MEDICAL MARIJUANA

Turnkey Solutions for cultivating and dispensing in New England

REAL ESTATE AND DEVELOPMENT
ARCHITECTURE, PLANNING AND DESIGN
SYSTEMS DESIGN AND ENGINEERING
CONSTRUCTION MANAGEMENT
MEET THE TEAM

INTEGRATED TEAM APPROACH

What sets someone apart in the medical marijuana industry? The answer is experience. And not just in one aspect of the operation...the true value comes with all encompassing experience. Through multiple projects and our combined successes and failures, these entities have cumulative knowledge that is hard to find in this relatively new industry. By forming this collaborative, we have been able to establish New England’s first fully integrated team for project delivery for cultivation and dispensary facilities. It’s a team designed to get you from concept to cash in the most efficient manner possible.

Each firm brings something vital to the table. Our integrated approach with clear roles and responsibilities targets the timely completion of critical project milestones and therefore get’s your RMD to market faster and more economically. The difference is experience, and with such a substantial investment and profit potential, can you really afford to turn crucial decisions that affect entire crops into a game of chance?

Quarry Dock Partners

Real Estate
Our site selection services offer the ability to identify optimal site locations. Selection factors include travel distance, utilities and services, municipal ordinances and site security.

Project Permitting
Our permitting services support regulatory compliance and get you over the hurdles of local municipal approvals. We provide site feasibility studies, design review, presentation, and support for compliance documentation.

Architecture
Our expert services assist with facility design, space planning and layout. We specify, coordinate and install state of the art cultivation equipment. Our services for retail operations include dispensary design, interior design, product merchandising, fixture design and display lighting. We provide coordinated security and access control for a safe and controlled dispensary environment.

Engineering
Our team provides full service systems engineering. We calculate every item that is vital to a successful grow operation and consult on specialized equipment, utilities, and systems, including lighting and climate/humidity control. Other items include back-up power, air filtration, refrigeration options, Co2, exhaust, and more.

Construction
Our turnkey approach to project delivery incorporates full construction services. We provide pre-construction services including estimating and procurement planning with industry trade partnerships to provide full facility build outs, equipped and ready for operation. Constant cost evaluations allow ultimate control for clients making crucial cost/benefit decisions.
There are certain steps that need to be taken to achieve success in the MA Medical Marijuana market. Our team can guide you through all of them. We also have the ability to come in at any stage and hit the ground running. No matter where you are in the process, our team is a valuable asset to have. We are currently assisting clients in the greater New England region with the design, engineering and construction of world-class cultivation and dispensary facilities. Our integrated team will work with you to build the facilities needed to transform your concept into a profitable business enterprise.

**CONDITIONS OF SATISFACTION**
- Business Plan
- Grow Plan
- Specialized Equipment
- Operational Narrative
- Budget/Scope
- Schedule
- Branding
- Medical vs. Opportunistic

**SITE/PERMITTING/APPROVALS**
- Police/Security
- Town Council
- Conservation Commission
- Planning Board
- Development Impact Review Board
- Deed Restrictions
- Zoning/Special Permitting
- DPH

**CONSTRUCTION DOCUMENTS**
- Building Layout & Cost Estimates
- Systems
- Utilities
- Furniture, Fixtures & Equipment
- Security
- Specialized Equipment
- DPH Plan Review & Final Certification

**OPERATIONAL FACILITY**
- Construction Management Coordination
- Assembly
- Testing
- Commissioning
- Certificate of Occupancy
- Security
- DPH Final Certification
- Set-Up
- Planting
- Training
One of the greatest advantages of enlisting the services of our team is that we'll help you determine how you are going to approach all the crucial pieces of your facility and your operation. Together, we'll investigate each and every item and help you make a decision based on logical cost/benefit analysis and explore all options. The goal is to create the **RIGHT SIZE** facility and operate an optimum efficiency.

**Our professional services address the following critical items to create a profitable operation**

- Business Planning & Competitive Strategy
- Customer Base Analysis
- Site Assessments
- Regulatory Compliance & Approvals
- Cultivation Design
- Dispensary Design
- Utility Service/Backup
- Scheduling/Tracking
- Water Management
- Mold Mitigation
- Security/Access Control
- Lighting Equipment
- HVAC Equipment
- Extraction Labs
- Air Filtration
- Dehumidification
- Decontamination
- Vertical Farming
- CO2
- Waste

**And much more...**
Each project comes with its own set of challenges. Whether the hurdle is adequate power supply, environmental issues, or municipal speed bumps, our team has probably dealt with it. Here are some of the New England projects that our team members have been an integral part of.

**MassMedicum Corp Cultivation & Dispensary Facility**

**ABOUT THE CLIENT**
MassMedicum Corp was awarded 1 of the first 15 provisional Registered Marijuana Dispensary licenses in Massachusetts. MassMedicum has received approval to construct a retail dispensary in Taunton, MA and is proceeding with the buildout of cultivation and processing facilities in Holbrook, MA. They have an estimated opening in Spring 2016.

**ABOUT THE PROJECT**
*Approx. 32,000 square feet of cultivation

*Where tasked with increasing grow production, reducing operating costs, reducing crop failures, and securing dispensary permits within a challenging MA municipality.

*Met those challenges by doubling veg. room capacity to increase overall production

*Proposed high efficiency lighting with significantly lower operating costs.

Introduced water recycling to save thousands on the RO water system.

*State of the art environmental controls and innovative mold resistant materials.

*Worked with local leaders and successfully obtained municipal approvals/permits.
New England Treatment Access (NETA) Cultivation & 2 Dispensary Facilities

ABOUT THE CLIENT
New England Treatment Access is the first medical marijuana dispensary to open in Western Massachusetts. After being awarded (2) of the first 15 provisional licenses, they have set up cultivation operations in Franklin, MA and retail dispensaries that operate out of Northampton, MA and Brookline, MA.

ABOUT THE PROJECT
* Approx. 62,000 square feet of cultivation.
* State-of-the-art cultivation operation with, air shower, lab-grade production environment and built-in expansion potential.
* Compartmentalized cultivation and real-time environmental monitoring.
* 2 High-end dispensary retail locations.
* Top level security features for all 3 locations.
* Controlled access throughout all facilities
* Live check-in
* RFID enables employee access with biometric controls at key points.
* 100+ HD security Cameras
* Full scale commercial kitchen for Lozenges, gel caps, tinctures, baked goods and more
Prime Wellness of Connecticut Dispensary Facilities

ABOUT THE CLIENT
Prime Wellness of Connecticut, LLC is Connecticut’s first medical marijuana dispensary. Prime Wellness is one of six dispensaries in the state approved for a license by the state Department of Consumer Protection.

ABOUT THE PROJECT
*Provided MEP/FP engineering design services for the renovation of an existing office space into a full service medical marijuana dispensary facility.

*Facility was designed similar to that of a pharmacy or other medical facility.

*Team worked to provide proper security measures, project coordination, and follow all rules and regulations regarding medical marijuana dispensaries according to the Department of Consumer Protection.

*Renovations also included upgrades to the HVAC system, power and lighting, IT systems, cash POS (point of sale) integration, emergency power back up, as well as solar PV renewables.
We want to meet your team and discuss your project. Our team offers free needs assessment meetings and site visits to learn more about your needs and wants and offer advice on the best way forward.

If you would like to schedule an intro meeting please contact us.

Contact
Nadeau Corporation
Sean Lamontagne
Dir. Of Business Development
774.274.3822 (Cell)
sl@nadeaucorp.com
727 Washington St.
Attleboro, MA 02703