



COMPANY BACKGROUND

Shinberg Consulting, LLC specializes in assisting clients in the development of commercial real estate. The company, founded in 2004 is owned by Greg Shinberg, Esquire.

SERVICES

Assess the viability of a new project: Identify the “big picture” needs in order to evaluate the strengths and weaknesses of a new project. Establish ballpark pro formas at an early stage to guide the client towards realistic goals and expectations.

Evaluate the site or existing property: Identify potential risks and obstacles to obtaining all necessary permits. Secure all of the elements needed for the closing.

Project Consulting: Negotiate contracts with the design professionals and the General Contractor. Coordinate presentations to planning boards, local or state officials and neighbors to minimize the potential additional costs created by neighborhood opposition and administrative delays. Supervise the construction team from the start to finish.

Oversee the bid process: Work with the design professionals to assure that the project will meet the established budget. Assure that the project is reviewed by the State and local Code Enforcement professionals. Implement procedures and goals that will maximize the ability to obtain competitive bids. Perform Value Engineering during the production of Construction Documents and during the construction process.

Project Management: Negotiate the contract with the General Contractor and oversee the processing of all requisitions and change orders to assure quality control and completion of the project on time and within budget. Assist the client in making decisions on items such as site issues including environmental and geotechnical assessment, material selection, structural options, color choices and alternative products available.

Create a sound Asset Management Plan: Work with the client to maintain the value of their assets by developing a long-term asset management plan. Establish adequate and appropriate reserve accounts to address routine and unforeseen repairs and maintenance. For existing properties, provide a Capital Needs Assessment that includes evaluation of structural needs, State, Local and Federal code compliance, verify zoning and uses permitted and an estimate for the associated costs.

EDUCATION

1980 Bachelor of Science, Industrial Arts Education,
Keene State College, Keene, NH.

1999 Juris Doctor, Franklin Pierce Law Center
Concord, NH.

Concentrations in the areas of Corporate, Business, Tax and Property Law, Real Estate Transactions, Nonprofit Corporations, Federal Fair Housing Laws, Americans with Disabilities Act (ADA), BOCA, IBC and NFPA building codes.

EXPERIENCE

Some examples of the jobs in progress and completed projects include:

- **Project Consultant for 84 Marginal Way, Portland,** New 105,000 S.F. office building plus 534 car structured parking garage 28 M (construction costs) project for CAP, LLC. Construction commenced April 2007; Completion Fall of 2008
- **Project Management for 63 Marginal Way, Portland ME** New 28,000 square foot 5 M office building for Bayside Ventures, LLC. Completed in 2007.
- **Development and Project Management for Sheridan Heights, Portland,** New 36,000 S.F. 6 M condominium project for Sheridan Street, LLC. Construction commenced June 2007; Completion in Summer of 2008.
- **Project Management for The Bay House, Portland** New 118,000 S.F. 18 M condominium project for The Village at Ocean Gate, LLC. Construction to commence in the Summer of 2008.
- **Project Management for Brunswick Technologies Incorporated,** 25,000 S.F. 2 million dollar manufacturing facility expansion for Bibber Properties, LLC. Completed in 2007.
- **Project Management for Mina Building, LLC, Portland,** 1.2 million dollar renovation of a historic downtown building. Completed in 2007.
- **Construction Management for 959 Congress Street, Portland,** Renovation of 8,000 S.F. office building 750K project Completed in 2006.
- **Project Management for 280 Fore Street, Portland,** New 115,000 square foot 14 million dollar office building for Olympia Equity Investors. Completed in 2003.
- **Project Management for the Parade Mall Hilton Garden Inn Hotel and Harbour Hill Condominiums,** New 140,000 S.F. 21 M hotel and condominium project in Portsmouth, NH for Olympia Equity Investors. Completed in 2006.
- **Project Management for the Hampton Inn, North Conway, NH,** New 100 room hotel 7M project for Olympia Equity Investors. Completed in 2007.

- **Project Management for The Cornerstone, Berlin, NH,** New 15,000 S.F. 2.7 million dollar Supported Housing for Elderly Residents for Tri County CAP. Completed in 2007.
- **Project Management for the Inn By the Sea, Cape Elizabeth, ME** Renovation and additions to an existing Inn located in Cape Elizabeth, Maine, 11 million dollar project for Olympia Equity Investors. Completion scheduled for Spring 2008.
- **Project Management for the Hampton Inn, South Portland, ME,** Renovation and pool addition for Olympia Equity Investors. Completed in 2006.
- **Project Management for Mayflower Place, Sanford, ME** a 35 unit Assisted Living facility for the Sanford Housing Authority. Completed in 2003.
- **Member of the Committee to create a State Building and Rehab Code** for the State of Maine 2001.
- **Board Member of Ingraham** (now Youth Alternatives) 2005 to 2007.
- **Member of the Board of Trustees for Youth Alternatives** 2007 to present.
- **Sewall Associates, Inc.** General Contractors, Portland Maine. Founding Member and co-owner from 1986 to 1996. Specialized in Residential and Commercial Construction.

REFERENCES:

The following is a list of past clients or associates of Shinberg Consulting, LLC. Prospective clients are encouraged to contact any of these references.

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