



RFP #13-25

**OWNER'S REPRESENTATIVE**  
**FOR FACILITIES RENOVATION AND CONSTRUCTION**  
CITY OF SOUTH PORTLAND, MAINE  
NOVEMBER 13, 2024

**OWNER'S REPRESENTATIVE**

Chris Clement, MBA  
Principal-in-Charge  
Tel: 603.285.5316 / [cclement@mcclurevision.com](mailto:cclement@mcclurevision.com)

**FORESIDE/**

IN PARTNERSHIP WITH



November 13, 2024

**FORESIDE**

IN PARTNERSHIP WITH  **McCLURE™**

**MR. MATTHEW F. FITZGERALD**

Purchasing Agent  
City of South Portland  
25 Cottage Road  
South Portland, Maine 04106

*Submitted via email to [mfitzgerald@southportland.org](mailto:mfitzgerald@southportland.org)*

**RE: REQUEST FOR PROPOSALS #13-25 / OWNER'S REPRESENTATIVE FOR CITY FACILITIES RENOVATION AND CONSTRUCTION**

Dear Mr. Fitzgerald and Members of the Selection Committee,

On behalf of Foreside Development Company in partnership McClure, dedicated local partners invested in the future of Portland and South Portland communities, we are pleased to submit our proposal for Owner's Representative services for the City Facilities Renovation and Construction project. Together, Foreside Development Company and McClure are well-equipped to guide South Portland's ambitious project to consolidate and modernize municipal facilities, creating a new City services center and developing police and fire stations that align with the City's goals for quality, sustainability, and economic impact.

Our combined team brings a unique breadth of experience and a deep understanding of municipal projects across the United States. This extensive national experience, along with our local insights, ensures we're ready to address South Portland's needs with proven solutions and a comprehensive approach. We have mastered the intricacies of both public and private project financing, enabling us to secure cost-effective solutions tailored to diverse funding mechanisms while staying aligned with South Portland's economic and sustainability goals.

As seasoned developers, we approach each project with an owner's mindset. Unlike traditional Owner's Representatives, we have direct experience in putting our own capital on the line, which has honed our accountability, cost management, and decision-making skills. We know what's at stake because we've been there ourselves—bringing our understanding of risk, quality, and project outcomes to every stage. This investment-driven perspective makes us uniquely qualified to protect South Portland's interests, ensuring each decision is weighed with the commitment we bring to our own projects.

Our team focuses on long-term asset ownership, prioritizing quality and durability to maximize asset value over time. We emphasize building products that withstand wear and adapt to evolving community needs through sustainable design practices, high-quality materials, and resilient construction methods. By investing in the longevity of our projects, we create a culture of accountability and attention to detail, with each team member recognizing their role in producing lasting, high-quality assets. We also place a high value on customer satisfaction and community impact. This means actively engaging with local stakeholders, tenants, and residents to ensure our projects align with and positively contribute to the community.

Our team's experience extends well beyond Owner's Representative services. With a strong foundation in real estate development, sustainable design, and economic development alignment, we're uniquely positioned to guide this project toward lasting value and community impact. We understand the importance of creating facilities that not only serve immediate municipal needs but also align with the broader goals of long-term economic sustainability and environmental responsibility.

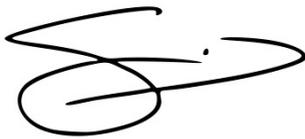
110 Thames Street, Portland, ME 04101  
P 207.517.1100 | [portlandforeside.com](http://portlandforeside.com)

Our team is truly one-of-a-kind, bringing together a diverse blend of expertise, leadership, and local knowledge that sets us apart from any other group submitting on this proposal. At the helm, we have a dynamic young local development CEO, whose innovative vision and deep community ties fuel our approach. In addition, we're proud to include three former state government commissioners, a former mayor, and a seasoned manager of federal funds from the Army Corps of Engineers—each with extensive experience in government operations and fund management. Together, this team combines cutting-edge development strategies, a deep understanding of governmental processes, and a strong local presence. With this unparalleled mix of leadership, public sector insight, and hands-on experience, we are confident that no other team is as well-equipped to deliver on the objectives of this proposal.

This project perfectly aligns with our vision of making lives better by creating lasting, positive impact within our community. Each member of our team is deeply committed to enhancing quality of life through innovative solutions, sustainable development, and responsible use of resources. Whether through economic development, improved infrastructure, or strategic collaboration with local and federal partners, we are driven by a shared mission to improve opportunities and outcomes for all.

Thank you for considering our proposal. We are confident that our combined expertise, proven partnership, and commitment to community development make us the ideal team to support South Portland in this transformative project. We look forward to discussing our approach in more detail and contributing to South Portland's future.

Sincerely,



**CASEY PRENTICE**

Development and Historical Preservation Advisor  
Foreside Development Company  
Tel: 207.517.1100  
casey.prentice@prenticeorg.com



**CHRIS CLEMENT, MBA**

Principal-in-Charge / Owner's Representative  
McClure  
Tel: 603.285.5316  
cclement@mcclurevision.com

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# 01. REQUIRED DOCUMENTS

**\*\* THIS SHEET MUST BE INCLUDED IN YOUR PROPOSAL \*\***

## CITY OF SOUTH PORTLAND PROPOSAL FORM

### RFP #13-25 PROPOSAL - OWNER'S REPRESENTATIVE for CITY FACILITIES RENOVATION AND CONSTRUCTION

TO: Purchasing Agent  
City of South Portland  
25 Cottage Road  
South Portland, ME 04106

To Whom It May Concern:

The undersigned hereby declares that he/she or they are the only person(s), firm or corporation interested in this proposal as principal, that it is made without any connection with any other person(s), firm or corporation submitting a proposal for the same, and that no person acting for or employed by the City of Portland is directly or indirectly interested in this proposal or in any anticipated profits which may be derived there from. The undersigned hereby declares that they have read and understand all conditions as outlined in this Request for Proposals, and that the proposal is made in accordance with the same.

The proposer acknowledges the receipt of Addenda numbered: Addendum #1 (11/7/24)

COMPANY NAME: McClure Engineering Co.

AUTHORIZED SIGNATURE:  DATE: 11/13/2024

PRINT NAME & TITLE: Dustin J. Leo, Chief Executive Officer

ADDRESS: 1360 NW 121st Street PHONE NUMBER: 515-964-1229

EMAIL ADDRESS: dleo@mcclurevision.com

TYPE OF ORGANIZATION - PARTNERSHIP, CORPORATION, INDIVIDUAL,  
OTHER Corporation

STATE OF INCORPORATION, IF APPLICABLE: Iowa

FEDERAL TAX ID #: Iowa FEDERAL UNIQUE ID#: NQZMLZ52NNW8

**Note: Bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid.**

## FEDERAL DOCUMENTATION

### FEDERAL REQUIREMENTS FOR THIRD PARTY CONTRACTING

- A. Conflict of Interest.** By entering into this contract with CITY to perform or provide work, services, or materials, Consultant has thereby covenanted that it has no direct or indirect pecuniary or proprietary interest, and that it shall not acquire any interest, which conflicts in any manner or degree with the work, services, or materials required to be performed and/or provided under this contract and that it shall not employ any person or agent having any such interest. In the event that Consultant or its agents, employees, or representatives hereafter acquires such a conflict of interest, it shall immediately disclose such interest to CITY and take action immediately to eliminate the conflict or to withdraw from this contract, as CITY may require.
- B. Access to Records.** Consultant agrees to provide to CITY or any federally authorized representatives access to all records to the extent required by 49 U.S.C. § 5325(g). Consultant agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed;
1. Maintain all books, records, accounts, and reports required under this contract for a period of not less than three years after the date of termination or expiration of this contract except in the event of litigation or settlement of claims arising from the performance of this contract. In such case, Consultant agrees to maintain same until the CITY has disposed of all such litigation, appeals, claims, or exceptions related thereto, or until the end of the regular three-year period, whichever is later, pursuant to 49 CFR Part 18.42.
  2. *Include these contract terms, as modified to apply to each sub-consultant, in each subcontract issued pursuant to this contract.*
- C. Affirmative Action/Equal Employment Opportunity.** The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor. Consultant agrees to include these contract terms, as modified to apply to any sub-consultant, in each subcontract issued pursuant to this contract.
- D. Certification regarding Debarment, Suspension, Other Ineligibility, and Involuntary Exclusion.** Consultant will certify eligibility for participation in any federally funded transaction by signing the form included in this Agreement.

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,  
OTHER INELIGIBILITY, AND INVOLUNTARY EXCLUSION**

The Respondent, McClure Engineering Co. certifies, by submission of this proposal, that neither it nor its principals or subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or involuntarily excluded from participation in this transaction by any Federal Department or Agency.

The Respondent agrees to comply with the requirements of 2 CFR Part 180, Subpart C, as adopted and supplemented by U.S. DOT regulations at 2 CFR Part 1200, while this Request for Proposals ("RFP") is pending and throughout the period of any contract that may arise from this RFP. The Respondent further agrees that it and its affected subcontractors will provide immediate written notice to Greater Portland Transit District ("GPTD") if at any time the Respondent learns that his/her subcontractor's certification was **erroneous when submitted or has become erroneous because of changed circumstances.**

By submitting this proposal and affixing a signature below, the Respondent certifies that the above statement is a material representation of fact upon which reliance is placed by GPTD. If it is later determined that the Respondent knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, GPTD may terminate this transaction for cause of default.

If the Respondent is unable to certify to any of the statements in this certification, the Respondent shall **attach an explanation to this certification.**

**The Respondent certifies or affirms the truthfulness and accuracy of the contents of the statement submitted on or with this certification and understands that the provisions of 31 U.S.C. §§ 3801-3812 are applicable thereto.**



\_\_\_\_\_  
Signature of Authorized Official

11/13/2024

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dustin J. Leo

\_\_\_\_\_  
Printed Name of Authorized Official

\_\_\_\_\_  
McClure Engineering Co.

\_\_\_\_\_  
Company Name

**Please sign and return with your proposal.**

Receipt of Addendum #1 to the City of South Portland RFP #13-25 is hereby acknowledged.

Signed: McClure Engineering Co.  
(Corporation, Firm or Company)

By:   
(Officer, Authorized Individual or Owner)

Title: Chief Executive Officer

Mailing  
Address: 1360 NW 121st Street

Zip Code: 50325 Date: 11/13/2024

Telephone: 515-964-1229 Fax: 515-964-2370

Email: dleo@mcclurevision.com

**NOTE: Bids shall bear the handwritten signature of a duly authorized member or employee of the organization making the bid.**

## 02. COMPANY PROFILES

# FORESIDE/

Foreside Development Company, based in Portland, Maine, is a premier real estate development firm dedicated to creating exceptional spaces that enrich communities and drive sustainable growth. Specializing in complex, urban mixed-use developments, we focus on transforming underutilized properties into vibrant, purpose-driven spaces that meet the evolving demands of urban environments.

As a subsidiary of The Prentice Organization, Foreside Development benefits from the strength and resources of a well-established network of companies with deep roots in real estate, construction, investment and hospitality management. These shared resources enhances our ability to deliver high-quality, innovative projects while ensuring that each development reflects the values of integrity, sustainability, and thoughtful design.

Founded on the principles of innovation, quality, and community engagement, Foreside Development brings decades of combined industry experience to every project. We work closely with architects, contractors, local municipalities, and community stakeholders to bring each vision to life, ensuring that every development enhances the surrounding area and contributes positively to its long-term vitality.

Our portfolio spans a range of projects, from waterfront properties to mixed-use developments, all designed to promote connectivity, sustainability, and long-term value. Based in Portland, Foreside Development continues to play a key role in shaping the region's real estate landscape while maintaining a strong commitment to the growth and prosperity of Maine's communities.

At Foreside Development, we believe that great development begins with a vision—and flourishes through collaboration, meticulous planning, and a shared commitment to excellence.





Team members at McClure are driven to make lives better. McClure thinks like owners, contractors, developers, managers, stakeholders, and leaders. Engineering your vision to reality. They help you navigate opportunities like funding and building public support for a project – always adding value and imagining what’s possible. McClure’s engineering and planning expertise includes transportation, traffic, aviation, structural, water, wastewater, stormwater management, environmental, land development, landscape architecture, construction observation, construction administration, surveying, and community development.

Since 1956, McClure, a corporation, has grown to a firm of over 250 professionals in fourteen offices located in Iowa, Missouri, Massachusetts, Kansas, and New Hampshire. The McClure team is comprised of civil engineers, structural engineers, land surveyors, landscape architects, LEED Accredited Professionals, Certified Envision Sustainability Professionals, Professional Traffic Operations Engineers, and AICP Certified Planners.

Our firm brings a unique perspective to federal contracting, drawing on the experience of team members who have held leadership roles within the federal government and managed funds from the other side of the table. With a deep understanding of SAM.gov and the intricacies of federal procurement, our team of experts has a comprehensive knowledge of the regulatory landscape, compliance standards, and strategic priorities that drive government decision-making. This expertise allows us to guide businesses effectively through the complexities of federal contracting, ensuring not only compliance but also an informed, strategic approach to securing government opportunities. By leveraging our inside knowledge of government processes, we help clients navigate challenges and maximize their success in the federal marketplace.

In 2023, McClure strategically expanded its operations into the New England region, marking a significant milestone for the firm. This expansion included strategic hires of local professionals, bringing on board 30 dedicated staff members and growing. Among these professionals are Professional Engineers, Professional Traffic Operations Engineers, Structural Engineers, and a Certified Envision Sustainability Professional, all committed to delivering top-quality services to our clients. McClure’s recent focus on New England and the team presented to the City of South Portland reflects a dedication to meeting the unique needs of this market while continuing to provide exceptional service throughout its established Midwest locations.

McClure team members embrace our core values — integrity, kindness, drive, commitment, and fun. They are committed to providing outstanding project delivery services, personal communication, and innovative and cost-effective design. If you have a vision, McClure has the team to bring it to life. When you choose McClure, you’re choosing a partner with an unmatched depth of experience, all the specialists you need, and a passion for building great communities.

### **FORESIDE DEVELOPMENT COMPANY + McCLURE**

Together, Foreside Development Company and McClure have organized a team of highly-qualified engineering professionals dedicated to serving the City of South Portland. Each team member brings a unique set of skills and similar experience to your project. Our team is diverse, interdisciplinary, and focused on delivering on the City’s goals with.

Key project resources will be housed out of Foreside Development Company’s office in Portland, Maine, ensuring that all aspects of the project are managed with a strong local presence and direct oversight. Our team is fully committed to being on-site as much as needed, with the flexibility to be present during various times and days to accommodate project needs and ensure smooth execution. We understand the importance of having a dedicated, responsive local team who is easily accessible and familiar with the community, local regulations, and stakeholders. This proximity allows us to be agile and responsive, addressing any issues or opportunities as they arise in real time.

Our local team’s deep ties to the area, combined with their expertise, ensures that the project is executed with a high level of commitment, accountability, and attention to detail, from start to finish.

## 03. PROJECT UNDERSTANDING AND APPROACH



### PROJECT OVERVIEW

The City of South Portland is undertaking an ambitious project to renovate and modernize its municipal facilities, consolidating essential city services into centralized, efficient, and sustainable spaces. This project involves three major components:

- Renovation of the Mahoney School to house City services, including departments such as City Hall, Library, Assessing, Code Enforcement, Planning, Sustainability, IT, and Economic Development, with added community arts space.
- Construction of a new Police Station on the Mahoney site to provide an updated and strategically located facility for public safety.
- Renovation and Expansion of the Central Fire Station at its current location, including the demolition of the existing Police Station portion of the building.

This multifaceted project is not only pivotal to South Portland's service delivery but also aligns with broader goals of sustainability, community accessibility, and economic development. The need for a highly accurate cost estimate ahead of a potential 2026 bond referendum adds a critical element of precision and accountability to the project's pre-construction phases.

### PROJECT APPROACH

#### PHASE ONE: DESIGN AND PRE-REFERENDUM PLANNING

##### RFP Development and Team Selection

We will assist the City in developing an RFP that attracts a highly qualified design and engineering team capable of delivering a cost-effective, sustainable design. Our team will handle inquiries, evaluate proposals, and make data-driven recommendations, ensuring that the selected team aligns with South Portland's objectives.

##### Design Oversight and Value Engineering

We will manage the design contract to ensure adherence to schedule, budget, and quality standards. Regular value engineering will be conducted to meet the city's goals for functionality and cost-efficiency, particularly in line with the One Climate Future objectives for energy efficiency and net-zero design.

Our team has deep expertise in the architectural and engineering design process for facilities, complemented by a thorough understanding of general construction and project management. With a commitment to precision and quality, we excel in technical writing, producing clear, detailed documentation for every project phase. Our strong communication skills promote seamless collaboration among all stakeholders, and our contract administration capabilities ensure both compliance and efficiency from project initiation through completion. We are skilled in preparing detailed reports that offer valuable insight and transparency at each stage. With over 70 licensed professional engineers on staff, including 11 licensed in the State of Maine, we bring the credentials, experience, and dedication to meet the highest standards on every project.

Our team is dedicated to being on-site as much as needed, offering the flexibility to be present during various times and days to meet project demands. We understand that close, hands-on involvement is essential for ensuring quality control, addressing issues promptly, and maintaining alignment with project goals. This commitment to on-site presence enables us to provide immediate support, adapt to project needs in real-time, and uphold the highest standards of responsiveness and reliability throughout the project's duration.

### Cost Estimation and Financial Advisory

A precise cost estimate is crucial for the bond referendum. We will leverage our expertise in public and private project financing to review and refine cost projections, ensuring they accurately reflect market conditions and project specifications.

We maintain a strong focus on budget and timeline constraints, with a proven ability to complete projects in alignment with the outlined scope, budget, and schedule. Our team's meticulous planning and resource management ensure that each phase of the project progresses smoothly and efficiently. We proactively address potential challenges, keeping projects on track and within financial parameters while upholding the highest standards of quality and compliance. This commitment to disciplined project management enables us to consistently deliver results that meet our clients' expectations and requirements.

We will undertake alternative project funding, as well as, identifying and assisting the City with grant opportunities. Evaluation of lease option opportunities, such as, a taxable or tax exempt ownership vehicle; a public/ private development; a community facilities authority. A full analysis of selling historic tax credits will be undertaken. In addition to areas, federal and state incentives for energy and sustainability, along with resiliency part of the scope of our services. Our team is well versed on these funding mechanisms to support public infrastructure and facilities.

### Regulatory and Compliance Guidance

Our team will oversee design compliance with local, state, and federal regulations. We will also identify and pursue grant opportunities, funding programs, and other financial assistance options to support construction costs. Our team brings a solid working knowledge and understanding of engineered plans and specifications, ensuring that each project meets precise design and functionality standards. We are well-versed in the relevant codes and legal requirements for facilities of similar use, allowing us to navigate complex regulatory landscapes with ease. This expertise enables us to interpret and apply engineering standards effectively, ensuring that every element of a project—from structural integrity to safety compliance—adheres to all mandated guidelines. Our familiarity with these essential details allows us to mitigate risks early, streamline approvals, and deliver facilities that are fully compliant, safe, and reliable.



### Public Engagement and Communication Strategy

In collaboration with South Portland's Communications Officer, we will establish a robust public engagement plan, including regular updates through diverse media channels to ensure community awareness and support leading up to the referendum.

## PHASE TWO: POST-REFERENDUM DESIGN FINALIZATION, BIDDING, AND CONSTRUCTION

Upon successful passage of the bond referendum or project financing, Phase Two will commence, focusing on design finalization, construction, and efficient project delivery.

### Bidding Process and Contractor Selection

We will coordinate with the Purchasing Agent to issue the bid package, manage pre-bid meetings, and ensure the selected contractor meets the city's criteria for quality, sustainability, and cost-efficiency. An in-depth analysis of bids will ensure compliance with grant and funding requirements, as well as cost-effective alternatives to meet the city's goals.

### Comprehensive Construction Management

Our team will manage all aspects of the construction contract, from tracking project milestones to coordinating with City staff and managing subcontractor relationships. We will maintain a comprehensive project log to ensure real-time updates, cost tracking, and progress documentation.

### Contractor Accountability

Contractor accountability is a cornerstone of our approach to managing this project. We understand that successful project execution requires not only technical expertise but also a strong commitment to timelines, budget adherence, and quality standards. Our team will establish clear performance expectations and transparent communication channels from the outset, ensuring that contractors remain fully aligned with project goals. We will implement rigorous oversight processes, including regular progress reviews, site inspections, and performance audits, to monitor compliance with contractual terms. Any deviations from agreed-upon schedules, budgets, or quality standards will be promptly addressed, with corrective actions taken as necessary. Additionally, our team's extensive experience with federal and state contracting ensures that all regulatory requirements and reporting obligations will be met, guaranteeing that contractors are held to the highest standards of accountability throughout the duration of the project. This commitment to transparency and oversight will foster a collaborative, efficient, and successful partnership, delivering the project on time, within budget, and to the highest quality.

### Cost and Schedule Control

Monthly budget and cost reviews will ensure the project stays within financial parameters. Our team will work closely with the City to address any unforeseen budget adjustments, keeping South Portland stakeholders informed and ensuring compliance with all grant documentation requirements.

### Document Control and Compliance

Our team will implement a structured document control system for permits, approvals, and other critical documentation, ensuring each stage of the project complies with regulatory standards.

### Final Commissioning and Project Close-Out

We will oversee system commissioning, resolve outstanding punch list items, and confirm conformity with all approved designs. A thorough final inspection and delivery of as-built plans will ensure South Portland's expectations for quality and functionality are fully met. This approach, rooted in proactive management and stakeholder collaboration, is designed to deliver a project that meets South Portland's quality, sustainability, and financial goals. We look forward to the opportunity to partner with South Portland in bringing this transformative vision to life.



# 04. QUALIFICATIONS OF KEY PERSONNEL

## PEOPLE DRIVEN APPROACHES + INNOVATIVE SOLUTIONS + TRUSTED ADVISORS

Our project team brings a comprehensive blend of technical expertise, project management skills, and collaborative experience, directly meeting the qualifications outlined in the RFP. With a deep understanding of architectural and engineering processes, we have extensive experience overseeing design and construction projects from initial planning through final completion. Our team is well-versed in contract administration, budget development, and adherence to code and legal requirements, with a history of delivering municipal projects, including those involving public safety facilities. Each team member has a proven track record of managing multiple, complex projects, maintaining budget and timeline constraints, and effectively communicating with diverse stakeholders, including owners, regulatory agencies, and utility companies. Our commitment to on-site presence and proactive conflict resolution ensures that all project objectives are met with precision and accountability. The project will be led by Casey Prentice as the Development and Historical Preservation Advisor and Chris Clement as the Owner's Representative and Principal-in-Charge.



**Casey Prentice**  
Development and Historic  
Preservation Advisor



**Chris Clement, MBA**  
Owner's Representative  
Principal-in-Charge



**George Campbell**  
Project Funding and  
Public Engagement Lead



**David Bernhardt, PE**  
Senior Project Manager



**Paul Ureneck**  
Owner's  
Representative Advisor



**Nick Hansen**  
Architectural and  
Engineering Oversight



**Lindsey DiTonno, PE**  
Civil Engineer



**Brian Nail**  
Federal  
Operations Lead



## CASEY PRENTICE

### DEVELOPMENT AND HISTORICAL PRESERVATION ADVISOR

Casey is an entrepreneur and real estate developer based in Portland, Maine. After graduating from Middlebury College in 2009, he acquired the historic Chebeague Island Inn at age 22, increasing its revenue sixfold and earning a spot on Conde Nast's Gold List. This success led to the creation of The Prentice Organization, Prentice Hospitality Company, and Foreside Development Company. Organized under The Prentice Organization umbrella, Casey has built a diverse portfolio of over 20 operating business and real estate holdings. In 2014, he was honored with the Maine Family Business Award for First Generation Businesses.

Casey's development work has centered around the transformation of the Portland Company Complex, a 10.5-acre waterfront site in Portland. He led the acquisition and entitlements and continues to lead the nearly \$1B multi-phase development.

A committed philanthropist, Casey has focused on education and public spaces. He joined the University of Southern Maine Foundation board in 2015, helping drive enrollment growth and support for the university's largest capital campaign, which revitalized its Portland campus. In 2018, he co-founded the Portland Parks Conservancy, enhancing the city's parks through philanthropic support and community engagement.

Casey continues to lead his ventures with a focus on adaptive reuse, urban infill, and community-driven development, balancing business growth with social and environmental sustainability. Casey's hospitality worldview has and continues to be a hallmark element of how he leads teams and envisions real estate.



## CHRIS CLEMENT, MBA

### PRINCIPAL-IN-CHARGE

Chris serves as McClure's Chief Growth Officer and brings more than two decades of experience in the private sector as well 15 years of service in the public sector with the state of New Hampshire, most recently as Chief Operating Officer / Chief Financial Officer for the University of New Hampshire and the Chief Executive Officer and Commissioner of the New Hampshire Department of Transportation.

As the former Commissioner of the New Hampshire Department of Transportation, Chris led the state's largest and most successful public-private partnership, overseeing transformative improvements to the I-93 corridor. This landmark project included the addition of convenience stores, liquor stores, and a welcome center, enhancing both functionality and traveler experience. With extensive expertise in the selection and management of consultants, strategic oversight of large-scale projects, and administration of complex contracts, Chris brings a unique blend of leadership and operational skill to every initiative. His career reflects a consistent ability to manage multiple, complex projects simultaneously, engaging effectively with diverse stakeholders to ensure projects meet the highest standards of quality, efficiency, and compliance.

Chris understands the critical importance of keeping projects on schedule and within budget. His experience ensures a proactive approach to managing timelines and resources, minimizing delays, and controlling costs without compromising quality. This disciplined focus on schedule and budget enables Chris to consistently oversee projects that meet client expectations and regulatory requirements, reinforcing trust and maintaining strong relationships with all project stakeholders.



### **GEORGE CAMPBELL**

#### **PUBLIC ENGAGEMENT AND PROJECT FUNDING**

George brings over 50 years of experience. He is an accomplished strategic thinker, business and community leader. He has developed a unique perspective as a public policy leader and private entity facilitator resulting in a reputation as an innovator, deal maker, and go-to person. George possesses proven abilities in financial leadership and management.

He has led two state departments of transportation from significant deficits to sound financial footing and sustainable revenues. He also represented private sector clients like LL Bean, Great Spring Waters of America (Nestlé), and General Dynamics (Bath Iron Works Shipyard) to design, gain local and state support, and help develop significant expansion projects, all above \$100 million and ranging to \$300 million plus. George served as Commissioner of Transportation to both Maine (1980-1984) and New Hampshire (2008-2011). Most recently, George has been involved with the Maine International Cold Storage Facility at the International Maine Terminal in Portland, Maine.

George brings a unique approach to project funding, leveraging his extensive experience to identify creative and sustainable financing solutions. His background allows him to explore a range of funding options, including public-private partnerships, grants, and alternative funding sources, tailoring strategies to maximize financial efficiency and project viability. This innovative approach ensures that projects are not only well-funded but also financially resilient, enhancing their potential for long-term success and community impact.



### **DAVID BERNHARDT, PE**

#### **SENIOR PROJECT MANAGER**

David recently joined McClure as a Senior Project Manager. Before joining McClure, David held various positions throughout his tenure at MaineDOT, most recently he was Regional Program Manager overseeing the five regions of the Department and the design and construction of transportation projects within them. Prior to 2019, David was the MaineDOT Commissioner for eight years. David began his career in 1984, after graduating from the University of Maine Orono with a Bachelor's degree in Civil Engineering. He is a registered Professional Engineer in the State of Maine and was unanimously elected as the President of AASHTO in 2016.

As MaineDOT's Regional Program Manager (Bureau Project Development), David was involved bringing back the Collector Highway Improvement Program, (CHIP), to the Department. Developed all the criteria, staffed the Regional offices, trained and mentored staff in both design and construction for CHIP projects. Developed criteria for pavement preservation of the collector system on built roads allowing for more roads to receive treatments. Brought Project Development into the fold on design and oversight of emergency projects after major weather events, done by Maintenance and Operations in the past.

As the Director of the Bureau Maintenance and Operations for MaineDOT, Dave was involved maintaining and operating MaineDOT's transportation system from Highways, Bridges, and Rail to the Maine State Ferry Service. Developed the design criteria for Maine's Collector System in preparation for the reforming of the Regional Program.



**PAUL URENECK**  
OWNER'S REPRESENTATIVE ADVISOR

Paul currently serves as the Assistant Vice President of Real Estate Development and Operations at Colby College. He has an impressive track record in managing and transforming approximately four million square feet of complex real estate developments. His work has resulted in vibrant, financially successful developments that meet community and investor expectations. Paul is a creative and collaborative leader with expertise in conflict resolution, negotiations, permitting, financing, design, and construction. Known for his ability to engage diverse professional and community groups with sometimes conflicting goals, he builds consensus and strengthens working relationships. His collaborative approach ensures that all team members' contributions are valued, enabling effective problem-solving and the successful execution of challenging construction projects.

Paul brings extensive experience in managing high-profile projects, including the \$6.5M historic renovation of the 25,000 square foot Waterville Savings Bank and the \$26M, 100,000 square foot Bill and Joan Alford Commons, which includes 53 apartments, retail space, and a civic area. Paul also oversaw the construction of the \$26M Lockwood Hotel, a 53-room, four-diamond boutique hotel with the Front & Main restaurant, and managed the \$6M renovation of Greene Block + Studios, transforming a historic 22,000 square foot building into office, studio, and event space. Additionally, they contributed to the \$18M Paul J. Schupf Art Center, a 25,000 sq. ft. mixed-use facility featuring art galleries, studios, classrooms, theaters, and public space. These projects showcase their skill in delivering large-scale, mixed-use developments that balance historical preservation with modern functionality.



**NICK HANSEN**  
ARCHITECTURAL AND ENGINEERING OVERSIGHT

Nick oversees McClure's development services across the country. Nick brings 15 years as an experienced leader with a demonstrated history of working in the architecture, engineering, and construction industry with both private and public clients across the country. He brings in-depth experience with project funding, including expertise in bond referendums. His strong background in planning and design phase management is complemented by his sharp attention to budget and timeline constraints, ensuring projects are completed in alignment with the outlined scope, budget, and schedule. With a thorough knowledge and understanding of engineering plans, specifications, code, and legal requirements, Nick offers the precision and oversight necessary to navigate complex projects effectively, balancing technical demands with financial and regulatory responsibilities. This comprehensive skill set allows him to deliver high-quality, compliant, and timely outcomes for every project.

Nick brings extensive experience leading projects across the country, with a background in market analysis, project feasibility, and stakeholder engagement. His expertise spans strategic partnerships, business development, project management, regulatory compliance, and integrating projects into communities effectively. Nick has managed a wide range of projects with budgets from \$1 million to over \$100 million, skillfully balancing complex requirements while fostering alignment among diverse stakeholders. His comprehensive approach ensures each project is not only feasible and compliant but also strategically positioned for long-term success and community benefit.



**LINDSEY DITONNO, PE**  
**CIVIL ENGINEER**

Lindsey currently serves as McClure's East Region Team Leader, bringing a wealth of expertise in engineering management and design across diverse projects. Her background encompasses a range of multi-disciplinary endeavors, from infrastructure and roadway design to site developments and recreational facilities, catering to the needs of both public and private clientele. As an engineering manager with a diverse technical background, Lindsey boasts knowledge in site/civil engineering, public infrastructure design, hydraulics and hydrology, accessibility standards and technical design, and stormwater management. She is adept at navigating the complexities of permit applications at local, state, and federal levels, and excels in fostering collaboration with regulatory agencies and conducting effective public outreach initiatives. Lindsey is a licensed Professional Engineer in Maine.

Beyond her technical proficiency, Lindsey's experience includes support services for municipal boards and commissions, master planning and feasibility studies, preparing construction plans and specifications, estimating project costs, and overseeing construction administration processes.

Lindsey is the Project Manager for McClure on the Portland Foreside project. On this project Lindsey is responsible for project planning and scoping, management and coordination of multiple disciplines, client coordination, design development oversight, review of design plans, budget preparation and management, cost estimation, stakeholder engagement and public outreach, schedule management, utility coordination, subconsultant management and coordination, and quality assurance.



**BRIAN NAIL**  
**FEDERAL OPERATIONS LEAD**

Brian serves as a Team Leader for McClure bringing over 20 years of experience from the U.S. Army Corps of Engineers, Brian brings a wealth of federal government contracting experience. He is well-versed in a variety of federal procurement contracts to include but not limited to: Design-Build, IDIQ, MATOC, SATOC, BPA, and GSA Schedules. Brian brings years of federal experience with project management, procurement processes, scope creation, source selection, bidding processes, budget management and contract oversight. Brian utilizes his extensive network of partnerships within the government to lead McClure in the federal marketplace.

Brian has extensive experience with SAM.gov, the federal government's System for Award Management. His familiarity within the federal marketplace includes navigating registration requirements, maintaining compliance with federal standards, and managing the renewal process. Brian's expertise allows him to streamline procurement processes, ensure eligibility for federal contracts, and meet contract standards critical for securing and executing government-funded projects. His knowledge is essential for accessing federal opportunities and facilitating smooth engagement with clients and government agencies.

# 05. RECENT PROJECT EXPERIENCE

## FORESIDE DEVELOPMENT PORTLAND, MAINE



Foreside Development Company chose McClure as its civil engineering partner for the highly anticipated Portland Foreside project. Spanning 10.5 acres along Portland's historic eastern waterfront, this transformative development will introduce nearly 1.5 million square feet, blending modern amenities with a community-focused atmosphere, enriching Portland's eastern waterfront with a dynamic new neighborhood. The third phase of the project, which is currently underway, represented the largest Site Plan Approval in the history of the State of Maine.

The Portland Foreside project is an extraordinarily complex project that highlights the breadth of experience our team brings that are directly related to the needs of the City of South Portland. Beginning with a create acquisition strategy that aligned the unique interests of the seller with those of the City of Portland's several planning documents as well as the project's investors, this project contains: land-use entitlement; historic preservation at the city, state and national levels; 8 local, state and federal agencies for Fore Points Marina; Master Development Planning; the pilot program for Portland's now adopted TMP process; development and on-going management of utility infrastructure; a blend of multi-family, retail, hospitality, condos, structured parking uses; and a multitude of public private partnerships.

With over 80 public meetings and counting, the Portland Foreside project epitomizes the skill sets that will make us a successful partner for the City of South Portland as you navigate a complex orchestration of consolidating existing assets and construction a new, central home.

### PRIMARY OWNER

The Prentice Organization  
Tel: 207.517.1100  
Casey.Prentice@prenticeorg.com

### FIRM'S PRIMARY REP

Foreside Development: Kevin Costello  
McClure: Lindsey DiTonno, PE

### KEY TAKEAWAYS

#### Complex Project Scope

The Portland Foreside development involves multifaceted construction and infrastructure challenges, requiring expert coordination across various engineering disciplines, regulatory agencies, and public-private partnerships to achieve a seamless integration of mixed-use spaces.

#### Historic Preservation

Careful restoration of historic buildings and structures is a cornerstone of the project, ensuring that Portland's architectural heritage is honored while adapting these spaces to modern standards and community needs.

## FORESIDE DEVELOPMENT PORTLAND, MAINE

Get a glimpse of the Portland Foreside project—an innovative and dynamic development that brings together numerous stakeholders, public and private financing, and forward-thinking solutions for a complex project landscape. This project not only redefines Portland’s waterfront but also highlights the importance of public engagement and community buy-in, essential elements driving its success. Through collaborative efforts and innovative approaches, Portland Foreside is poised to transform the eastern waterfront into a vibrant neighborhood that honors the past while building for the future.



### Sophisticated Land Use Planning

The project’s expansive land use strategy incorporates thoughtful zoning, environmental considerations, and comprehensive site design, balancing the area’s historic charm with the functional demands of a vibrant waterfront community.

### ADDITIONAL INFORMATION

#### Budget and Schedule Performance

The project is progressing both on budget and on schedule, reflecting effective financial management and careful adherence to timeline commitments. By meeting key milestones as planned, the project demonstrates strong coordination and strategic planning, ensuring that resources are utilized efficiently and project goals are achieved. This disciplined approach to budgeting and scheduling underscores the team’s commitment to delivering a high-quality development that aligns with the client’s vision and community expectations.

#### Sustainable Design and/or Construction Methods

The Portland Foreside project incorporates sustainable design with a focus on building restoration and seawall rehabilitation, ensuring the preservation of historic structures while strengthening coastal resilience. This approach combines eco-friendly practices with robust infrastructure to support Portland’s waterfront for future generations.

## BUILDING 12

### PORTLAND, MAINE



#### Revitalizing Portland's Waterfront: Building 12 Rises Again

Portland Foreside's visionary plan to revitalize the historic Portland Company complex included preserving Building 12— A three story, 130 year old brick building, formally known as The Pattern Storehouse. This brick treasure, once vital for crafting locomotive parts, faced disassembly and meticulous reconstruction in a new location.

Consigli's precise documentation program ensured accurate restoration, salvaging bricks and timber for faithful reconstruction. Bruner/Cott Architects balanced historical integrity with modern design, resulting in office and residential spaces above, and TWELVE restaurant below—a local gem serving modern New England Cuisine.

Building 12 now stands proudly, a symbol of the waterfront's transformation, while Portland Foreside's master plan continues to breathe new life into this once-forgotten area, combining history and modernity in perfect harmony. Between 2020 and 2022 the building was carefully deconstructed brick-by-brick and then reconstructed brick-by-brick on a new structural steel and concrete frame in its current location on the Portland waterfront. The ground floor unit houses the acclaimed restaurant, Twelve.

Foreside Development Company was honored to win two Historic Preservation Awards for this project - one from Maine Preservation and one from the Maine Real Estate Development Association (MEREDA).

#### PRIMARY OWNER

The Prentice Organization  
Tel: 207.517.1100  
Casey.Prentice@prenticeorg.com

#### FIRM'S PRIMARY REP

Foreside Development: Kevin Costello

#### KEY TAKEAWAYS

##### Complex Historic Preservation

The project involved careful disassembly, relocation, and reconstruction of Building 12, preserving its architectural integrity and honoring its 130-year history as part of Portland's industrial heritage.

##### Adaptive Reuse for Modern Functionality

By transforming Building 12 into a mixed-use space with office and residential areas above and the acclaimed TWELVE restaurant on the ground floor, the project breathes new life into the structure, making it relevant for today's community.

## BUILDING 12

### PORTLAND, MAINE



#### ADDITIONAL INFORMATION

##### Budget and Schedule Performance

Portland Foreside's visionary revitalization of the historic Portland Company complex, including the careful disassembly and reconstruction of Building 12, was completed on time and on budget, honoring the project's legacy while seamlessly blending historical preservation with modern design.

##### Sustainable Design and/or Construction Methods

The Portland Foreside project exemplifies sustainable design through complex historic preservation and adaptive reuse, meticulously restoring Building 12 while integrating energy-efficient systems and eco-friendly materials. This approach not only preserves the architectural heritage of the Portland Company complex but also adapts the structure for modern use, reducing environmental impact by reusing original materials like brick and timber. By blending historic preservation with sustainable construction methods, the project ensures that the revitalized space meets today's standards while honoring Portland's industrial past.

## 170 OCEAN

### SOUTH PORTLAND, MAINE



Acquired in 2022 170 Ocean is a fully leased, one-story building with a range of commercial tenants. Creativity and patience are the winning combination on this asset. Through effective lease renewal management we have secured an impressive annual cash on cash return while also maximizing the redevelopment potential.

Foreside Development Company is working with Marvel, an architecture firm out of New York City, to establish a redevelopment plan focused on the maximization of density allowed by zoning while also creating a building that exemplifies the urban vision put forward by the South Portland master plan for this neighborhood. This project demonstrates how we can bring an owner's mindset to the city's process to evaluate and balance diverse municipal department goals and needs with costs, deadlines, and public acceptance.

170 Ocean stands to become a premier multi-family apartment building with best in class amenities, ground floor retail and a roof-top restaurant with a focus on creating an attractive, efficient and affordable place for Greater Portland residents to live.

#### PRIMARY OWNER

The Prentice Organization  
Tel: 207.517.1100  
Casey.Prentice@prenticeorg.com

#### FIRM'S PRIMARY REP

Foreside Development: Kevin Costello

#### KEY TAKEAWAYS

##### **Holistic Approach to Development**

Foreside Development is applying a comprehensive strategy, deep understanding of community goals and vision, and bringing them to life through every phase of the project—from concept and planning to zoning, code compliance, and review processes.

##### **Alignment with Community Vision**

By engaging closely with the community's long-term plans, Foreside is synthesizing local goals with practical design solutions, ensuring the project resonates with both the spirit and requirements of South Portland's master plan.

## 170 OCEAN

### SOUTH PORTLAND, MAINE



#### Seamless Integration Across All Phases

The team is expertly navigating complex layers of zoning, code, and regulatory review, creating a cohesive, well-balanced development that aligns with municipal standards and maximizes project potential.

#### Transforming Vision into Reality

Through a meticulous approach that considers every aspect of urban planning, Foreside Development is translating South Portland's vision into a vibrant, functional space, creating a neighborhood that meets evolving community needs and expectations.

#### ADDITIONAL INFORMATION

##### Budget and Schedule Performance

The project is currently in the permitting phase. The team is effectively coordinating each phase to meet milestones on time, demonstrating efficient planning, resource management, and a strong commitment to project goals. With a focus on delivering exceptional quality and value to the community, the team is working to fully realize the development's intended vision.

##### Sustainable Design and/or Construction Methods

The project aims to incorporate sustainable design and construction methods, emphasizing energy efficiency, resource conservation, and eco-friendly materials. Key strategies include integrating energy-efficient systems and designing for minimal environmental impact. Looking ahead, the project aims to set a benchmark for resilient, environmentally responsible development that aligns with long-term community and environmental goals, fostering a sustainable future for generations to come.

## DOWNTOWN WATERVILLE REVITALIZATION WATERVILLE, MAINE



Paul Ureneck led the charge to execute the vision of the President and Board of Trustees to transform downtown Waterville through a blend of historic renovation and new construction, creating vibrant community and commercial spaces. He managed design processes, obtained approvals, coordinated contractors, and oversaw construction to ensure alignment with project goals.

### **Waterville Savings Bank, 173 Main Street**

A \$6.5 million historic renovation transformed this 25,000-square-foot, turn-of-the-century building into a modern commercial space while preserving its architectural integrity. This project revived a historic landmark, aligning it with contemporary use and adding value to the downtown area.

### **Bill and Joan Alford Commons**

This \$26 million, 100,000-square-foot mixed-use development includes 53 residential units with a mix of studio, two-, four-, and six-bedroom apartments. The ground floor hosts 7,500 square feet of retail space and an additional 2,000 square feet of civic space, creating a vibrant, multi-functional community asset that combines housing, commerce, and public engagement in one hub.

### **The Lockwood Hotel and Front and Main Restaurant, 9 Main Street**

The \$26 million Lockwood Hotel is a boutique, 4-diamond property with 53 rooms, complemented by the Front & Main Restaurant. As an upscale lodging and dining establishment, the hotel provides a premier hospitality experience in the heart of Waterville, serving as an anchor for downtown revitalization and a draw for visitors to the area.

### **Primary Owner**

Colby College  
Tel: 207.233.1172  
Pureneck@colby.edu

### **Firm's Primary Rep**

Paul Ureneck

### **Budget and Schedule Performance**

The Bill and Joan Alford Commons project was successfully delivered to Colby College on time and on budget through a collaborative and innovative design-build process involving the construction manager and architect/engineer. Similarly, the Lockwood Hotel and Front & Main Restaurant were completed on schedule and within budget despite the challenges posed by the pandemic, including labor and supply chain shortages. Additionally, both the historical Waterville Savings Bank and the Greene Block + Studios projects were completed on time and on budget, achieving 100% occupancy within their first year of operation.

## DOWNTOWN WATERVILLE REVITALIZATION SOUTH PORTLAND, MAINE

### Greene Block + Studios

This \$6 million project involved the historic renovation of an 1840-era masonry building, totaling 22,000 square feet. The building now features office space on the first floor, artist studios on the second floor, and a flexible event space on the ground level. It provides a vibrant, creative workspace and supports the local arts community, adding a cultural dimension to downtown Waterville.

### Paul J. Schupf Art Center

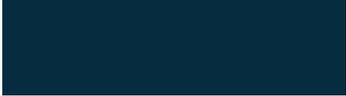
The \$18 million, 25,000-square-foot Paul J. Schupf Art Center is a new mixed-use construction that houses art galleries, a clay studio, classrooms, office space, three movie theaters, and a public gathering area. Designed as a cultural and community hub, the art center offers diverse programming and spaces that enhance Waterville’s role as a cultural destination, fostering community engagement and education through the arts.

These projects have collectively revitalized downtown Waterville, enhancing its role as a cultural and economic hub through thoughtful design and a balance of historic preservation and modern amenities.

### Sustainable Design and/or Construction Methods

The Bill and Joan Alfonds Commons and the Lockwood Hotel both received LEED Silver accreditation. The Paul J. Schupf Art Center was constructed using PassiveHouse standards.





## **06. CURRENT OR PAST LITIGATION, ARBITRATION, OR MEDIATION**

Neither Foreside Development Company or McClure have a history of litigation, arbitration, or mediation related to its role as an Owner's Representative, either currently or in the past.

# 07. COST PROPOSAL

## PHASE ONE: PRE-CONSTRUCTION (DESIGN AND CONSULTANT MANAGEMENT)

### FIXED FEE FOR PHASE ONE: \$500,000

This fixed fee includes all services necessary to manage the pre-construction phase, from the selection of design consultants to cost estimation, compliance management, and public engagement. Below are the included tasks:

#### Phase One Scope of Services:

1. Design Consultant Selection and Contracting
  - Development and management of RFP for design consultants, evaluation, and contract negotiations.
2. Design Review and Oversight
  - Regular review of design documents, coordination meetings, ensuring alignment with project goals.
3. Cost Estimation and Financial Planning
  - Assistance with cost estimate refinement and bond referendum planning.
4. Management and Oversight of SAM.gov
  - Federal procurement processes and federal funding requirements.
5. Value Engineering
  - Conducting sessions to ensure design efficiency without compromising quality.
6. Regulatory and Compliance Guidance
  - Ensuring design compliance with federal, state, and local regulations.
7. Public Engagement and Communication Strategy
  - Developing and implementing a communication plan, with materials for public outreach.
8. Preliminary Scheduling and Planning
  - Initial project schedule development, milestone identification, and coordination.

## PHASE TWO: CONSTRUCTION MANAGEMENT AND OVERSIGHT

### FIXED FEE FOR PHASE TWO: \$1,800,000

This fixed fee covers comprehensive oversight services during construction, including on-site management, cost and schedule control, compliance monitoring, and close-out tasks.

#### Phase Two Scope of Services:

1. Bidding Process and Contractor Selection
  - Preparation and issuance of bid packages, pre-bid meetings, evaluation, and recommendations.
2. Comprehensive Construction Management
  - Full-time site presence during critical phases, quality control, and milestone tracking.
3. Cost Control and Schedule Management
  - Detailed monthly budget reviews, schedule adherence, and change order management.
4. Document Control and Compliance
  - Permits, approvals, and grant compliance management with structured document control.
5. Project Reporting and Public Communication
  - Regular updates for city stakeholders, managing public information.
6. Risk and Issue Management
  - Addressing and mitigating issues on-site with contingency planning.
7. Final Commissioning and Project Close-Out
  - Punch list management, inspections, and delivery of as-built documentation.
8. Additional Construction Oversight
  - Continuous supervision to ensure safety, quality, and project timeline adherence.

## SUMMARY OF FIXED FEE PROPOSAL

- Phase One Fixed Fee: \$500,000
- Phase Two Fixed Fee: \$1,800,000
- **Total Fixed Fee for Project: \$2,300,000**

## 08. REFERENCES

### Reference for Chris Clement

#### **Governor Sununu / State of New Hampshire**

Tel: 603.271.2121

Governor Sununu and Chris have joined forces to drive meaningful change and improvements for the state of New Hampshire. With a shared vision for progress and a commitment to excellence, their collaboration focuses on impactful projects, including advancements to the Interstate 93 corridor. Their combined expertise and leadership aim to enhance infrastructure, improve connectivity, and ensure a brighter, more sustainable future for the Granite State.

### Reference for Casey Prentice

#### **Mr. Kevin Kraft, AICP / Director of Planning and Urban Development / City of Portland**

Tel: 207.874.8430 / kkraft@portlandmaine.gov

Mr. Kraft has been a steadfast supporter and partner of the Portland Foreside Development project. Aligned with the vision of seamlessly blending modern amenities with a community-focused atmosphere, Mr. Kraft has played a key role in enriching Portland's eastern waterfront. This dynamic new neighborhood celebrates innovation and connectivity while honoring the spirit of the local community, creating a vibrant space for residents and visitors alike.

### Reference for Paul Urenek

#### **Mr. Mike Roy / Retired City Manager / City of Waterville**

Tel: 207.692.7140 / Mjroy1952@gmail.com

Mr. Roy and Paul have played a pivotal role in transforming downtown Waterville through strategic partnerships and visionary projects blending historic preservation and modern development. His leadership ensured seamless design, approvals, and construction, delivering impactful community spaces. Key projects include Waterville Savings Bank, Bill and Joan Alford Commons, The Lockwood Hotel, Greene Block + Studios, and the Paul J. Schupf Art Center. These projects have revitalized Waterville, fostering cultural, economic, and community growth while preserving its historic character.



**If you have a vision, we have the team to bring it to life. When you choose our team, you are choosing a partner with an unmatched depth of experience, all the specialists you need, and a passion for building great communities.**