

## **MINUTES OF MEETING OF THE BOARD OF SELECTMEN**

WAREHAM TOWN CLERK  
2021 APR 12 AM 11:33

Date of Meeting: March 23, 2021  
Date of Transcription: March 25, 2021  
Transcribed by: Cassandra Slaney

### **1. CALL MEETING TO ORDER BY CHAIRMAN**

*This meeting was held remotely due to COVID-19.*

### **2. ROLL CALL**

Selectmen Present: Peter W. Teitelbaum, Esq., Chairman  
Judith Whiteside, Clerk  
Alan H. Slavin  
Patrick G. Tropeano  
James M. Munise

Also Present: Richard Bowen, Town Counsel  
Derek Sullivan, Town Administrator (7:08 p.m.)

### **3. PLEDGE OF ALLEGIANCE**

### **4. ANNOUNCEMENTS**

The trash and recycling schedule is on the Town website.

Appointments for the COVID-19 vaccinations through Southcoast are still not available due to lack of supplies. Appointments at this time must be made through the state website.

There are summer positions open for employment as well as opening for boards and committees.

The Wareham Council on Aging continues to offer free lunches on Tuesdays and Thursday. Please call the Council on Aging the week before you want to take advantage of this offer.

The Friends of the Wareham Free Library will be accepting book donations for their future used book sales during limited days and times. The book donation cart will be outside the entrance at the Main Library at 59 Marion Road. Donations will be accepted on Friday, March 26, from 10 a.m. to 4 p.m.; and on Saturday, March 27, from 10 a.m. to 2 p.m. Books cannot be dropped off at any other times as the

## SELECTMEN MEETING MINUTES-3/23/2021 (CONT'D)

Friends volunteers will only be on hand during the above hours to receive donations. The library is still operating under pandemic-restricted hours. The Friends plan to announce Used Book Sale hours in the near future. Last year, all book sales were held outdoors, but the locations of this year's sales are still to be determined.

The Wareham Historical Society will be awarding a scholarship to a graduating senior from Wareham High School. The scholarship is open to those who will be pursuing a degree in education. The amount of the scholarship has not yet been decided, but could be up to \$1,000. To apply, contact Wareham High School Guidance office.

A \$1,000 scholarship will be awarded by the Wareham Oyster Fest to a student who will be pursuing a degree in aquaculture or marine science. The application for this can be found in the High School Guidance office or at [warehamoyster.com](http://warehamoyster.com).

A new free family beach playgroup program is set to begin on Onset Beach. The program is sponsored by the Onset Bay Center and the Wareham Coordinated Family and Community Engagement Council. Each meeting of the play group will feature sensory activities and crafts aimed at three- to five-year-olds. The group will meet from 10 to 11 a.m. May 12 will be all about the ocean. On June 9, kids will learn about hermit crabs and shellfish. Space is limited to ten families per session, so registration is required. To sign-up, go to [www.onsetbaycenter.org](http://www.onsetbaycenter.org) or email [garofoli@savebuzzardsbay.org](mailto:garofoli@savebuzzardsbay.org). Free parking for these events is available on the Onset Pier.

Go for a walk on Onset Beach while reading a story at a series of StoryWalk events. The Onset Bay Center and the Wareham Coordinated Family and Community Engagement Council are hosting a series of four StoryWalks this spring. A StoryWalk is a guided walk with laminated pages from children's books for families to read together along the way.

The StoryWalks will be up from 10 a.m. to 1 p.m. on one Saturday each month. In case of rain, the events will be held the following day.

"Clam I Am" will be the story for April 17.

On May 15, read "Crab Moon" on the beach.

"Boats on the Bay" is the featured book for June 12.

No prior registration is required for these free events. For more information, go to [www.onsetbaycenter.org](http://www.onsetbaycenter.org) or email [garofoli@savebuzzardsbay.org](mailto:garofoli@savebuzzardsbay.org).

The Wareham Land Trust is hosting a variety of walks with volunteer naturalists focused on educating participants about the great outdoors. All the walks are free, but the number of participants is limited due to covid-19 so pre-registration is required.

## SELECTMEN MEETING MINUTES-3/23/2021 (CONT'D)

On Saturday, March 27, Chance Perks will talk trees on a walk at the Tweedy and Barnes Conservation Area from 1 to 2 p.m. For more information, or to register, go to [www.warehamlandtrust.org/category/events/](http://www.warehamlandtrust.org/category/events/).

Free food for children continues at the Gleason Family Y as well as every Tuesday and Friday from 3:30 to 5:30. Food distribution will also be at The Woods at Wareham from 10 to 11:30, and Brandy Hill Apartments from 12 to 1:30. No ID is required. Please take advantage of the program.

The Mission Thrift shop at Wesley United Methodist Church is open for its bi-annual dollar day sale. Thursday March 25 and Friday March 26<sup>th</sup> from 1:30 to 4:30 and Saturday March 27<sup>th</sup> from 10 to 4. Everything will be priced at \$1. Parking is available across the street from the church and handicap parking is to the left side of the building at 462 Main Street.

A benefit for Turning Point will be held on Saturday March 27 from 10 to 2 in the parking lot next to the Main Street Fire Station. Donations of gift cards, diapers, cleaning products, soap, non-perishable food, paper towels, shampoo, toothbrushes and past, diaper wipes laundry soap and even Town Trash bags. This even it sponsored by Wareham Public Schools and the Wareham Village Association.

Feel like doing some cleanup work for a good cause? Grab your rakes, gloves and leaf blowers if you have them and head up to the Westfield Playground area to help Wareham Girls' Softball with the business of opening up for the season. Choose either March 27 or April 17<sup>th</sup>, starting at 10 AM.

Staples will laminate your covid registration card for you for free. If you have had your vaccinations you can register at [vsafe.cdc.gov](https://vsafe.cdc.gov) and participate in providing feedback about your experience in terms of any side effect.

The Special Town Meeting and the Special within the Special Town Meeting is scheduled for April 10<sup>th</sup> at noon time at Spillane Field. Citizens are encouraged to arrive early.

### **5. CITIZEN'S COMMENTS**

Present before the Board: Diane Kenney

Ms. Kenney inquired about the parking for the April 10<sup>th</sup> Special Town Meeting.

Selectman Teitelbaum stated parking will be discussed with the police department.

She also asked about a rain date. Selectman Teitelbaum confirmed that the rain date will be April 17<sup>th</sup>. She asked if the voting requirements will be 2/3 vote or 50% vote.

Selectman Teitelbaum stated that the Planning Board will be discussing this issue prior to the Town Meeting.

SELECTMEN MEETING MINUTES-3/23/2021 (CONT'D)

**6. BOARD'S COMMENTS**

The issues with 23 Wareham Street, Onset will be addressed in Superior Court

**7. APPOINTMENTS/REAPPOINTMENTS/INTERVIEWS**

**8. LICENSES AND PERMITS**

**9. TOWN BUSINESS**

a. COVID-19 Update.

As of March 20<sup>th</sup> there have been thirty-five new cases and two deaths.

b. Trash disposal update.

Barrels are currently being delivered by a third party company hired by ABC. Additional barrels can be purchased at the Municipal Maintenance Department. The trash cart is \$95.00 per year and the recycling barrel is \$105.00 per year. The trash pick-up schedule is online as well as the recycling schedule. There are some discrepancies currently being addressed. Bills will be mailed to homeowners the second week in April.

c. Proclamation – National Osteogenesis Imperfecta Awareness.

Present before the Board: Cheryl Manduca

Ms. Manduca asked that anyone interested in helping to raise awareness to wear yellow on May 6<sup>th</sup> which is known as Wishbone Day.

d. Vote to ratify hiring of Ninoska Herrera – Assistant Town Accountant.

**MOTION:** Selectman Whiteside moved to ratify the hiring of Ninoska Herrera – Assistant Town Accountant. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

e. Presentation of Tremont Nail Factory Master Development Proposal by the Bentley Cos.

Present before the Board: Jason Pannone, Principal Executive for Bentley Cos., LLC  
Mr. Pannone's provided the presentation of the Tremont Nail Factory Master Development proposal. He stated that the vision plan was a mixed used development consisting of potential office professional use, historical museum, retail, warehouse and a restaurant. *(See attached)*

Concerns from the Selectmen included parking issues and financing. Selectman Teitelbaum stated the vote will be scheduled at a later meeting after the Board has reviewed the proposal.

f. Discussion with Aspen Blue, LLC regarding proposed marijuana products manufacturing business at Tremont Nail Factory, 8 Elm Street.

Present before the Board: Patrick Casey, President of Aspen Blue  
Mr. Casey stated that the final version of the Host Community Agreement is in the process of being executed and he is currently working with the Town on the commercial lease.

SELECTMEN MEETING MINUTES-3/23/2021 (CONT'D)

There will be a vote on the Host Community Agreement and lease when the final paperwork has been reviewed.

- g. Discussion and vote to amend agreement with Wareham Community Television.

Selectman Teitelbaum explained the amended agreement added clarity to the capital intended for WCTV which has been reviewed by Town Counsel.

**MOTION:** Selectman Whiteside moved to authorize the amended agreement with Wareham Community Television. Selectman Munise seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

- h. Discussion regarding public input on Decas School Repurposing Project. The Wareham Redevelopment Authority is currently assisting the Board of Selectmen in getting input from people in order to get the best ideas for the reuse of the building. Richard Swenson who is a member of the Wareham Redevelopment Authority has volunteered to solicit the public's input for the Board's consideration.

- i. Continued discussion and votes on articles for 2021 Special Spring Town Meeting Warrant.

*Articles will be discussed and voted on at a later meeting.*

- j. Vote to recommend articles for April 10, 2021 Special Town Meeting.

**MOTION:** Selectman Slavin moved to recommend the Lease of a Portion of the Westfield Property Article for the April 10, 2021 Special Town Meeting Warrant. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-present, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

**MOTION:** Selectman Whiteside moved to recommend the Rescind Article 84 of the 2010 Fall Town Meeting Warrant Article for the April 10, 2021 Special Town Meeting Warrant. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-present, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

- k. Vote to recommend articles for 2021 Special Town Meeting within the April 10, 2021 Special Town Meeting.

**MOTION:** Selectman Whiteside moved to recommend the Hospitality, Recreation and Entertainment District article for the 2021 Special Town Meeting Warrant within the April 10, 2021 Special Town Meeting. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Munise-no, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 4-1-0 (Selectman Munise opposed)**

- l. Vote to recommend articles for 2021 Annual Spring Town Meeting.

*Will be recommended at a later meeting.*

- m. Any other Town business not reasonably anticipated 48 hours prior to the posting of this meeting.

SELECTMEN MEETING MINUTES-3/23/2021 (CONT'D)

**10. TOWN ADMINISTRATOR'S REPORT**

Mr. Sullivan stated that with the Cape Cod bridges being rebuilt in 2025 and the reconstruction and rerouting, residents and businesses will be impacted. He has suggested a proposal to show the residents the finished project to see what it will look like in the future.

**11. LIAISON REPORTS/INITIATIVE REPORTS**

There is a state registration system now available to register for the COVID 19 vaccination. Vaccination locations can also be found on VAC Finder as well as 211. Individuals 50 years and older and anyone with one serious illness will be eligible for the vaccination as of April 5<sup>th</sup>. As of April 19<sup>th</sup> all individuals will be eligible for the vaccination.

The American Recovery Rescue Act is offering a relief funds in the amount of 1.9 trillion dollars. 350 billion dollars of those funds will be going to cities, towns, and counties offering relief in many areas such as COVID-19 testing, child care and rental and mortgage assistance.

The Planning Board approved the third solar project on the 61A issue. There are conditions the Board of Selectmen have in order to make their decision and if there is going to be soil removal that would require a permit approval.

The Board of Health is urging citizens to continue being vigilant about COVID guidelines and to continue following all rules. The Board of Health will also be participating in a program that will allow in house vaccinations for individuals who cannot drive or get to one of the vaccination locations.

**12. CONSENT AGENDA**

- a. Authorization to sign bills and documents, etc.
- b. Approval of meeting minutes: November 24, 2020; February 2, 2021.

**MOTION:** Selectman Whiteside moved to approve the meeting minutes for November 24, 2020 and February 2, 2021. Selectman Tropeano seconded. Roll Call: Selectman Slavin-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

**13. ADJOURNMENT**

**MOTION:** Selectman Slavin moved to adjourn at 9:04 pm. Selectman Whiteside seconded. Roll Call: Selectman Slavin-yes, Selectman Munise-yes, Selectman Tropeano-yes, Selectman Whiteside-yes, Selectman Teitelbaum-yes.

**VOTE: 5-0-0 (Unanimous)**

SELECTMEN MEETING MINUTES-3/23/2021 (CONT'D)

**14. SIGNING OF DOCUMENTS APPROVED BY THE BOARD**

Respectfully submitted

***Cassandra Slaney***

Department Assistant

The foregoing minutes were submitted to the Board of Selectmen on:

Attest: *Judith Whiteside*  
***Judith Whiteside, Clerk***

Date Signed: 3-30-21

Date sent to the Town Clerk: 4-7-21



20 Centerville Road, Suite 2 | Warwick, Rhode Island 02886

Contact:

Jason Pannone | 401-578-6063

Benjamin Hyman | 401-536-4806

[www.BentleyCompanies.com](http://www.BentleyCompanies.com)

## WAREHAM REDEVELOPMENT AUTHORITY REQUEST FOR PROPOSALS

Real Estate Development Services  
TREMONT NAIL FACTORY

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DEREK SULLIVAN, TOWN ADMINISTRATOR  
Town Hall  
54 Marion Road  
Wareham, MA 02571

JANUARY 27, 2021



DEREK SULLIVAN  
Town Administrator  
Town Hall  
54 Marion Road  
Wareham, MA 02571

01/27/2021

RE: Response to Request for Proposals

Dear Mr. Sullivan

It comes with great appreciation and pleasure to be involved in the RFP Process for the Tremont Nail Factory development. We are excited about the opportunity the project presents as it is the gateway to the Redevelopment efforts throughout the entire Town. The Town of Wareham has made an incredible effort to continue the process to pinpoint town locations for redevelopment and the retransformation of the town. In our vast experience in the real estate development and construction sectors we are excited to utilize our expertise in turning the towns vision into reality.

As we continue to add to our ever-growing team, we are hopeful to have the opportunity to assist the town in the redevelopment efforts of the Tremont Nail Factory land.

Regards,

***Bentley Companies***

Jason Pannone  
401-578-6063

Benjamin Hyman  
401-536-4806

GOVERNOR LETTER

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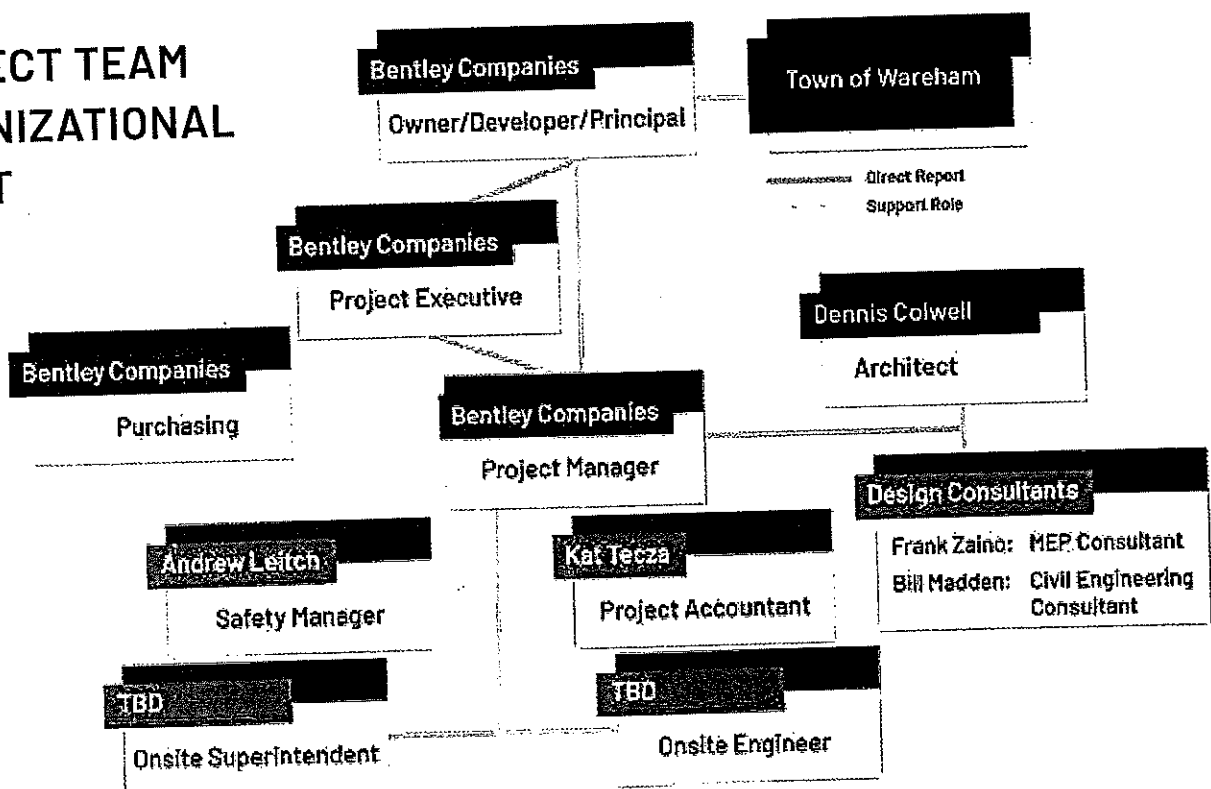
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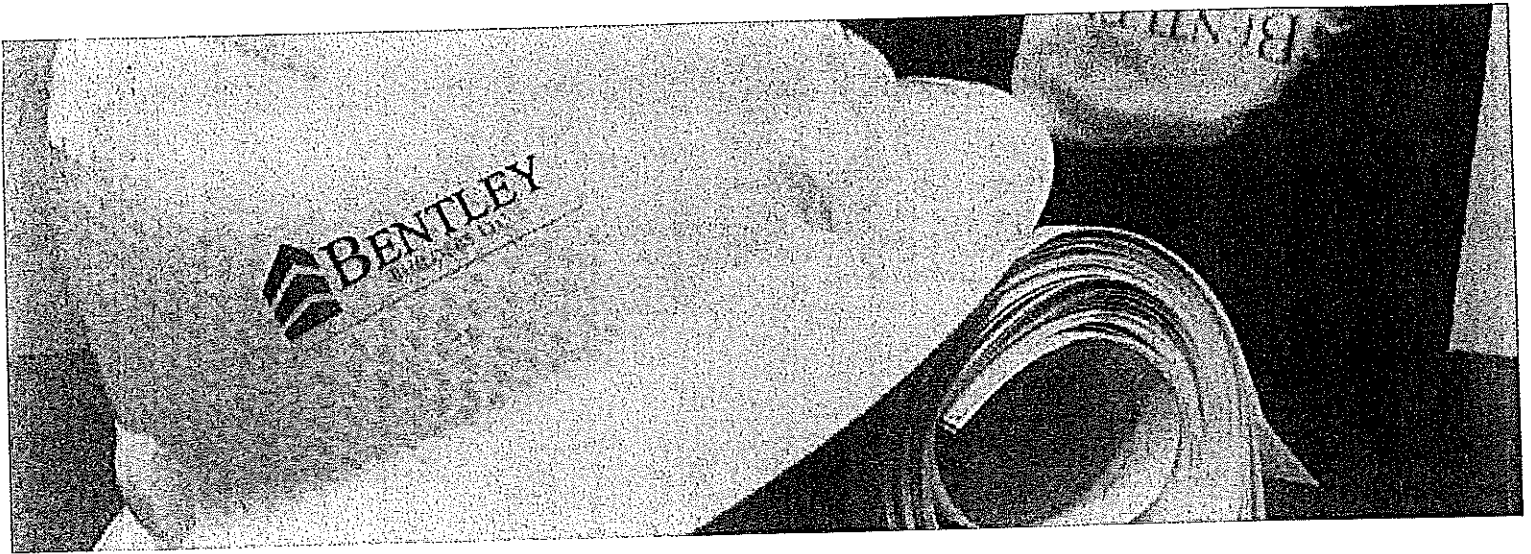
## QUALIFICATIONS

Our Mission is to effectively execute a team approach in serving our clients, partners and projects as well as by providing the highest level of expertise throughout completion and management of each project.

*"It is not the beauty of the building you should look at; its the construction of the foundation that will stand the test of time."*

### PROJECT TEAM ORGANIZATIONAL CHART





## BENTLEY COMPANIES

BUILDING A LEGACY OF PARTNERSHIPS, ONE PROJECT AT A TIME

**Our organization has been built by setting Goals to strive for exceeding the needs of our clients and partners** to bring our projects from entitlement to pre-construction phase all the way through construction and into the management of each project once Certificate of Occupancy has been obtained.

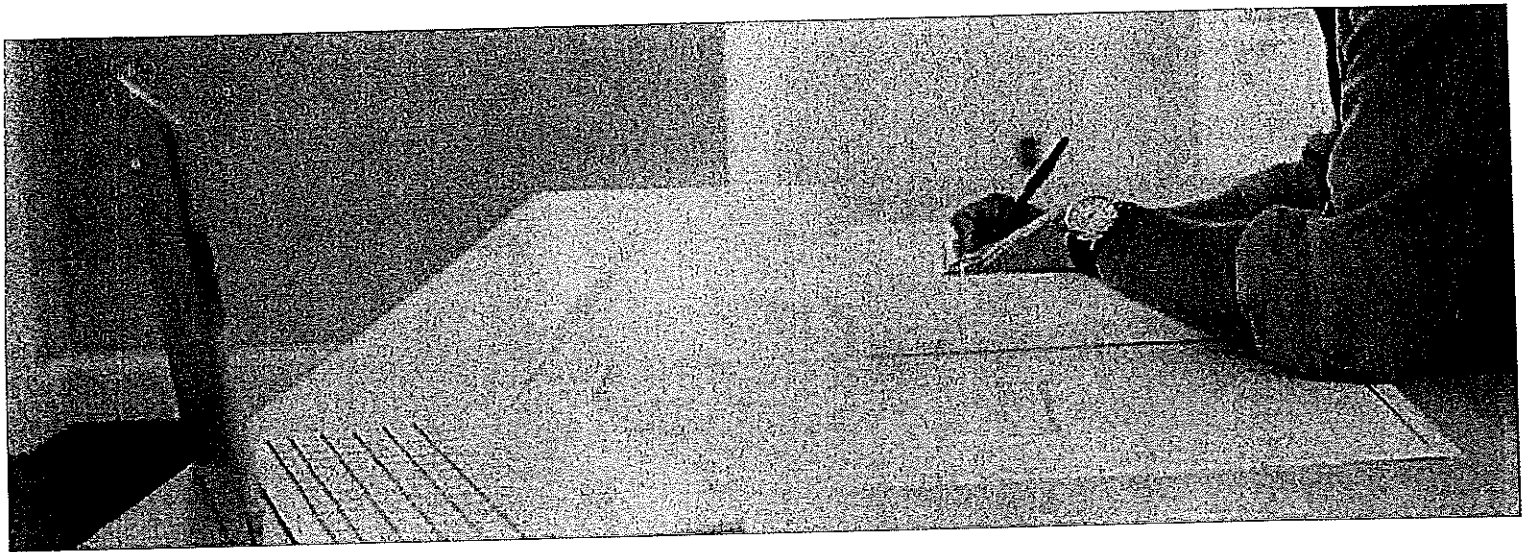
Led by our founding principals, the core group continues to expand with key team members and senior level management that have over 200 years of combined construction and development expertise. **Our firm Specializes in multiple project delivery methods including Design Build, Construction Management, Lump Sum General Contracting, Estimating Services, and Development. We offer full service construction solutions with innovative thought processes** which set ourselves apart from our competition through extensive senior management involvement and handpicked staffing to suit each project specific needs.

We are a Construction Management and Real Estate Development Firm that works as a unified Team member with our clients, partners, and design team in order to reach an agreed occupancy date and budget for the project that exceeds goals.

Since inception our company's corporate offices have been located in Rhode Island. And with our focused growth, we have opened regional offices in neighboring markets – Connecticut and Massachusetts that have allowed us to better serve our projects, clients, and partnerships.

### BENTLEY IS EXPERIENCED IN FEDERAL, STATE, MUNICIPAL AND PRIVATE SECTORS:

- Tenant Fit-Out
- Education
- Healthcare
- Athletic facilities
- Hospitality & Entertainment
- Multi-Unit Housing Developments
- Retail
- Institutional & Government Facilities
- Industrial & Manufacturing Facilities
- Mixed-Use Developments



## DENNIS COLWELL ARCHITECTS



Dennis Colwell Architects (DCA) is a Massachusetts based firm that was established in 2010. DCA is nationally certified to practice architecture by NCARB, and is currently registered in AZ, CT, DC, FL, GA, IL, IN, MA, MD, ME, MI, MN, NC, NH, NJ, NY, OK, OH, PA, RI, TN, TX, VA, VT, and WV. We service both commercial and residential clients with our work focusing on restaurants, retail, offices, education, hospitality, and housing.

DCA also provides interior design services for both residential and commercial projects.

In 2020, we completed over 200 projects, while meeting deadlines, balancing budgets, and exceeding the clients' expectations.

True design should be sustainable, adaptable, and sensitive to its surroundings. These principles are the foundation for our design work and are how we measure a project's success.

**Our goal as an architectural firm is to service our clients and be an advocate for them throughout the entire process. Our job is not complete until construction is finished and the building is occupied.**

### BENEFITS

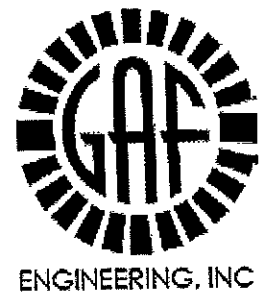
We have experience and vision to maximize clients' construction dollar and streamline the entire design and construction process.

- Our dedicated and detail-oriented staff is always available to meet and exceed expectations.
- On each project, clients work with principal Dennis Colwell, and (2) project managers.
- We have the ability to produce accurate design documents within fast-paced construction timelines.
- We're always mindful of the client's budget, and work to manage the design process accordingly.
- On all projects, we take a creative approach to collaborative design.
- DCA will act as an advocate during design and construction, protecting the client's interests.



## G.A.F. ENGINEERING, INC

Since its founding in 1983, G.A.F. Engineering, Inc. has been involved in Civil Engineering and Land Surveying throughout Southeastern Massachusetts and Cape Cod. During this period, G.A.F. has provided timely and quality engineering and surveying services for over 8,000 separate projects of varying magnitude. Our expert staff has served our clients' needs for a multitude of land development projects ranging from expansive residential and commercial subdivisions to the site design of single-family dwellings.



G.A.F. Engineering's goal is to provide timely high-quality services to our clients and to do this more efficiently and economically than our competitors. By satisfying our client's needs, we build long outstanding relationships where they want to do business with us again and recommend our services to others. G.A.F. Engineering demonstrates this by having multiple clients that have been doing business with us for over 20 years. We are proud to treat our clients as partners. Our engineering staff is composed of professional engineers and support staff who realize the complex issues surrounding today's civil engineering problems. The regulatory, economic and administrative issues of any project are issues that G.A.F. truly understands. Our organization is prepared to assist our clients with all aspects of a project, from a conceptual design through construction and start-up. Clients' benefit from a working relationship built on trust, dependability and knowledge of your specific needs.

Our full range of engineering services insures that all issues are expertly handled under one roof and provides the opportunity to deliver cost-effective professionally managed services. Our vision is to be the region's leading engineering firms through a strong focus on clients' changing needs by our highly qualified and trained staff.

### SERVICES:

- Coastal Engineering
- Environmental Engineering
- Municipal Engineering
- Land Surveying
- Environmental Permitting

# EXECUTIVE MANAGEMENT TEAM

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The Bentley team is composed of diverse, experienced individuals with demonstrated success in land entitlement, development & construction management.



**PAUL TIERNEY**

Principal

Mr. Tierney has over 25 years of experience in the industry. He has built a successful construction business by accurately bidding on projects, managing costs effectively and delivering quality work that satisfies customers. Since inception, Paul's experience & success has aided in Bentley's exponential growth.



**JASON PANNONE**

Principal

Mr. Pannone has worked in the real estate and construction industries for over 20 years. He manages the day to day operations as well as the finances of the company. Mr. Pannone also leads all efforts on the development arm of the company and ensures the overall strategic vision and goals of the company are achieved.



**ADAM BERNIER**

Vice-President of Construction, Principal

Mr. Bernier brings over 20 years of construction industry experience to the Bentley Builders team. He manages and expedites schedules daily to ensure construction is completed and that it meets quality standards in a timely and cost-effective basis.



**JAMES BARROWS**

CPA

Mr. Barrows has worked in both public accounting and private industry with a tremendous real estate background. He's worked for one of the largest CPA firms in the world, one of the nation's largest public home builders, and also ran his own building company for a number of years before selling and re-entering the public accounting realm.



## EXECUTIVE MANAGEMENT TEAM (CONTINUED)

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At Dennis Colwell Architects, our team responds to the needs of our clients with thoughtful and individual designs to create unique and inspired architecture.



**DENNIS COLWELL, JR. RA, NCARB**

Principal

Dennis is the Principal and Lead Design Architect of the firm. His duties include supervision and design of projects with the assistance of his highly skilled team. He is also responsible for the creation and retention of client relationships and business development.

Outside of the office, Dennis works in the field to ensure conformance to building codes and adherence to the plans in order to protect client interests.

Dennis brings over 13 years of industry experience in the field of architecture which results in an innovative design process. His design focuses are hospitality, retail, restaurants, corporate offices, banking, housing and education. Dennis is NCARB Certified nationally and carries active registration in multiple states. He is always eager to assist clients with their unique needs and takes pride in balancing the design goals, budgets and restraints to create the best possible product.



**JAMIE HUGHES, RA, LEED® AP**

PROJECT ARCHITECT

Jamie is a Project Architect at Dennis Colwell Architects. He directly oversees the development and production of a project. Jamie graduated from Roger Williams University with a Bachelor of Architecture, and has been a registered architect since 2003.

Jamie's focuses include corporate offices, banking, retail, hospitality, education, and housing. As a LEED Accredited Professional, Jamie oversees the integration of sustainable design practices and energy conservation into the design process. He also acts as a code consultant resource to the firm.

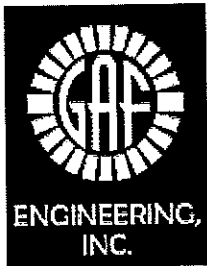




## EXECUTIVE MANAGEMENT TEAM (CONTINUED)

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Our vision at G.A.F. Engineering is to be the region's leading engineering firm through a strong focus on clients' changing needs by our highly qualified and trained staff.



### **WILLIAM F. MADDEN, PE**

Owner, Principal Civil Engineer

Mr. Madden possessed forty-three years of experience as a practicing engineer in both the private sector and public sector. In the areas of Civil Engineering and Consulting, Mr. Madden's firm has provided technical expertise in the design of a variety of projects requiring Civil Engineering and Land Surveying services. William is a Registered Professional Engineer by written examination and holds valid licenses in Massachusetts and Rhode Island.

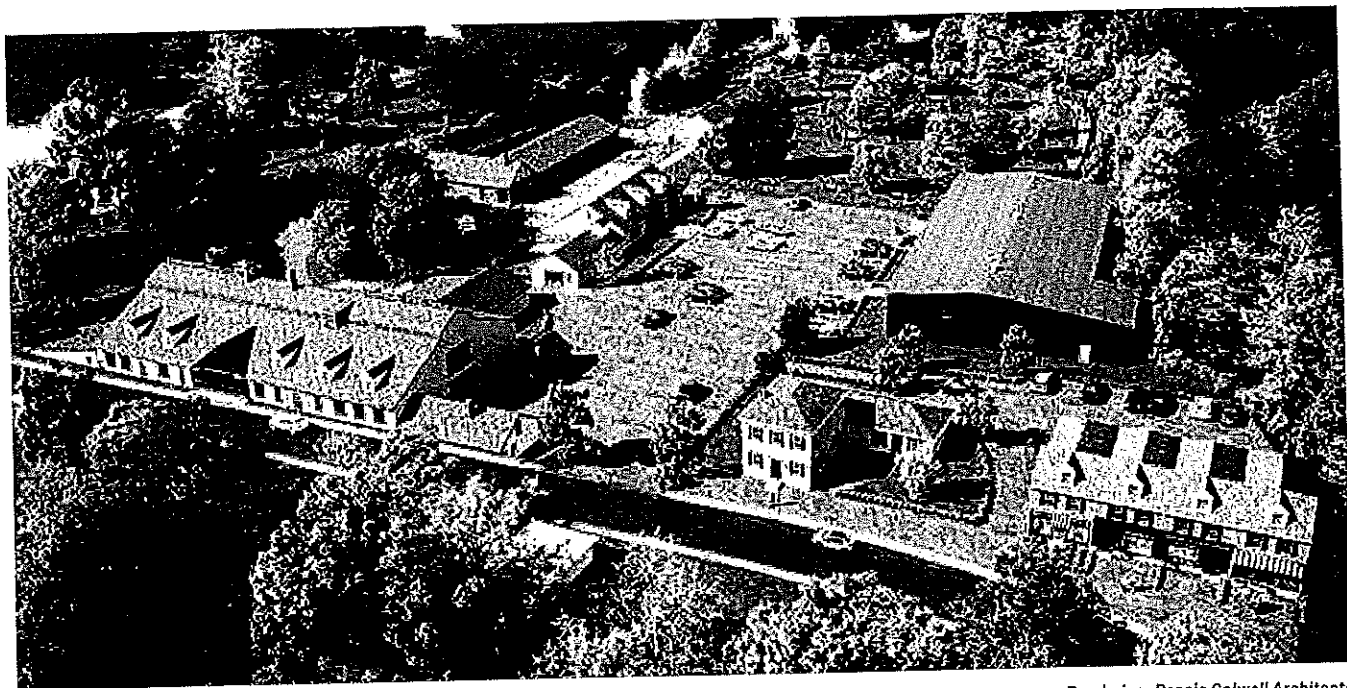
In the areas of Civil Engineering and Environmental Permitting, Mr. Madden is the responsible person in charge of projects undertaken by the firm. He oversees and directs the engineering, design, and construction supervision of site development projects. These site development projects undertaken by the firm range from individual lot development for the homeowner to complex industrial facilities. These facilities normally require the design of roadways, storm water management systems, sanitary sewage collection facilities, water supply systems, as well as wastewater treatment systems. Mr. Madden also oversees the design of coastal engineering structures including piers, seawalls, groins, revetments, and bulkheads. The environmental permitting process at the federal, state, and local level is also completed under his direction.



02

# PROPOSED MASTER PLAN APPROACH

# APPROACH & VISION



Rendering: Dennis Colwell Architects

## OUR APPROACH

We recognize the role and the development opportunity the Tremont Nail Facility parcel plays in the revitalization for the town of Wareham and its community.

Our skilled project team and design partners are proposing to bring in local vendors to help boost retail in the area, but also to provide a gathering point for residents, both local and transient to come experience all that Wareham has to offer.

## OUR VISION

With our teams' vast planning, design, and construction experience, we have experienced first hand how to reinvigorate sectors and re-purpose developments that can help the economy thrive.

We envision and propose the addition of a local brewery, refurbishing the existing old Tremont Nail Facility building to have open storefront glass along Elm St., encouraging local artisans to manufacture, display and sell their goods with optimal visibility as well as the addition of professional office space.

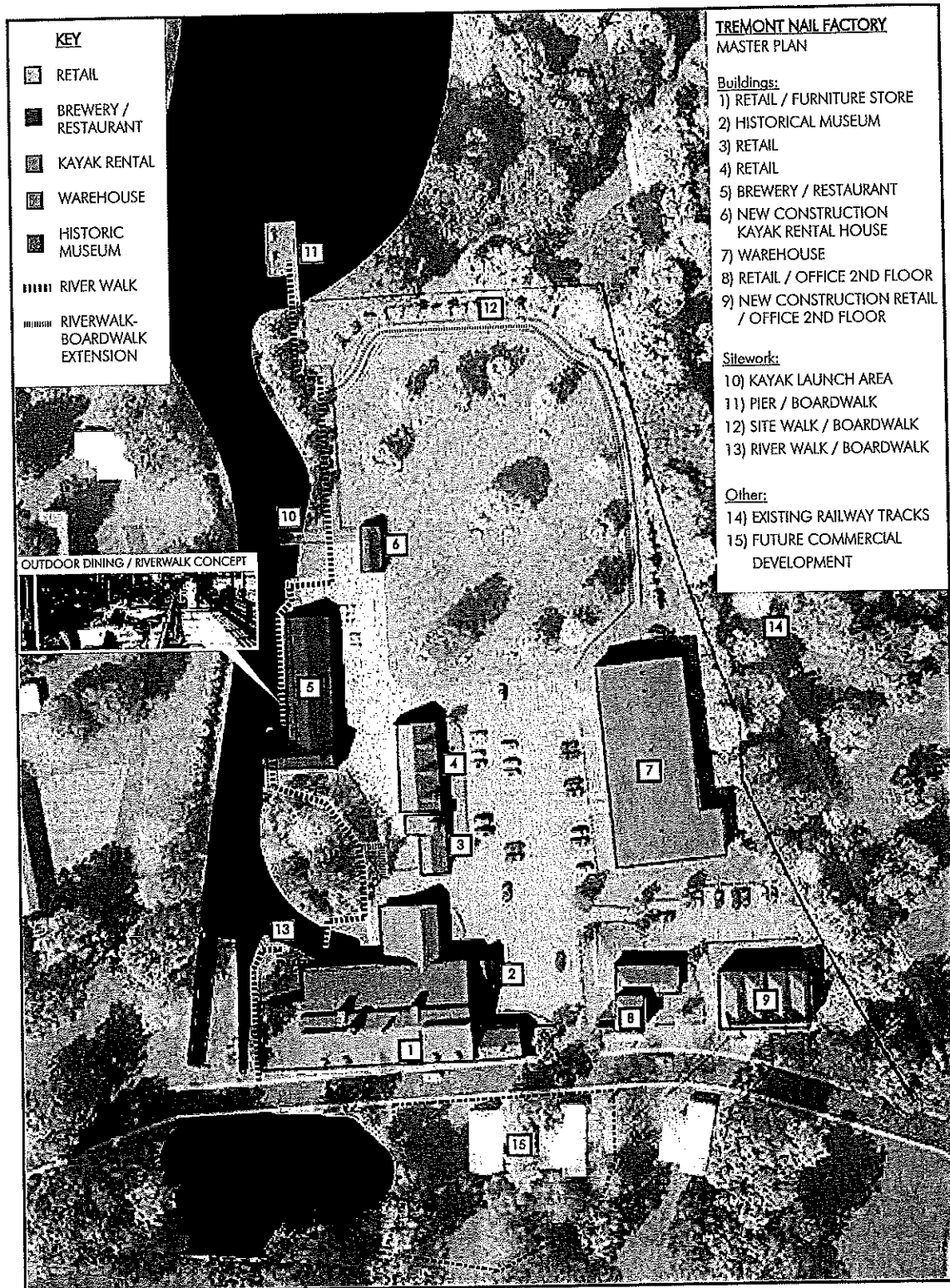
In addition, the creation of green space in the wooded area on the south of the lot, will serve as an event venue with additional trails leading to the waterfront for both patrons and the community to enjoy.

Staying true to New England architecture, dormers as well as large storefront windows have been added to bring natural light into the new spaces. These lines stay consistent on the buildings and carry through on the Tremont nail factory as well as the brewery buildings.

Around the perimeter is a hiking trail which winds through the natural landscape and concludes at the dock which protrudes out into the river where people can fish or launch kayaks to continue their exploration further down river.

## APPROACH & VISION: PROPOSED RENDERINGS (CONTINUED)

We have taken the time to create renderings to help you understand the depth of our vision:



## PROPOSED MILESTONE SCHEDULE

This development is a collaborative approach that will be expanded upon in the next phase of this partnership. Bentley has identified the following milestones outlined below. At each phase, we will work with the town to expand on schedule and provide deliverables as needed.

TASK/ACTIVITY	TARGET DATE
RFP Submission	1/27/21
Developer Selection	
Conceptual Planning Approval	
Town & State Approvals	
Construction Phase	
Leasing Phase	
Certificates of Occupancy – by location	

**NOTE:**

All dates are preliminary and subject to change based on input from project team



03

# PROJECT TEAM EXPERIENCE

# PROJECT TEAM EXPERIENCE OVERVIEW

With over 200 years of combined construction and design expertise, our companies continue to expand. Our firms specialize in multiple project delivery methods including Design Build, 3-D Modeling, Structure Analysis, Construction Management, Lump Sum General Contracting, Estimating Services, and Development. We offer full service construction solutions with innovative thought processes, which set ourselves apart from our competition through extensive senior management involvement and handpicked staffing to suit each project specific needs.

## SERVICES PROVIDED

- OPM
- Construction management
- Estimating Services
- General Contractor
- Development Services
- 3D Modeling
- Design Build
- Luxury Home Division
- Structure Analysis

## REGIONAL WORK

- Arizona
- Illinois
- Massachusetts
- New Jersey
- Ohio
- Tennessee
- Washington DC
- Connecticut
- Indiana
- Michigan
- New York
- Pennsylvania
- Texas
- West Virginia
- Florida
- Maine
- Minnesota
- North Carolina
- Rhode Island
- Virginia
- Georgia
- Maryland
- New Hampshire
- Oklahoma
- South Carolina
- Vermont

## CERTIFICATIONS

- OSHA 30
- EM 385-1.1
- US Army Corps of Engineers
- CT DAS Certified
- First Aid & CPR
- MA DCAM Certified

## LICENSES

- Boston Builders License
- MA CSL
- SC & FL Unrestricted
- Class A, B & C
- AMTRAK
- Building Licenses
- State of RI CR-35 Historical Building
- Quincy Builders License

# RELEVANT PROJECT EXPERIENCE

BENTLEY  
COMPANIES



## FAIRFIELD INN & SUITES BY MARIOTT

South Kingstown, RI

This new development consists of a 68,000 square foot, 110 room Fairfield Inn & Suites Hotel as well as additional retail buildings and restaurant/bank pad sites. Bldg #3 which was recently completed along with the Hotel, consists of 7,000 sq ft retail space, anchored by Starbucks Coffee

*Project Reference: Dennis DiPrete, 401-943-1000*

## HUCKS FILLING STATION

Warwick, RI

Renovation of existing 1000ft<sup>2</sup> service station to create a charming full service restaurant and bar. With Operable overhead doors paying homage to its service station roots, this small restaurant opens up to a large patio with outdoor seating with gas fed fire pits providing additional seating as well as adding to the ambiance of historic Post Road. The building was designed to accommodate future expansion to the roof for views of East Greenwich Bay.

*Project Reference: Jeffrey Quinlan, 401-573-5452*



## PIER MARKET PLACE

Narragansett, RI

Renovations and redevelopment to village type development to accommodate retail, office and professional use. This reinvigorated the downtown atmosphere of the historic Narragansett Bay. It allowed for increased traffic both for local businesses as well as residential occupancy for summer and winter months.

*Project Reference: Drew Bourne, 401-640-6512*



# RELEVANT PROJECT EXPERIENCE

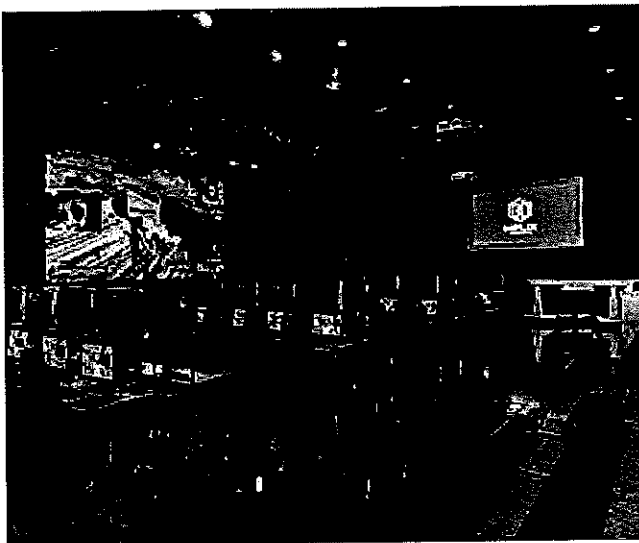
DENNIS COLWELL  
ARCHITECTS

## GREAT ISLAND PLAZA\*

West Yarmouth, MA

This multi-building development houses seven to nine (7-9) retail tenants, which DC designed to be vanilla boxes for future retail tenants. The project is set into a historic area of West Yarmouth. The building utilities design features to emphasize "Cape Cod" imagery.

*\*still in development*



## HELIX eSPORTS

Foxborough, MA

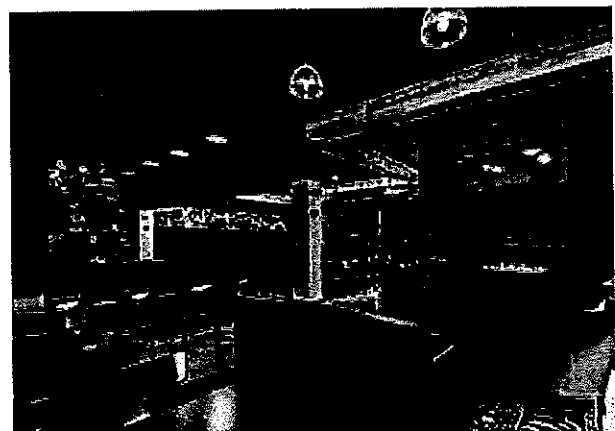
As part of a large complex at Patriots Place in Foxborough, DCA worked with the Kraft Group to help implement their master plan with this project. To Support their Overwatch team and bring a sense of excitement in the new upcoming sport. The project consists of renovating the showcase live theater (+/- 8,500 SF). This renovation results in the new permanent gaming facility of Helix Sports, located at Patriots Place, Foxborough, MA. Renovations primarily consist of the addition of new gaming which requires additional power receptacles.

## WORMTOWN BREWERY

Foxborough, MA

Completed in 2019, the former Battle Road Brewery pop-up space has been completely renovated to encompass the Wormtown vibe. In addition to a new white tile bar, large patio, indoor/outdoor fireplace, and three new murals, Wormtown has also installed a 7bbl brew system that will be fully operational for the start of the year and allow the brewery to offer new and different beers.

*Project Reference: The Kraft Group*



# COMPANY REFERENCES

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**Dennis DiPrete** President

DiPrete Engineering

Two Stafford Court, Cranston, RI 02920

www.diprete-eng.com | ddiprete@diprete-eng.com

T 401-943-1000 | F 401-464-6006

**Project Information:**

Fairfield Commons, Hospitality and Retail, +/- 75,000 sf

**Randy S. Kass** CPA

Kass & Associates, LTD

90 Ship Street Providence, RI 02903

randy@kassassociates.com

T 401-621-9400 | F 508-796-1648

**David Sweet** Chief Operations Officer

Pannone Lopes Devereaux & O'Gara LLC

1301 Atwood Ave., Suite 215 N, Johnston, RI 02919

www.pldolaw.com | dsweet@pldw.com

T 401-824-5100 | F 401-824-5123

**Project Information:**

Pannone Lopes Devereaux & O'Gara LLC, Law Office Reno., 21,000 sf

*Additional references available upon request.*

# FINANCIAL STRENGTH REFERENCES

## **KASS & ASSOCIATES, LTD**

CERTIFIED PUBLIC ACCOUNTANTS

Randy S. Kass, CPA

Harold E. LeBonte, CPA

Member:

American Institute of CPA's  
Rhode Island Society of CPA's  
National Association of  
Certified Valuation Analysts

**Re: Bentley Companies RFP for the Town of Wareham - Tremont Nail Factory**  
To the Stockholders of Bentley Companies & The Town Administrator of Wareham:

We currently complete and provide reviewed financial statements annually for the Bentley Companies. Bentley has strong financial capabilities and the means to complete this project for the town as proposed. At your request we can provide full AIA 305 Qualification Statements as needed to depict the financial capabilities.

Should you have any questions or wish to discuss in more detail, please feel free to reach out to me directly as needed.

*Kass & Associates, Ltd*

Providence, RI  
January 21, 2021

## FINANCIAL STRENGTH REFERENCES (CONTINUED)



January 25, 2021

Town of Wareham  
Town Administrator  
Memorial Town Hall  
54 Marion Rd  
Wareham, MA 02571

Re: Bentley Builders, LLC  
20 Centerville Road  
Warwick, RI

To Whom It May Concern:

We have been asked by Bentley Builders, LLC to provide a reference letter to you.

We acknowledge and confirm that Berkley Surety, through its affiliate Berkley Insurance Company, provides surety credit to Bentley Builders, LLC. Berkley Insurance Company has an A.M. Best rating of "A+" (Superior) and a financial size of XV.

We acknowledge and confirm that Berkley Surety has formed a relationship with Bentley Builders, LLC to provide surety credit. We will consider typical single bond requests in the amount of \$25,000,000 and with an aggregate backlog totaling \$75,000,000. Individual bonds above the limits will be considered on the merits at the time of request.

We are confident with management's ability to perform and manage their work. We recommend Bentley Builders, LLC for your consideration.

***The issuance of surety credit is a matter between the principal and surety and conditioned upon the principal continuing to satisfy underwriting conditions at the time of a bond request. We assume no responsibility or liability to you or any other third party should we decline to issue bonds.***

Respectfully,

Russell C. Corner II  
Vice President  
Starkweather & Shepley Insurance Brokerage, Inc.  
rcorner@starshep.com  
60 Catamore Boulevard  
East Providence, RI 02914  
401-435-3600 x1318

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# APPENDICES/ REQUIRED FORMS

# APPENDICES/REQUIRED FORMS: QUALIFICATIONS SUMMARY FORM

WRA RFP for Real Estate Development Services

## 9.0 FORMS AND APPENDICES

Please fill out the following form and submit with proposal.

QUALIFICATIONS SUMMARY FORM						
CORPORATE INFORMATION						
NAME OF FIRM	Bentley Companies					
LOCATION HQ	Street	20 Canterbury Rd, Ste 2				
	City State Zip	Warwick, RI 02886				
	Phone	401-295-2022	Website www.BentleyCompanies.com			
MA LOCATION <i>If different</i>	Street	132 Central St, Ste 205				
	City State Zip	Foxborough, MA 02035				
	Phone	401-295-2022				
ORGANIZATION	Corporation	Partnership	<input checked="" type="checkbox"/> LLC	Sole Proprietorship		
YEARS IN BUSINESS	6.5 years, established 7/2014					
SERVICES	Development	Master planning	Entitlements	Property management	Investment	
	X	X	X	X	X	
LEADERSHIP						
	CEO	Paul Tierney (President, Principal)				
	CFO	Jason Pannone (Vice President, Principal)				
	VP, Area	Adam Bernier (Vice President of Construction, Principal) David Lannville (Director of Finance)				
	VP, Area					
	VP, Area					
NUMBER OF EMPLOYEES	102	NUMBER IN MASSACHUSETTS 12				
REAL ESTATE EXPERIENCE						
TYPE OF PROJECT	Use	SF	Own	Lease	Office	Retail
	Residential					
	Commercial	See attached relevant experience for All				
	Industrial					
	Mixed Use					
BUILT					Built	Managed
	Residential					
	Commercial					
	Industrial					
	Mixed Use					
TEAMING EXPERIENCE						
	PPP					
	Partnership					
	Joint Venture					

## APPENDICES/REQUIRED FORMS: DESCRIPTION OF APPLICANT BUSINESS/ORGANIZATION

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WRA RFP for Real Estate Development Services

### Appendix A

#### DESCRIPTION OF APPLICANT BUSINESS/ORGANIZATION

Check appropriate box(es):

The named organizational entity submitting this proposal is:

☒ Corporation    ☐ Partnership    ☐ Proprietorship

☐ Minority Owned    ☐ Woman Owned

#### SIGNATURES:

This page must be signed by a(n) individual(s) with authority to commit the proposing entity to a binding agreement.  
Corporations must attach required certification:

COMPANY NAME: Bentley Builders LLC

AUTHORIZED SIGNATURE: 

PRINT NAME OF AUTHORIZED OFFICIAL: Jason E Pannone

ADDRESS: 20 Centerville Rd, Ste 2, Warwick, RI 02885

TELEPHONE #: 401-295-2022    FAX NUMBER: \_\_\_\_\_    EMAIL: jpannone@BentleyCompanies.com

DATE: 1/25/2021

FEDERAL TAX ID #: 47-1439249

DUNS #: 079522114

*If a corporation, a notarized attestation of the signature(s) is required, or in the case of corporate seal affixed, that the signature is the signature of an officer authorized to bind the corporation to a contractual agreement.*

## STATE TAXES CERTIFICATION CLAUSE

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WRA RFP for Real Estate Development Services

Appendix B

### STATE TAXES CERTIFICATION CLAUSE

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes under law.

*Brewster Builders LLC*

*James Pannunzi*

By: 

Corporate Officer

\* Signature of individual or

Corporate Name (Mandatory)

(Mandatory, if applicable)

47-1439249

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Federal Identification Tax ID

\* Approval of a contract or other agreement will not be granted unless the applicant signs this certification clause.

\*\* This request is made under the authority of Mass. G.L. 62C s. 49A.



## APPENDICES/REQUIRED FORMS: HOLD HARMLESS AND INDEMNITY CLAUSE

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WRA RFP for Real Estate Development Services

Appendix C

### HOLD HARMLESS AND INDEMNITY CLAUSE

Bentley Building LLC, its officers and members all,  
Legal Name of Proposer's Business Entity

through the signing of this document by an authorized party or agent, indemnify, hold harmless and defend the Town of Wareham and its agents and employees from all suits and actions, including attorneys' fees and all costs of litigations and judgment of every name and description brought against the Town as a result of loss, damage or injury to person or property by reason of any act by Bentley Building LLC, its agents, servants or employees.

Legal Name of Proposer's Business Entity

 \_\_\_\_\_ Authorized Signature

Jason E Pannone, Principal

\_\_\_\_\_  
Name and Title (Print or Type)

1/25/2021

\_\_\_\_\_  
Date



Corporate Seal

APPENDICES/REQUIRED FORMS: CERTIFICATE OF NON-COLLUSION

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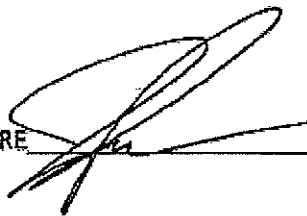
WRA RFP for Real Estate Development Services

Appendix D

**CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

FIRM Bentley Builders LLC

SIGNATURE 

ADDRESS 20 Centerville Rd, Ste 2

NAME (print) Jason E Pannone

Warwick, RI 02886

TITLE Principal

TELEPHONE 401-578-6063

DATE 1/25/2021

**Corporate Seal**



# MASTER DEVELOPER RFP – PROPOSAL EVALUATION

Proposer: Bentley Companies, LLC

## 1. Understanding of the Town's Vision for the Site

Considerations: 1. Does the vision and strategy for providing master planning and development for Tremont Nail factory reflect a good understanding of the project requirements, opportunities, scope, complexity and challenges? 2. How does the firm perceive the role of the WRA? 3. Is the preliminary analysis provided reasonable and responsible; are the assumptions that analysis is based on accurate? 4. What are the advantages and disadvantages of the proposed financial sourcing and the offered planning and management strategy? 5. Do the similar projects cited demonstrate skill and success at seeing a project of Tremont Nail scale and complexity through to completion? 6. Has the firm been successful at planning and executing on a project of Tremont Nail Factory's scope? 7. Are the roles the firm is assigning for management of this work appropriate to the requirements? 8. Do the key personnel proposed for those roles have the experience and expertise to be successful? 9. Does the proposed commitment for key personnel seem adequate?

- **Highly Advantageous** – The proposal reflects a clear understanding and commitment to the aspirations of the Town relative to the site and district. Most of the concepts included by the Town in the Vision and previous study are clearly and specifically addressed.
- **Advantageous** – The proposal reflects a clear understanding and commitment to the Vision. A few of the concepts in the Vision are addressed.
- **Not Advantageous** – The proposal does not reflect a clear understanding and commitment to the Vision. Few if any of the concepts raised are addressed.
- **Not Acceptable** – The proposal runs contrary to the aspirations of the Town for the site.

## 2. Project Experience and Qualifications of the Development Team

- **Highly Advantageous** – The qualifications of the development team demonstrate the highest level of project development expertise. The team shows more than **three (3)** projects completed in the last **five (5)** years that show numerous similar elements and scale. References for the Development Team are all excellent.
- **Advantageous** – The qualifications of the development team demonstrate a reasonable level of project development expertise. The team shows at least **three (3)** projects completed in the last **five (5)** years that show some similar elements and scale. All references for the Development Team are good.
- **Not Advantageous** – The qualifications of the development team demonstrate a modest or low level of project development expertise. The team shows fewer than **three (3)** projects completed in the last **five (5)** years that show some similar elements and scale. Not all references for the Development Team are good.
- **Not Acceptable** – The qualifications of the development team do not demonstrate a reasonable level of project development expertise. The team shows fewer than **three (3)** projects completed across its entire history that show some similar elements and scale. Or, one or more of the references is poor.

### 3. Capacity of the Development Team

- **Highly Advantageous** – The proposed development team, including the Core Team, has over **ten (10) years** of experience in all Project Management positions (e.g., Developer, Architect, Engineer, Landscape Architect). Project approach narrative and reference checks clearly demonstrate the entirety of the team will provide a high level of time commitment and expertise to the project.
- **Advantageous** – The proposed development team, including the Core Team, brings over **five (5) years** of experience in all Project Management positions (e.g., Developer, Architect, Engineer, Landscape Architect). Project approach narrative and reference checks clearly demonstrate the entirety of the team will provide satisfactory time commitment and expertise to the project.
- **Not Advantageous** – The proposed development team, including the Core Design Team, cannot provide **less than five (5) years** of experience in all Project Management positions (e.g., Developer, Architect, Engineer, Landscape Architect). Project approach narrative does not clearly demonstrate the entirety of the team will provide a high level of time commitment and expertise to the project and references suggest a pattern of difficulty in this area.
- **Not Acceptable** – Project approach narrative suggests the applicant does not understand the expertise or time commitment required. One or more references are poor.

### 4. Financial Plan

- **Highly Advantageous** – The Financial Plan presents a clear proposal for financing the project with a high level of certainty of success. When viewed in the full context of the proposal, the terms are financially highly advantageous to the Town.
- **Advantageous** – The Financial Plan presents a clear proposal for financing the project with a reasonable level of certainty of success. When viewed in the full context of the proposal, the terms are financially advantageous to the Town.
- **Not Advantageous** – The Financial Plan does not present a clear proposal for financing the project and a reasonable level of certainty of success does not exist. When viewed in the full context of the proposal, the terms are not financially advantageous to the Town.
- **Not Acceptable** – The Financial Plan is confusing, vague, or inaccurate.