



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

Contact:

Jason Pannone | 401-578-6063

Benjamin Hyman | 401-536-4806

www.BentleyCompanies.com

WAREHAM REDEVELOPMENT AUTHORITY REQUEST FOR PROPOSALS

Real Estate Development Services
TREMONT NAIL FACTORY

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

GOVERNMENT

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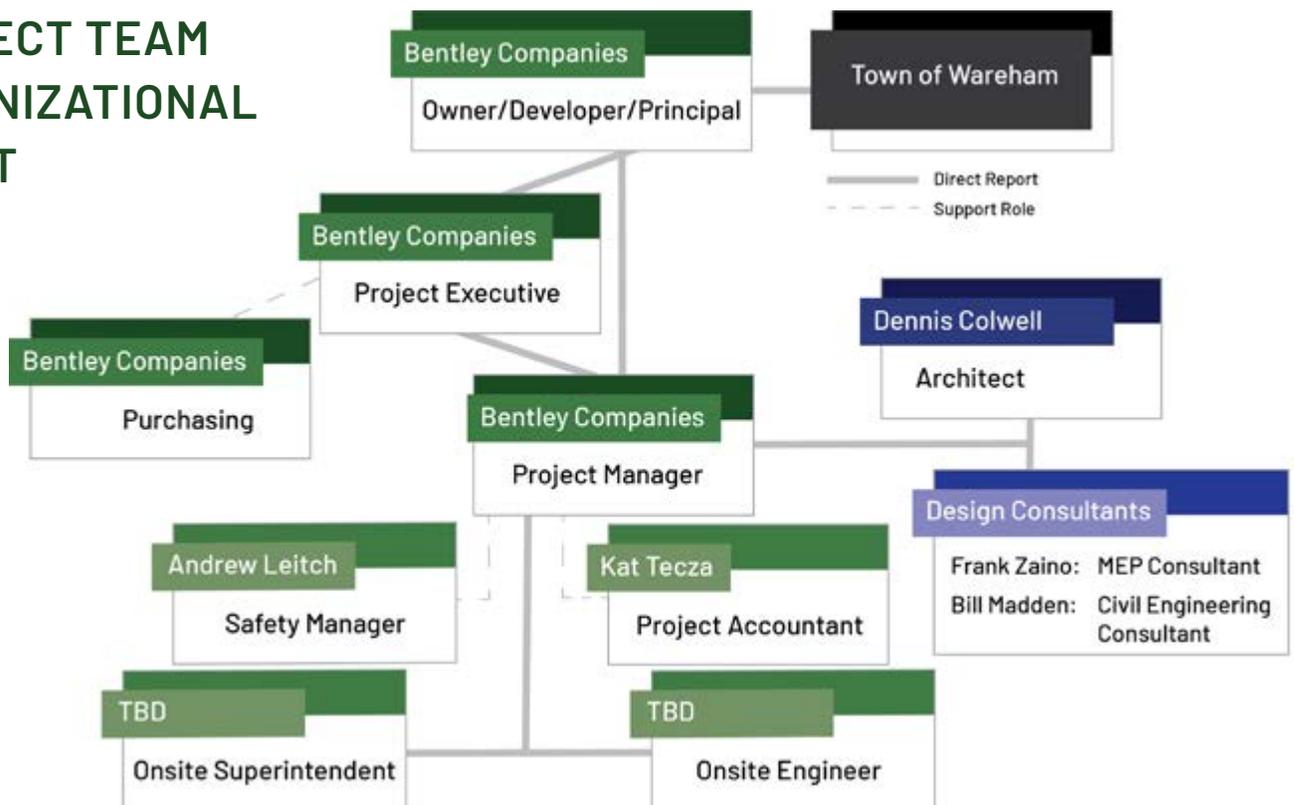
01

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

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

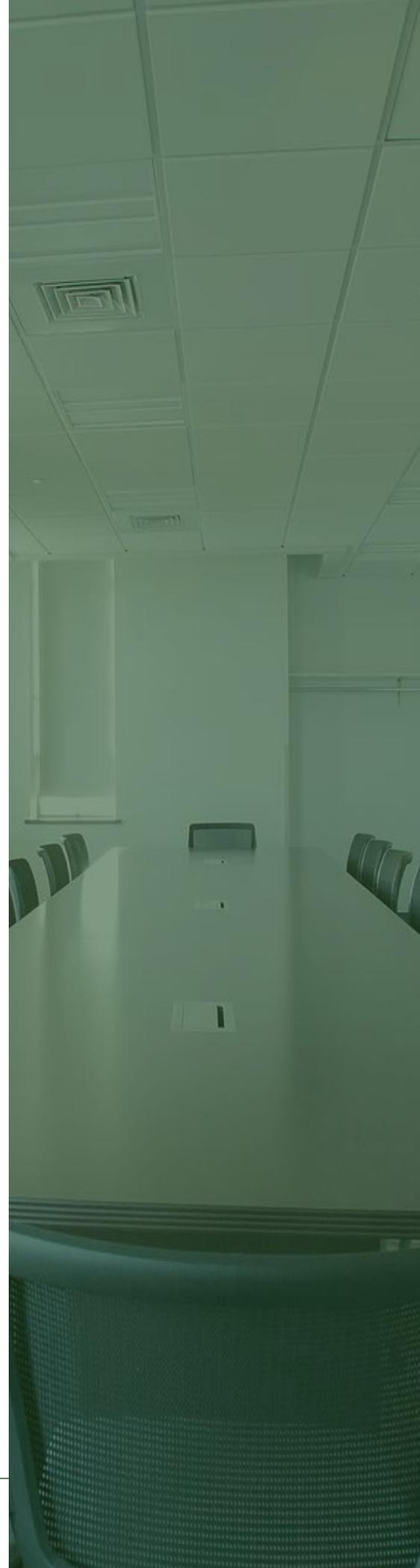
Mr. Bernier brings over 20 years of construction industry experience to the Bentley Builders team. He manages and expedites schedules daily to ensure construction is completed and that it meets quality standards in a timely and cost-effective basis.



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.





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.

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 it's 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.

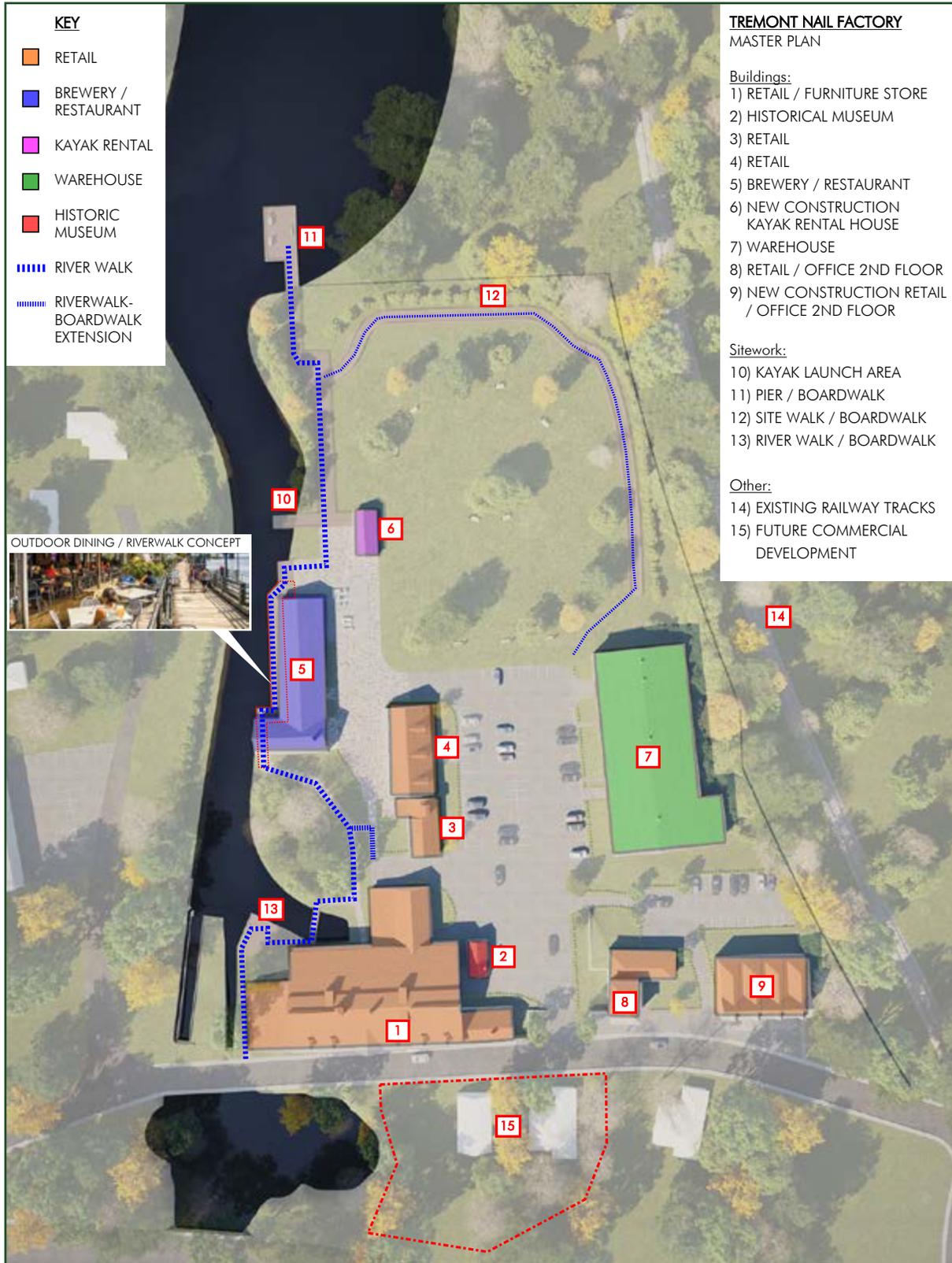
We envision and propose the addition of a local brewery, refurbishing the existing old Tremont Nail Facility building to have open storefront glass along Elm St., encouraging local artisans to manufacture, display and sell their goods with optimal visibility as well as the addition of professional office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

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 Bulding
- Quincy Builders License



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 1000ft² 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

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

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



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,

A handwritten signature in blue ink, appearing to read 'Russell C. Corner II'.

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

04

APPENDICES/ REQUIRED FORMS



"You cannot get through a single day without having an impact on the world around you. What you do makes a difference, and you have to decide what kind of difference you want to make."
- Jane Goodall

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 Centerville Rd, Ste 2				
	City State Zip	Warwick, RI 02886				
	Phone	401-295-2022	Website www.BentleyCompanies.com			
MA LOCATION if different	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 Lanneville (Director of Finance)				
	VP, Area					
	VP, Area					
NUMBER OF EMPLOYEES	102	NUMBER IN MASSACHUSETTS 12				
REAL ESTATE EXPERIENCE						
TYPE OF PROJECT	<i>Use</i>	<i>SF</i>	<i>Own</i>	<i>Lease</i>	<i>Office</i>	<i>Retail</i>
	Residential					
	Commercial	See attached relevant experience for All				
	Industrial					
	Mixed Use					
BUILT					<i>Built</i>	<i>Managed</i>
	Residential					
	Commercial					
	Industrial					
	Mixed Use					
TEAMING EXPERIENCE						
	PPP					
	Partnership					
	Joint Venture					

APPENDICES/REQUIRED FORMS: DESCRIPTION OF APPLICANT BUSINESS/ORGANIZATION

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 02886

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

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
JASON PENNING

* Signature of individual or
Corporate Name (Mandatory)

By: _____
Corporate Officer
(Mandatory, if applicable)

47-1439249

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. 49.A.

APPENDICES/REQUIRED FORMS: HOLD HARMLESS AND INDEMNITY CLAUSE

WRA RFP for Real Estate Development Services

Appendix C

HOLD HARMLESS AND INDEMNITY CLAUSE

BENTLEY BULOGAS 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 BULOGAS 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

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

