



In the past decade, The Dubai Group has been a regional site/civil engineering leader in the inclusionary housing industry, involved with over **1,000** multifamily housing units in New Hampshire, of which **600** of those units having various forms of affordable and/or inclusionary performance restrictions. Many projects included close coordination with and support by the State as well as Housing Agencies involving HUD and/or **NHHFA** (New Hampshire Housing Finance Authority) and other oversight entities.

Recent Workforce or affordable inclusionary component housing related projects designed and permitted by The Dubai Group, Inc. include:

- Wallace Farm Londonderry – 240 apartments
- Sanborn Crossing Londonderry – 105 apartments
- Friars Court Hudson – 81 apartments
- Gateway Green Windham – 31 townhomes
- Cricket Ridge Windham – 12 homes
- Grand Central Manchester – 77 apartments
- Del Ray Place Windham – 26 townhomes



Field-To-Finish Services Provided by The Dubai Group, Inc. are truly comprehensive, including: Land Surveying, subdivision, ALTA, Zoning Due Diligence, ZBA Variances, Planning Board permitting, hearings and presentations at all Board levels, all municipal levels, abutter coordination, court support when needed, NHDES permitting including AOT, wetlands, sewer/water permitting, full site/civil design, utilities and drainage design, cut/fill balancing, zoning and drainage studies, bonding, lighting/landscape design, fiscal reporting support, certifications, assistance with legal support process, virtual reality site and building 3d renderings, construction phase services, layouts/certs, value engineering, shop drawing and change reviews, swppp inspections, as-builts. Our staff of professionals works closely with the developer/applicant, architect, financial partners, attorneys, owners, municipal and State officials, and other stakeholders to bring the project to successful approvals and completion.



Karl Dubay, PE

Curriculum Vitae

Contact

President, The Dubai Group, Inc.

136 Harvey Rd Bldg B101
Londonderry, NH 03053

603-247-8766 (direct)
karl@thedubaygroup.com

Licensure

Professional Civil Engineer 1995-current - NH License #9006
Professional Civil Engineer VT/MA/ME (Licensures 1992 through 2021)

Education

Bachelor of Science, Civil Engineering, UMaine, Dean's List, 1982-1988
MBA, Suffolk University Boston, Entrepreneurship & Leadership, 1989-1994
Engineering & Construction Mgt Continuing Ed Courses, 1995-current
Minor in Music Performance, UMaine, 1982-1986
Internships with various Engineering & Surveying firms in MA, 1984-1988

Experience

35 years of direct experience in site development and infrastructure projects.

President	The Dubai Group, Inc.	Londonderry, NH	2009-current
Sr Project Mgr	MHF Design Consultants, Inc.	Salem, NH	2001-2009
Vice President	TFMoran Inc.	Bedford, NH	1995-2001
Project Engineer	Frederic R. Harris Inc./DMJM/AECOM	Boston, MA	1988-1995

Company Profile

The Dubai Group, Inc. – President of one of the region's leading full-service land development consultants. Includes Land Planning, Surveying, Civil Engineering, and Landscape Architecture. Projects include large scale multi-family complexes, mixed-use sites, retail, hospitality, office, subdivisions, roadways, warehouses and distribution centers, conservation subdivisions, parks, restaurants, city block development, townhouses, elderly housing, affordable housing, industrial/commercial facilities, and master planning. Work includes all forms of site surveying utilizing the latest in high precision GPS, robotic, and drone technologies, ALTA work, construction layout and as-builts. Engineering includes drainage, septic, sewer, site development plans, subdivisions and multi-phase developments, drainage and sewer studies and modeling, Municipal and State site permitting including ZBA, planning boards, commissions, coordination of committee work as well as NHDES AOT/wetlands and NHDOT work, all for of a wide range of projects. Planning and Landscape Architecture includes zoning analysis, fiscal studies, master planning, landscape design, graphics, renderings, modeling.

(MHF & Moran) Engineering & Project Management of all aspects of site development in NH and MA, similar to current experience.
(Harris) Resident Engineer Squantum Ferry Terminal, Suffolk Downs transportation facilities. Project Engineer on commuter rail and mbta orange & silver line projects, Conley shipping terminal, and central artery project surface design along Atlantic Avenue.

Awards, Organizations, & Activities

Founding Member & Board Director, Windham Academy STEM Charter School, 2015-2022 • Volunteer of the Year Award, Salem Area Chamber of Commerce, 2016 • Board of Directors, Salem Area Chamber of Commerce, 2013-17 • Presidents Circle Board of Education NH Award, 2014 • Business Pillar Award, Salem Area Chamber of Commerce, 2012 • Co-Chair, Windham Economic Development Committee, 2008-2011 • Executive Board, MA Society of Professional Engineers, Metro Chapter, 1989-93 • Engineering Young Associates National Award, FRHarris Inc. Boston, 1992 • 1st Place Student Speaker NHDOT Annual Transportation Conference, 1988 • President, UMaine AS Civil Engineers Student Chapter, 1987-88 • FE National Engineering Certification, 1987 • Secretary, Tau Kappa Epsilon Fraternity, 1985 • 1st Place Concerto Competition, Bangor Symphony Orchestra, 1982 • Civil Air Patrol, Birdog Squadron, & Dirigo Search/Rescue, 1977-80 • Volunteer, Civic Organizations (schools, church, ymca, scouts, etc), current • Coordinator, various alfa romeo and car club activities, current • Model Rocketry Program Leader, various schools, current • Musician, various jazz & blues bands, 1980-current

Bro Bono & Charity Work

The Dubai Group has consistently committed to delivering our firm's survey/design/planning/permitting services to a variety of civic/cultural/educational projects, at no charge. These include Historic Searles School & Chapel, Greenway Rail Trail, Windham High School, Windham Academy Charter School, Londonderry YMCA, Griffin Park, Historic Town Center. Our employees also volunteer significantly, from assisted living visits to animal shelter cleanup events to fundraisers and kid's biking recycling. Our firm also contributes heavily to various charities, from substantial sponsorships to confidential assistance to local families in need.