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COMPANY PROFILE

Shinberg Consulting, LLC provides Owner's Representative services to businesses in Maine and New England. We assist clients in the development of commercial real estate including historical buildings, office, retail, multifamily, hotels, and parking structures, from pre-construction through completion. Shinberg Consulting also provides legal expert opinion and legal Umpire services for construction-related disputes. The company, founded in 2004, is owned by Greg Shinberg, Esquire.

Since 2001, Mr. Shinberg has been the lead consultant, project manager, or Owner's Representative for the construction of more than 2 million square feet of new and renovated projects in New England.

LEGAL UMPIRE & EXPERT WITNESS SERVICES

Assess and provide judgement as Legal Umpire: Evaluate information provided by both parties and render a decision to be submitted to the local court having jurisdiction.

Provide forensic expertise: Inspect projects for quality and adherence to plans and specifications. Review projects for compliance with local, state, fire and other codes. Review documentation provided by both parties to render an expert opinion.

OWNER'S REPRESENTATIVE 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 entitlements.

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 for additional costs created by local opposition and administrative delays. Manage 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. Review the project with 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 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 design and layout, site issues including environmental and geotechnical assessment, material selection, structural options, color choices and alternative energy efficient products.

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

1999 Juris Doctor, Franklin Pierce Law Center (UNH at Franklin Pierce School of Law)

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.

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

Keene, NH

EXPERIENCE

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

- **Owner's Representative for Two Lights Dental, Cape Elizabeth ME (Dr. David Jacobson, DDS)**
Construction of new commercial and residential building with dental office and three apartments.
- **Owner's Representative for Just for Kids Pediatric Dentistry, Scarborough, ME (Dr. Kristin Lawson, DDS & Dr. Michael McCoy, DDS)**
Renovation of existing dental facility including new sterilization room and lab, plus updated equipment in treatment rooms.
- **Owner's Representative for Root Dental Specialists, South Portland, ME (Dr. Stephen Tangredi, DDS)**
Renovation of existing dental facility to accommodate specialized endodontic (root canal) practice.
- **Ocean House Common, Cape Elizabeth ME (Dr. David Jacobson, DDS)**
Approvals and construction of a four-pad subdivision that allows for a mix of commercial and residential use, including creation of the new Town Green.
- **Owner's Representative for 27 Washington LLC, Biddeford ME (Jim Brady).**
Restoration and conversion of old post office into modern office.
- **Consultant/Assistant Project Manager, Press Hotel, Portland ME (Jim Brady).** Review of plans and specifications. Oversight of competitive building. Quality control.
- **Owner's Representative for Cow Plaza Hotel LLC, Portland ME (Tim Soley).**
New 130 Room Hyatt Place Hotel. Obtained entitlements and permits. Representative from ground breaking thru to completion.
- **Owner's Representative for Bayside Ventures II, LLC, Portland ME (Ted West).** Renovations to several properties in Bayside.
- **Co-Owner and Developer for 645 Congress, Portland ME.** Renovation of former University of Southern Maine dormitory into 56 apartments and first floor retail space. \$6M project. Purchase to completion in 15 months.
- **Co-Owner and Developer for Sheridan Street LLC, Portland ME.** New 21-unit, 37,000 sq ft, \$6M condominium project.
- **Owner's Representative for Educare Central Maine, Waterville ME.** New 37,000 sq ft Pre School for a Head Start Program; \$7 M construction.
- **Owner's Representative for 84 Marginal Way, Portland ME (Ted West).**
New 105,000 sq ft office building plus 534 car structured parking garage 28 M building for CAP, LLC.
- **Owner's Rep and Project Manager for 5 Points Marketplace, Biddeford, ME (Geoffrey Rice).** Renovation of 50 year old shopping center plus new 13,000 sq ft CVS Pharmacy, \$4M project.
- **Owner's Rep and Project Manager for 63 Marginal Way, Portland ME (Ted West).** New 28,000 sq ft, \$5M office building for Bayside Ventures, LLC.

- **Project Manager for Brunswick Technologies Incorporated, Brunswick, ME (Joe Cooper).** 25,000 SF, \$3M manufacturing facility expansion for Bibber Properties, LLC.
- **Project Manager for The Mina Building, LLC, Portland, ME.** \$1.2M renovation of a historic downtown building.
- **Construction Manager for 959 Congress Street, Portland, ME (Ted West).** Renovation of 8,000 sq ft office building, \$750K project.
- **Project Manager the Olympia Companies for 280 Fore Street, Portland, ME.** New 115,000 sq sf, \$14M office building for Olympia Equity Investors.
- **Project Manager for the Olympia Companies for the Parade Mall Hilton Garden Inn Hotel and Harbour Hill Condominiums, Portsmouth, NH.** New 140,000 sq ft, \$21M Hotel and Condominium project for Olympia Equity Investors.
- **Project Manager for the Olympia Companies for the Hampton Inn, North Conway, NH.** New 100 room hotel, \$7M project for Olympia Equity Investors.
- **Project Manager for The Cornerstone, Berlin, NH.** New 15,000 sq ft, \$3M Supported Housing for Elderly Residents for Tri County CAP.
- **Project Manager 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. \$11M project for Olympia Equity Investors.
- **Project Manager for the Hampton Inn, South Portland, ME.** Renovation and pool addition for Olympia Equity Investors.
- **Project Manager for Mayflower Place, Sanford, ME.** 35-unit Assisted Living facility for the Sanford Housing Authority.

COMMUNITY PARTICIPATION AND PAST BUSINESS EXPERIENCE

- **Member of the Board of Trustees, The Opportunity Alliance – Formerly Youth Alternatives / Ingraham and PROP** 2005 to 2014.
- **Licensed Maine Attorney**
- **Member of the Committee to create a State Building and Rehab Code** for the State of Maine 2001.
- **Maine Housing Authority** Legal Research Intern developing report on ADA requirements and researching fair housing issues, Summer 1998.
- **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.

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.

Dr. David Jacobson, DDS
Two Lights Dental
155 Spurwink Avenue
Cape Elizabeth, ME 04107
(207) 767-3241

Dr. Kristin Lawson & Dr. Michael McCoy
Just for Kids Pediatric Dentistry
300 Technology Way
Scarborough, ME 04070
(207) 883-4203

Mr. Theodore (Ted) West
CAP Servicing &
Atlantic National Trust
400 Portland Pier, Suite 400
Portland, ME 04101
(207) 553-2000 x223

Mr. James (Jim) Brady
The Fathom Companies
80 Exchange Street
Portland, ME 04101
(207) 808-8787