



COMPANY BACKGROUND

Shinberg Consulting, LLC specializes in assisting clients in the development of commercial real estate including office, retail, multifamily and parking structures. The company, founded in 2004 is owned by Greg Shinberg, Esquire.

In the past 10 years, Mr. Shinberg has been the lead consultant or Project Manager for the construction of more than 900,000 square feet of newly constructed or renovated structures.

SERVICES

Assess the viability of a new project: Identify the major program 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

The following is a list of jobs in progress and completed projects:

- **Development and Project Management for 645 Congress, Portland ME**
Renovation of former dormitory owned by the University of Southern Maine into 56 apartments and first floor retail space. 6 M project. Purchase to completion in 15 months. Completed in February 2010.
- **Owner's Representative for Cow Plaza LLC, Portland ME** Master Planning for vacant lot located at Union and Fore Street. Ongoing
- **Owner's Representative for Educare Central Maine, Waterville ME** New 37,000 SF Pre School for a Head Start Program; 8 M building. Completed in August 2010.
- **Project Consultant for 84 Marginal Way, Portland ME** New 105,000 Square Foot (SF) office building plus 534 car structured parking garage 28 M building for CAP, LLC. Construction commenced April 2007; Completed in 2008.
- **Project Management for 5 Points Marketplace, Biddeford, ME** Renovation of 50 year old shopping center plus new 13,000 SF CVS Pharmacy; 4 M project Completed in 2009.
- **Project Management for 63 Marginal Way, Portland ME** New 28,000 SF 5 M office building for Bayside Ventures, LLC. Completed in 2007.
- **Development and Project Management for 135 Sheridan, Portland** New 37,000 SF 6 M condominium project for Sheridan Street, LLC. Construction commenced June 2007; Completed in 2008.

- **Project Management for Brunswick Technologies Incorporated**, 25,000 SF 3 million dollar manufacturing facility expansion for Bibber Properties, LLC. Completed in 2007.
- **Project Management for Mina Building, LLC, Portland**, 1.2 M renovation of a historic downtown building. Completed in 2007.
- **Construction Management for 959 Congress Street, Portland**, Renovation of 8,000 SF office building 750K project Completed in 2006.
- **Project Management the Olympia Companies for 280 Fore Street, Portland**, New 115,000 SF 14 M office building for Olympia Equity Investors. Completed in 2003.
- **Project Management for the Olympia Companies for the Parade Mall Hilton Garden Inn Hotel and Harbour Hill Condominiums**, New 140,000 SF 21 M Hotel and Condominium project in Portsmouth, NH for Olympia Equity Investors. Completed in 2006.
- **Project Management for the Olympia Companies for the Hampton Inn, North Conway, NH**, New 100 room hotel 7 M project for Olympia Equity Investors. Completed in 2007.
- **Project Management for The Cornerstone, Berlin, NH**, New 15,000 SF 3 M Supported Housing for Elderly Residents for Tri County CAP. Completed in 2007.
- **Project Management for the Olympia Companies for the Inn By the Sea, Cape Elizabeth, ME** Renovation and additions to an existing Inn located in Cape Elizabeth, Maine 11 M project for Olympia Equity Investors. Completion scheduled for 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.

COMMUNITY PARTICIPATION AND PAST BUSINESS EXPERIENCE

- **Member of the Board of Trustees at YAI – Youth Alternatives Ingraham** 2005 to present.
- **Member of the Committee to create a State Building and Rehab Code** for the State of Maine 2001.
- **Sewall Associates, Inc.** General Contractors and Custom Builders, Portland Maine; Founding Member and co-owner from 1986 to 1996. Specialized in Residential and Commercial Construction.
- **Licensed Maine Attorney**

REFERENCES:

Shinberg Consulting
477 Congress Street, Suite 1012 | Portland, ME 04101
207.772.7070 | info@shinbergconsulting.com

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

Mr. Theodore (Ted) West
CAP Servicing &
Atlantic National Trust
400 Portland Pier, Suite 400
Portland, ME 04101
(207) 828 1080

Mr. Timothy (Tim) Soley
Cow Plaza 1 LLC
East Brown Cow LLC
100 Commercial Street
Portland, ME 04101
(207) 775 2252

Mr. Jeffrey Johnston, Principal
Cathartes Private Investments
85 Devonshire Street
Boston, MA 02109
(617) 742 6000

Mr. Joseph Cooper
Cooper Properties
PO Box 491
Portland, ME 04101
(207) 450 5010

Ms Rita Yarnold
Bay Realty
559 Congress Street
Portland, ME 04101
(207) 775 3838

State Senator Justin Alfond
134 Sheridan Street
Portland, Maine 04101
(207) 232 4187

Mr. Geoffery Rice
Rice Trelawny Realty Trust

658 Congress Street
Portland, ME
(207) 450 6005

Ms. Lisa DeStefano, Principal
DeStefano Architects
23 High Street
Portsmouth, NH 03801
(603) 431-8701