing capacity to reduce congestion and improve site access.
- **Comprehensive Permitting**: Managed local and Maine DEP permitting, including Solid Waste Transfer Station licensing and Site Plan Review approvals.
- **Environmental & Stormwater Compliance**: Designed stormwater management systems to meet Maine DEP requirements and protect adjacent resources.

The development of Waste Management's Crossroads Transfer Station in Norridgewock, Maine represents a comprehensive upgrade and reconfiguration of an existing solid waste handling facility to improve operational efficiency, user safety, and environmental performance while supporting long-term regional waste management needs.

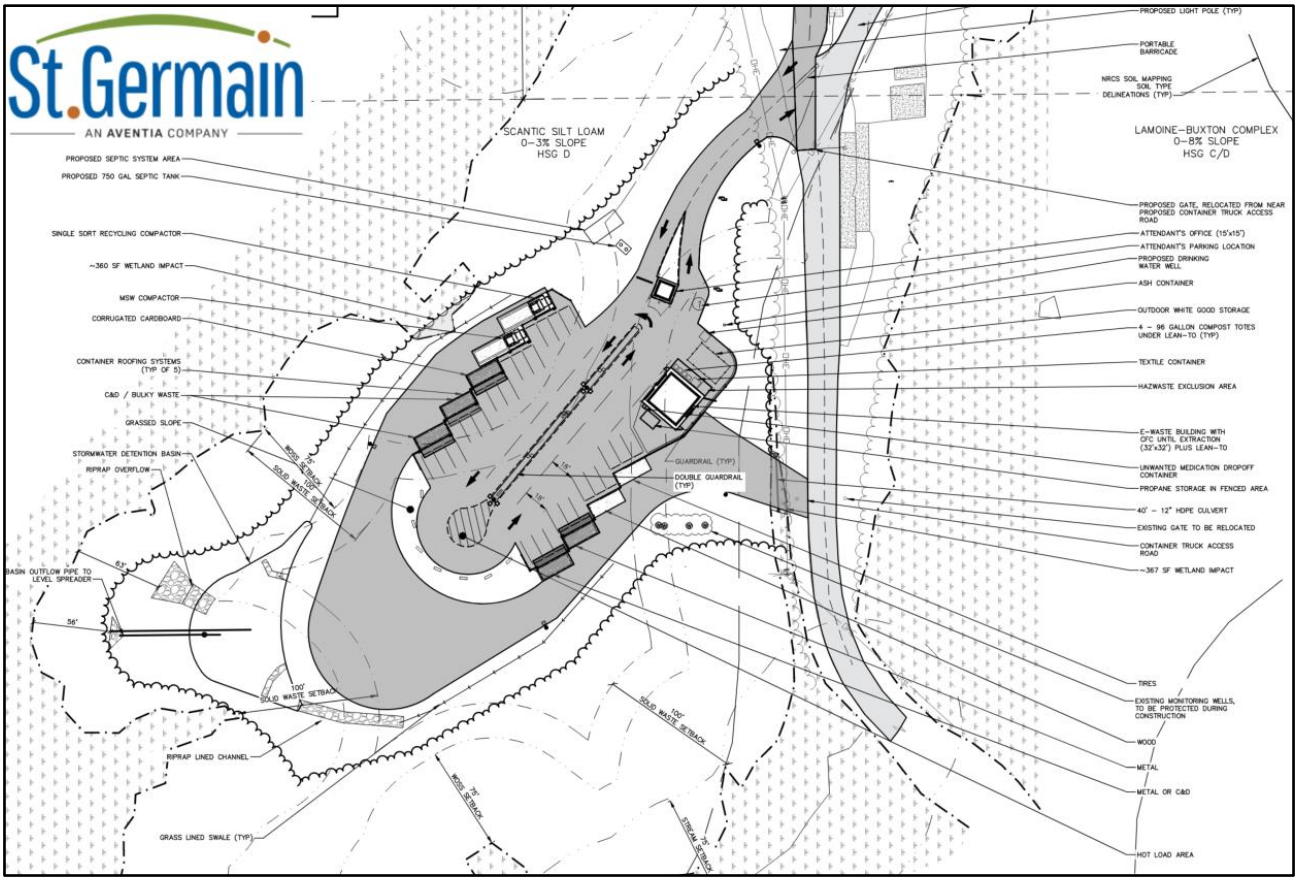
Waste Management Disposal Services of Maine, Inc. (WM) undertook the project to replace its aging transfer station with a newly constructed facility located approximately 1,000 feet south of the existing operation. The redesign was driven in part by regulatory requirements associated with WM's Phase 14 Public Benefit Determination and the need to modernize site layout, increase queuing capacity, and enhance material handling capabilities.

The new facility was designed to serve residents from multiple surrounding communities and accommodate a broad range of waste streams, including municipal solid waste, single-stream recycling, construction and demolition debris, bulky waste, universal wastes, and organics. Key features include segregated material handling areas, covered compactor systems, dedicated pads for specialty waste streams, a universal waste storage building, and improved internal traffic circulation with expanded queuing capacity to reduce off-site congestion. The project also incorporated stormwater management infrastructure, including a detention basin and controlled discharge features, to meet Maine DEP requirements and protect adjacent natural resources.

St.Germain served as the lead civil engineering and permitting consultant for the project from initial concept through final approvals. The firm's role included site feasibility evaluation, regulatory research, and development of a comprehensive site layout tailored to WM's operational needs and applicable state and local requirements. St.Germain prepared detailed engineering design documents, including grading, utility, erosion control, and stormwater management plans, along with supporting technical analyses.

St.Germain also managed the full permitting process, coordinating with the Town of Norridgewock and the Maine DEP. This included preparation of the Site Plan Review application, Solid Waste Transfer Station permit application, and supporting environmental documentation, as well as direct coordination with regulators to address technical comments and secure approvals.

Through this project, St.Germain demonstrated its ability to deliver integrated engineering and permitting solutions for complex waste and recycling facilities. The Crossroads Transfer Station redesign highlights the firm's expertise in solid waste infrastructure planning, regulatory compliance, and site design that balances operational functionality with environmental protection.



1.3 Troiano Transfer Station, Gardiner, ME (2019-Present)

TJ Troiano, Chief Operating Officer, Troiano Waste Services, Inc., (207) 767-2070, tj@troianowaste.com

Key Project Points:

- **Transfer Station Design & Permitting**: Led planning, design, and permitting of a new commercial transfer station, including Maine DEP Chapter 402 licensing and local approvals.
- **Operational Efficiency & Site Layout**: Designed facility layout to optimize waste handling, trailer staging, and internal circulation for commercial hauling operations.
- **Traffic & Capacity Planning**: Developed site to accommodate current and future throughput, including expanded capacity and efficient vehicle movement.
- **Environmental Compliance & Stormwater Design**: Engineered stormwater management systems and site controls to meet Maine DEP requirements and protect natural resources.

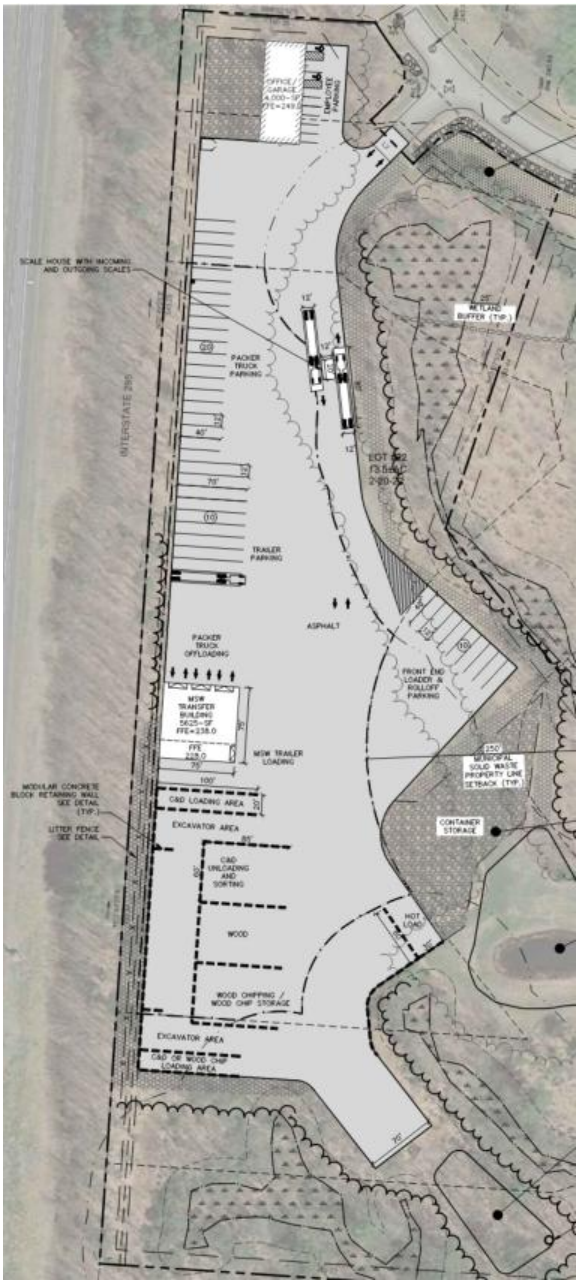
St.Germain is providing comprehensive civil engineering, environmental permitting, and site design services for the development of a new solid waste transfer station for Troiano Waste Services at 12 Troiano Way within the Libby Hill Business Park in Gardiner, Maine. Initiated in 2019 and currently under construction, this project reflects St.Germain's extensive experience in the planning and delivery of modern waste and recycling facilities.

The project consists of the design and permitting of a commercial solid waste transfer facility to serve regional hauling operations following Troiano's acquisition of Worthing's Waste Systems. The facility is strategically designed to improve operational efficiency by consolidating municipal solid waste (MSW) and construction and demolition debris (CDD) into larger transport vehicles for shipment to licensed disposal facilities. Initial operations are planned at approximately 50 tons per day each of MSW and CDD, with capacity to expand to approximately 200 tons per day of each waste stream.

The site design incorporates key operational and infrastructure components typical of modern transfer stations, including:

- A 5,625-square-foot enclosed MSW transfer building designed for efficient waste handling and odor control
- A truck scale and scale house for inbound/outbound material tracking
- An outdoor CDD tipping and processing pad with concrete containment
- Trailer staging and internal circulation roadways to accommodate commercial hauling vehicles
- Integration of an existing maintenance and office building into site operations

St.Germain led all aspects of local and state permitting, including Site Plan Review approval with the City of Gardiner and multiple Maine DEP approvals. These include a Solid Waste Transfer Station License pursuant to Maine DEP Chapter 402, Site Location of Development Amendment, and Natural Resources Protection Act (NRPA) permitting.



A significant component of the project involved environmental and civil design to meet stringent regulatory standards. St.Germain prepared detailed stormwater management systems in accordance with Maine DEP Chapter 500, incorporating a gravel wetland treatment system and integration with an existing wet pond to control both water quality and quantity.
Additional design elements addressed:

- Impervious surface waste handling areas to protect groundwater and surface water
- Erosion and sedimentation control measures for construction and long-term operation
- Traffic circulation planning to accommodate approximately 94 daily trip ends at full operation
- Buffering and screening, including maintained vegetated buffers and litter control systems
- Air quality and odor management through enclosed waste handling and operational controls

St.Germain also supported the client through public outreach, municipal coordination, and preparation of technical documentation, including operations plans, traffic analyses, and environmental performance evaluations required for permitting approvals.

The project required careful siting within a previously approved industrial park, including connection to existing infrastructure and evaluation of natural resources such as wetlands, where impacts were minimized and permitted through a comprehensive alternatives analysis.

Now in construction, the Troiano Gardiner Transfer Station demonstrates St.Germain's ability to deliver fully integrated waste facility solutions—from initial feasibility and design through complex permitting and construction-phase support. The project highlights the firm's expertise in developing efficient, compliant, and operationally effective solid waste infrastructure tailored to client needs and regulatory requirements.

1.4 Pine Tree Waste/Casella Hauling Division Expansion, Fairfield, ME (2024-Present)

Jeff Pelletier, Environmental Manager/Engineer, 207-249-8025, jeffrey.pelletier@casella.com

Key Project Points:

- **Facility Expansion & Site Reconfiguration**: Designed expansion of an active hauling facility, including consolidation of parcels and improved site layout for operational efficiency.
- **Vehicle Circulation & Fleet Operations**: Optimized internal traffic flow, parking, and maneuverability for heavy trucks and daily hauling activities.
- **Utility & Infrastructure Design**: Coordinated design of utilities, maintenance garage, and support infrastructure to accommodate facility growth.
- **Permitting & Regulatory Review**: Prepared local permitting applications and evaluated Maine DEP requirements, including stormwater and construction permitting compliance.

St.Germain is providing engineering design, permitting, and project support services for the expansion of the Pine Tree Waste, Inc. (a subsidiary of Casella Waste Systems, Inc.) Fairfield Hauling Division located at 6 Gerald Terrace in Fairfield, Maine. The project involves the consolidation of multiple adjacent parcels into a single 4.53-acre operational facility and the reconfiguration and expansion of existing hauling operations to improve efficiency and accommodate growth.

The project includes the design and permitting of a new 10,500 square foot maintenance garage with six service bays and associated office space. The facility is designed to support fleet maintenance operations, including a dedicated wash bay equipped with a trench drain system connected to an oil/water separator and sanitary sewer infrastructure.

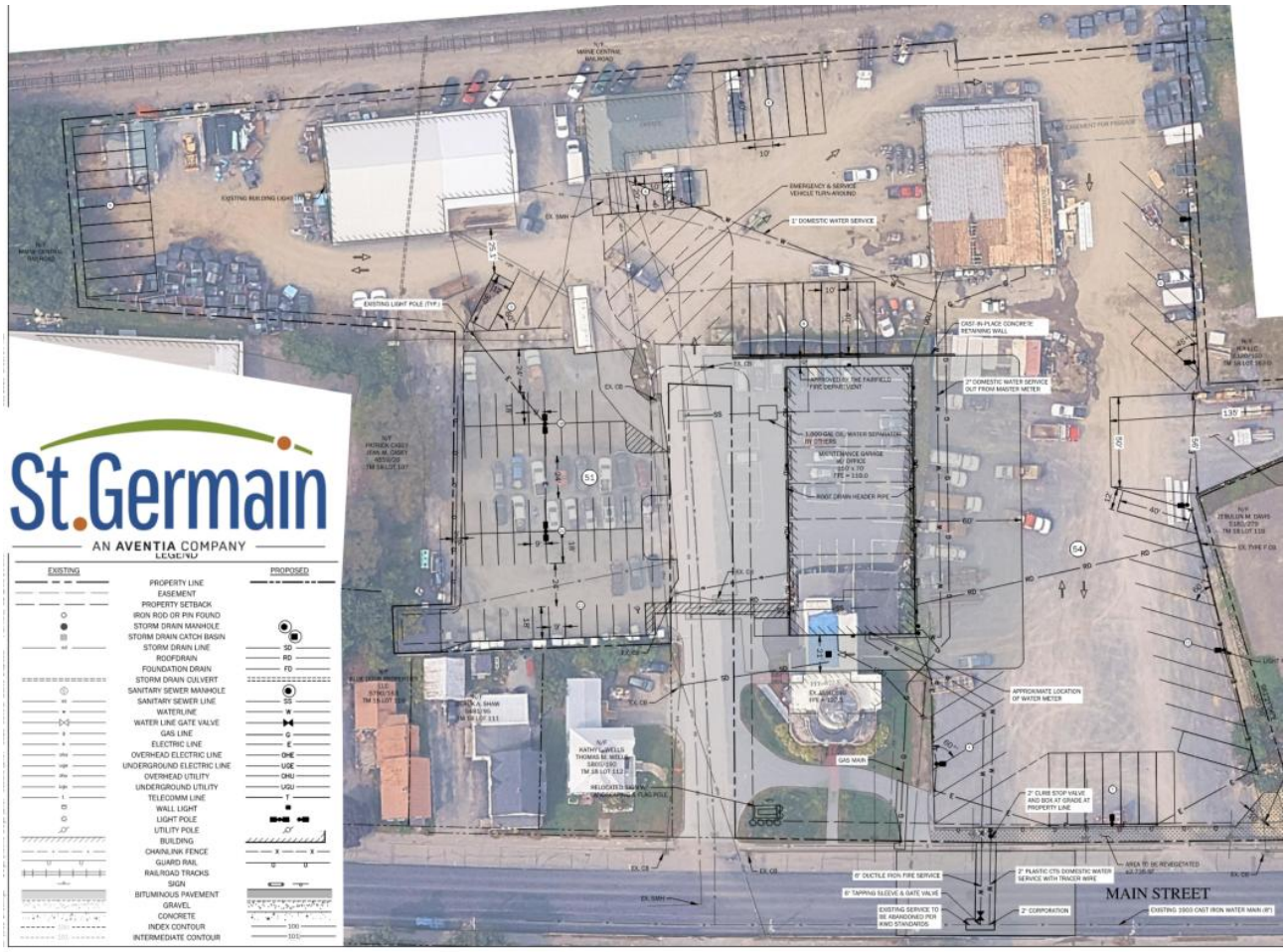
Site improvements include reconfiguration of internal circulation, development of asphalt and gravel parking areas for employees and fleet vehicles, and designation of over 50 truck and equipment parking spaces to support daily hauling operations. The design incorporates traffic flow considerations to accommodate peak operational periods and improve maneuverability and safety for heavy vehicles.

St.Germain also is designing and coordinating utility upgrades, including new water service for domestic and fire protection, sanitary sewer connections, underground electrical service, and telecommunications infrastructure. Stormwater management and site grading are being designed to integrate with existing infrastructure while meeting applicable regulatory thresholds.

The project required preparation of a Conditional Use Permit application and coordination with municipal officials and utility providers. St.Germain evaluated applicable Maine DEP requirements and confirmed that the project remained below Site Location of Development

Law and Stormwater Law thresholds, while also preparing for coverage under the Maine Construction General Permit due to site disturbance.

This project demonstrates St.Germain's experience with the planning, design, and permitting of active waste hauling and support facilities, including integration of maintenance operations, vehicle circulation, utility infrastructure, and environmental controls within an operational site.



2.0 PROJECT APPROACH AND SCOPE

St.Germain brings a detailed understanding of the Town of Topsham's solid waste facility based on our prior work developing the conceptual site layout included in the RFP. This direct experience with the site's configuration, operational challenges, and surrounding uses allows us to efficiently advance the engineering assessment and improvement planning effort with a focused and informed approach. The facility presents a unique condition of co-located recreational and solid waste uses, which will be a key consideration in site planning and safety improvements.

Our team has extensive experience in the planning, design, and permitting of active solid waste and recycling facilities throughout Maine, including transfer stations, material recovery facilities, and hauling operations. A key component of our approach is developing practical, phased solutions that improve safety, circulation, and functionality while maintaining uninterrupted facility operations during implementation. We routinely integrate site/civil engineering, traffic and safety planning, and Maine DEP permitting requirements into cohesive designs that are both constructible and adaptable to future needs.

For the Topsham facility, we will apply this experience to evaluate existing conditions, refine and expand upon prior concepts, and develop implementable recommendations that address current operational challenges while positioning the Town for future changes, including EPR requirements and evolving waste streams. Our approach emphasizes safety, separation of users, efficient material flow, and cost-effective phasing, resulting in a clear and actionable roadmap for near-term improvements and long-term facility performance.

2.1 Task 1: Site Visit & Existing Conditions Assessment

St.Germain's team will attend a site visit and re-assess existing site factors, including but not limited to:

- The overall flow of waste and recycling materials on and off the site
    - Dropoff areas
    - Sorting building
    - Bale storage areas
    - Compactor
    - Other waste and recycling areas
- Vehicle circulation, including residents, contractors, employees and haulers. Consideration will be given to the range of vehicles, from passenger cars to tractor trailers, as well as emergency vehicle access. We will also assess the amount and variety of other users traversing the site, such as mountain bike trail and pump track users, hikers, and other recreation users.
- Public/staff and vendor use of the site
    - Interactions between various types of users, and potential to separate uses
    - Worker and resident safety
    - Temporary and worker parking
- Observe current grade and stormwater flow, including potential contact of stormwater with waste and recycling materials

- Observe the site and potential use areas for issues that will affect redevelopment, such as material cleanup, wetlands, grade changes, soil types, etc.

St.Germain will then summarize the conditions and identify their effects on potential re-design of the site, including

- Immediate and long-term scheduling
- Areas of likely high development costs and opportunities for low-cost development
- Identify areas where more information may assist development (e.g. wetland assessments, topographic and boundary survey, test pits for soil type assessment, etc.)

Findings will be documented in an existing conditions summary to support concept plan development.

2.2 Task 2: Concept Plan Evaluation & Refinement

Building on the findings from Task 1 and consistent with the RFP scope, St.Germain will evaluate the Town-provided conceptual plan and develop two refined concept plans to support selection of a preferred alternative. This process will combine our understanding of the existing facility, operational needs, and site constraints with our experience in solid waste and recycling facility design to produce practical, implementable layout options.

- **Concept Plan 1 – Near-Term / Operational Improvements Approach** – This concept will focus on a practical, cost-conscious refinement of the existing layout, identifying targeted improvements that address immediate operational challenges and safety concerns. Emphasis will be placed on enhancing traffic flow, improving separation of users, and addressing key problem areas with solutions that can be implemented in the near term. Where feasible, this concept will consider opportunities for Town staff to perform portions of the work, along with modest use of contracted services and equipment procurement.

- **Concept Plan 2 – Preferred Long-Term Layout** – This concept will present a more comprehensive reconfiguration of the facility, building upon elements of the existing layout that function well while addressing deficiencies and accommodating future needs. The plan will evaluate opportunities to expand into adjacent areas, improve connectivity between site functions, and better separate public, staff, and operational activities. Consideration will be given to long-term operational efficiency, integration of new and evolving waste streams, and readiness for programs such as EPR. This concept will also consider how portions of the site may be reserved or configured to support future expansion and enhanced local recycling capabilities.

Both concepts will include narrative descriptions, sketch-level layouts, and identification of key assumptions, advantages, and constraints. St.Germain will work with the Town to review these concepts and advance a preferred approach that balances operational effectiveness, safety, cost, and long-term adaptability. Concepts will be presented in a format that allows clear comparison of operational, safety, and cost considerations.

2.3 Task 3: EPR Readiness

St.Germain will evaluate the Town's readiness for implementation of EPR requirements, with a focus on the physical and operational implications for the solid waste facility. Based on our experience with similar facilities throughout Maine, the Town has established effective processes for material separation and recycling that provide a strong foundation for adaptation to EPR programs.

This task will focus on assessing how EPR requirements may influence material handling, space needs, and site operations. Key considerations will include:

- Comparison of existing sorting operations and material streams to EPR "readily recyclable" material categories
- Identification of materials that may require additional separation or changes in handling under EPR
- Evaluation of how changes in material types and volumes may affect space requirements within the existing sorting building
- Assessment of opportunities to relocate or reorganize material handling activities to improve efficiency and accommodate future needs
- Optimization of material flow to minimize handling by residents and staff while maintaining or improving recycling stream quality

Findings from this evaluation will be incorporated into the concept planning effort in Task 2, ensuring that both near-term and long-term facility improvements support compliance with EPR requirements and position the Town to effectively manage evolving recycling programs.

2.4 Task 4: Improvement Elements

Building on the concept plans developed in Task 2 and the EPR readiness evaluation in Task 3, St.Germain will develop specific recommendations, planning-level concepts, and key assumptions for targeted improvement elements at the facility. Each element will be evaluated based on existing conditions, operational constraints, regulatory considerations, and opportunities to improve safety, efficiency, and long-term functionality.

Compost Pad Expansion
The existing compost pad appears to be a legacy operation that may not fully align with current Maine DEP solid waste regulations. Any expansion in size or throughput may trigger updated design and permitting requirements. St.Germain will evaluate the existing operation, identify regulatory implications, and provide recommendations for potential expansion or modification. This will include identification of design considerations and likely permitting requirements needed to support a compliant and sustainable composting program.

Compactor Replacement
The existing compactor structure shows signs of deterioration and presents potential safety and operational concerns. St.Germain will evaluate the current condition and assess options ranging from replacement in the existing location to relocation or reconfiguration to improve safety, durability, and operational efficiency. Recommendations will consider constructability, cost, and integration with overall site circulation and waste flow.

Vehicle Scale
St.Germain will evaluate the feasibility and optimal location for installation of a vehicle scale within the site. This will include consideration of integration with site circulation patterns, safety, and operational efficiency. The evaluation will also consider scale type and configuration appropriate to the Town's needs and budget. Implementation of a scale will support improved tracking of materials and may enhance the Town's ability to document quantities associated with EPR program requirements.

Safety Railings and Drop-Off Area Improvements
Safety at drop-off areas is a critical concern due to the interaction between residents, staff, and heavy equipment. St.Germain will evaluate existing conditions and develop recommendations for safety railings, guarding systems, and layout modifications to reduce fall risks and user conflicts. Improvements will focus on enhancing separation between users, improving visibility, and reducing potential hazards in high-traffic areas.

Baler Replacement
St.Germain will evaluate the existing baler system and identify options for replacement or upgrade to improve efficiency, reliability, and compatibility with current and anticipated recycling streams. This evaluation will include coordination with equipment vendors and consideration of operational requirements, space constraints, and integration with overall site layout.

For each improvement element, St.Germain will provide a clear summary of existing conditions, identified issues, recommended approach, and key assumptions. These elements will be integrated into the concept plans and will inform the cost opinions and phased implementation strategy developed in Task 5. Recommendations will be prioritized based on safety, operational benefit, implementation feasibility, and cost.

2.5 Task 5: Cost Opinions & Phasing

Building on the preferred concept and improvement elements developed in Tasks 2 through 4, St.Germain will prepare planning-level opinions of probable cost to support the Town's decision-making and long-term capital planning. Costs will be developed for each major improvement element, including but not limited to site reconfiguration, compost pad expansion, compactor replacement, scale installation, safety improvements, and baler replacement, as well as an overall program-level cost. These estimates will be based on our experience with similar solid waste and recycling facility projects in Maine, incorporating current construction conditions, typical unit costs, and appropriate contingencies. Key assumptions, exclusions, and potential cost drivers will be clearly identified to provide transparency and allow the Town to understand the level of confidence associated with each estimate.

In parallel with cost development, St.Germain will prepare a practical phasing strategy that allows the Town to implement improvements over time while maintaining continuous operation of the facility. This phasing plan will consider operational constraints, seasonal construction limitations, and opportunities for the Town to self-perform certain elements

versus utilizing contractors. The approach will identify logical sequencing of improvements, including near-term, lower-cost actions that can address immediate safety or operational concerns, as well as longer-term capital improvements aligned with future needs such as EPR program implementation and potential site expansion. The resulting cost and phasing framework will provide the Town with a clear, actionable roadmap for prioritizing investments and advancing improvements in a cost-effective and operationally feasible manner.

2.6 Task 6: Deliverables & Presentation

St.Germain will compile the findings and recommendations from Tasks 1 through 5 into a clear, concise, and well-organized final report that provides the Town with a comprehensive understanding of existing conditions, evaluated alternatives, and recommended improvements for the facility. The report will include an existing conditions summary, annotated concept plan markups, refined preferred concept plan (and alternatives, as appropriate), EPR readiness considerations, and detailed descriptions of proposed improvement elements. Supporting information will include planning-level opinions of probable cost, key assumptions, identification of additional data needs (such as survey or wetland delineation), and a phased implementation strategy. All materials will be prepared with a focus on usability, enabling Town staff and decision-makers to readily apply the information to budgeting, planning, and future design efforts.

In addition to the written deliverables, St.Germain will prepare presentation materials summarizing the project approach, key findings, and recommended path forward. If requested, we will present these materials to Town staff, elected officials, or other stakeholders, clearly communicating technical information in an accessible format and responding to questions. Our goal is to ensure that the final deliverables not only document the work completed but also serve as a practical tool for guiding the Town's next steps in advancing improvements to the solid waste facility.

3.0 COST OF SERVICES & SCHEDULE

3.1 Project Cost Summary

St.Germain has developed the following fixed-fee cost proposal based on our understanding of the project scope, anticipated level of effort for each task, and our experience completing similar solid waste facility planning and design projects throughout Maine. The proposed fees reflect a practical and efficient approach to completing the required engineering assessment, concept development, and implementation planning. Costs are organized by task to align with the project scope and provide transparency into the level of effort associated with each component. This fixed fee cost reflects St.Germain's familiarity with the site and a streamlined approach to efficiently deliver the scope of work.

PROJECT COST SUMMARY TABLE

TASK	TASK TOTAL
Task 1: Site Visit & Existing Conditions Assessment	$3,500
Task 2: Concept Plan Evaluation & Refinement	$5,500
Task 3: EPR Readiness	$2,300
Task 4: Improvement Elements	$3,300
Task 5: Cost Opinions & Phasing	$1,500
Task 6: Deliverables & Presentation	$3,500
Total Project:	**$19,600**

3.2 Optional Survey and Wetland Evaluation

Survey and wetlands are not required to complete the concepting scope as outlined above. However, any redevelopment planning for the Transfer Station will require survey, and obtaining the survey as part of the conceptual planning phase will enhance the plan quality.

Likewise, we strongly recommend conducting wetland evaluations of the potential areas of development now, as we are close enough to the vernal pool season to assess their likely presence or absence - which would have significant impacts on the development options. Any future DEP permitting will require that a wetlands assessment be submitted with the application. Pricing for these optional services are provided in the table below.

Optional Services	Lump Sum Cost
Existing Conditions and Topographic Survey	$3,200
Wetland Evaluation	$800

3.3 Schedule

St.Germain has capacity to work on this project starting with selection in June. Key milestones will include site visit and data collection, concept plan development, draft report preparation, and final report submission.

4.0 PERSONNEL AND FIRM QUALIFICATIONS

St. Germain is a Maine-based environmental consulting and civil engineering firm with over 30 years of experience supporting municipalities and private clients in the planning, design, and permitting of solid waste and recycling facilities. Our multidisciplinary team integrates civil engineering, environmental compliance, and permitting expertise to deliver practical, regulatory-compliant solutions for complex facility operations. This team combines direct experience in solid waste facility design, Maine DEP permitting, and municipal project delivery to provide a practical and coordinated approach to the project.

We have successfully completed transfer station upgrades, recycling facility improvements, and solid waste infrastructure projects across the region, with a focus on optimizing site layout, traffic flow, safety, and long-term operational efficiency. Our familiarity with Maine regulatory requirements and local permitting processes enables us to advance projects efficiently from concept through implementation, providing clients with clear, buildable designs and coordinated approvals.

In 2025, St.Germain joined forces with Aventia**, a** national environmental consulting firm with 12 offices across the U.S., which has significantly expanded our capacity and technical depth.

The following members comprise St.Germain’s project team.

Patrick Coughlin, *VP & Director of Civil Engineering, Permitting & Technology*

Project Role: Project Manager

Pat will be the direct contact for Topsham on this project. His role is to understand the Town's needs and work with the St.Germain team to provide design engineering and permitting solutions to meet those needs in a cost-effective manner.

Key Relevant Experience:

- On St.Germain team since 2002, part owner
- Career experience: 37 years
- 2002-2026 St.Germain Project Manager. Notable projects include:
  - ecomaine Materials Recycling Facility, Portland, ME
  - Exeter Agri-Energy New Biodigester, Exeter, ME
  - Waste Management Crossroads Transfer Station, Norridgewock, ME
  - Gregory's Disposal Transfer Station, Fairfield, ME
  - BDS Tire Recycling Facility, Fairfield, ME
  - Troiano Waste Transfer Station, Gardiner, ME
  - Aggregate Recycling Corporation, Eliot, ME
  - Casella Transfer Station, Westbrook, ME
- 1996-2002 Maine Yankee Decommissioning Project, In charge of developing and executing plan for recycling and disposal of all non-radioactive demolition waste from the former Maine Yankee Nuclear Plant. Extensive knowledge of northeastern waste & recycling industry and strong connections with state and federal regulators.
- 1992-1996 Transwest Geochem: Providing field analytical testing for onsite soil investigation and remediation projects, established lab solvent recycling program
- 1989-1992 Waynflete School science teacher, started K-12 office paper and returnables program run by students

Education: Bachelor's Degree in Chemistry & Environmental Studies, Bowdoin College, Brunswick, Maine

Thalia Harrington Pileggi, P.E., *Project Manager*

Project Role: Waste & Recycling Facility Design Engineer

Thalia will be evaluating Topsham's current transfer station flow of recycling and waste materials and applying her extensive knowledge of recycling and waste operations to concept improvements to the site. Thalia will also be evaluating permitting and design implications of EPR and composting operations.

Key Relevant Experience:

- On St.Germain team since 2018
- PE Licenses: ME, NH, MA (pending), WY (pending)
- Career experience: 11 years
- 2018-2026 St.Germain Project Manager. Notable projects include:
    - Casella Maintenance Facility Expansion, Fairfield, ME
    - Hawkridge Closure Plan, Unity Township, ME
    - Casella Materials Processing Facility, Scarborough, ME
    - Casella Scarborough Hauling Stormwater Improvements, Scarborough, ME
    - Casella Old Town Transfer Station Expansion, Old Town, ME
    - Casella Westbrook Transfer Station Expansion, Westbrook, ME
    - Stormwater Pollution Prevention Plan oversight – various waste, recycling and bulk petroleum facilities
    - Gregory's Disposal Transfer Station, Fairfield, ME
    - Casella Maintenance Facility, Gorham, ME
    - Casella Maintenance Facility Expansion, Jonesboro, ME
    - Casella Maintenance Facility Parking Expansion, Sanford, ME
- 2015-2018 Casella Waste Systems, Inc., Special Waste Environmental Analyst

Education: Bachelor of Science Degree in Environmental Engineering, University of Vermont, Burlington, Vermont

Josh Hogan, *Civil Engineer*

Project Role: Site Civil & Stormwater Design Engineer

Josh will design site features in compliance with civil design standards and evaluate and design stormwater management for the site to meet DEP standards and minimize stormwater contact with potential contaminants. Josh will also review concept plans and design for ease of construction and cost estimating.

Key Relevant Experience:

- On St.Germain team since 2024
- PE Licenses: ME, NH, MA, NY, NJ, WY, ID, NV, UT
- Career experience: 13 years
- 2024-2026 St.Germain Engineer & Project Manager. Notable projects include:
    - Landry Heights Senior Affordable Housing, South Portland, ME
    - Dead River Bulk Liquid Propane Rail Transload Facility, Hermon, ME
    - 3rd Party Application Reviews for Maine DEP, Multiple Stormwater and Site Law Projects
    - Eastern Propane Bulk Liquid Propane Storage Facility, Buxton, ME
    - Casco Bay Electric Office and Warehouse, Westbrook, ME
    - Friendly Gas Station Re-design, Westbrook, ME
    - Gas Station Conversion, Mexico, ME
    - Former Concrete Manufacturing Facility Redevelopment, Westbrook, ME
- 2024-2018 Cascade Survey & Engineering – extensive experience in survey, civil design, stormwater management, and land use permitting.

Education: Bachelor of Science Degree, Civil Engineering, Dublin Institute of Technology, Ireland

Susan Parmalee, *Environmental Scientist*

Project Role: Permitting Specialist

Susan will be supporting the review and applicability of DEP regulations on the facility, including transfer stations, composting, and EPR. Susan will add her municipal, waste and recycling experience to the team in preparing solutions for Topsham.

Key Relevant Experience:

- On St.Germain team since 2025
- Career experience: 7 years
- 2025-2026 St.Germain Environmental Scientist, notable projects include:
  - Preparing DEP Solid Waste annual reports
  - Conducting landfill groundwater monitoring
  - Writing draft DEP licenses for 3rd Party Review projects
  - Wood waste permitting for Holmes Road landfill, Scarborough
- 2022-2025 Sustainability Director for the City of South Portland
- 2021-2022 Maine DEP Project Manager, Landfills Specialist
- 2020-2021 ecomaine Recycling Education Intern
- 2019-2020 Big Reuse, Curbside Composting Outreach Coordinator, Brooklyn, NY

Education:

- Master of Science in Sustainability in the Urban Environment, The City College of New York, New York
- Bachelor of Science Degree, Environmental Science, University of Vermont, Burlington, Vermont