



*City of Bristol
Animal Control Building Committee*

INFORMATION TO ACCESS THIS MEETING

<https://bristolct-gov.zoom.us/j/88266584232?pwd=4ogMBdVQ39ahfMTsgMi5Ag0baOyX1i.1>

Meeting ID: 882 6658 4232

Passcode: 123456

The regular meeting of the Animal Control Building Committee will be held on Thursday, July 17, 2025, at 5:00 PM. in the city council chambers 111 North Main St, Bristol, CT 06010.

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Special Meeting - June 2nd 2025
 - b. Special Meeting - June 18th 2025
4. Review ACO Architect Proposal Submissions and take any action as necessary
 - a. AEPM International, LLC
 - b. Design Learned INC
 - c. Friar Architecture INC
 - d. Rauhaus Freedenfeld Architects
 - e. Silver Petrucelli Associates
5. Review criteria for the Animal Control Facility
6. New Business
7. Old Business
8. Adjournment

PER ORDER OF THE CHAIRPERSON
Lindsey Rivers



City of Bristol
ANIMAL CONTROL BUILDING COMMITTEE
Special Meeting
Monday, June 2nd 2025
111 North Main Street
Bristol, CT 06010

PRESENT:

Lindsey Rivers, Public Works Analyst
Cheryl Thibeault, City Council Member
Raymond Zagurski, Animal Control Officer
Frank Stawski, Commissioner
Jon Mace, Commissioner
David Oakes, Facilities Manager
Matthew Moskowitz, Deputy Chief of Police

ABSENT:

Luis Lorenzo, Maintenance Technician
Christopher Hayden, Commissioner

STAFF PRESENT:

Roger Rousseau, Purchasing Agent

1. **CALL TO ORDER**

Chairperson Lindsey Rivers called the meeting to order at 5:00pm.

2. **DISCUSSION OF THE REQUEST FOR PROPOSALS DEVELOPED TO
SELECT A DESIGN TEAM FOR THE PROJECT AND TAKE ANY ACTION
AS NECESSARY**

a. Draft Request for Proposals

The animal control building committee discussed the Request for Proposals for the animal control facility. There are some final changes to be made such as the budget needs to be updated and the dates in the proposal to be revised. Along with leaving the statements regarding other communities using the Animal Control Facility in the future.

Commissioner Frank Stawski made a motion to accept the Request for Proposals and direct Purchasing Agent Roger Rousseau to move forward with the schedule, seconded by City Council Member Cheryl Thibeault.

Vote: Unanimously Passed

3. **ADJOURNMENT**

City Council Member Cheryl Thibeault made a motion to adjourn, seconded by Commissioner Frank Stawski

Vote: Unanimously Passed

The Animal Control Building Committee special meeting on June 2nd 2025 was hereby adjourned at 5:05 pm.

Jacqueline England

Recording Secretary

DRAFT



City of Bristol
ANIMAL CONTROL BUILDING COMMITTEE
Special Meeting
Wednesday, June 18th 2025
30 Cross Street
Bristol, CT 06010

PRESENT:

Lindsey Rivers, Public Works Analyst
Christopher Hayden, Commissioner
Raymond Zagurski, Animal Control Officer
Frank Stawski, Commissioner
David Oakes, Facilities Manager
Matthew Moskowitz, Deputy Chief of Police

ABSENT:

Luis Lorenzo, Maintenance Technician
Cheryl Thibeault, City Council Member
Jon Mace, Commissioner

STAFF PRESENT:

Roger Rousseau, Purchasing Agent
Raymond Rogozinski, Director of Public Works

1. **CALL TO ORDER**

Chairperson Lindsey Rivers called the meeting to order at 9:02am.

2. **PREBID WALK THROUGH OF 30 CROSS STREET. NO VOTES TO BE TAKEN**

Purchasing agent Roger Rousseau gave an overview of the Animal Control Facility project to the group of architects. He explained what the building committee has done thus far into the project and listed the expectations for the building.

A tour of 30 Cross Street was then given to the architects.

3. **ADJOURNMENT**

Animal Control Officer Raymond Zagurski made a motion to adjourn, seconded by Commissioner Frank Stawski

Vote: Unanimously Passed

The Animal Control Building Committee special meeting on June 18th 2025 was hereby adjourned at 9:43 am.

Jacqueline England
Recording Secretary



**PROPOSAL 2P25-056
ARCHITECTURAL/ENGINEERING SERVICES
RELATIVE TO RENOVATION OF COMMERCIAL BUILDING
TOWARD USE AS MUNICIPAL ANIMAL CONTROL FACILITY**

**Roger D. Rousseau
Purchasing Agent, City of Bristol**

June 27, 2025

June 27, 2025

City of Bristol
Purchasing Department
Roger D. Rousseau
Purchasing Agent
Bristol, CT 06010

RE: Request for Proposal #2P25-056

Dear City of Bristol and Mr. Rousseau,

AEPMI International (AEPMI) is excited about the opportunity to submit our proposal and experience to the City of Bristol for the renovation of a commercial building for the municipal Animal Control Facility. Our experience working on similar projects has enabled us to develop strong working relationships with stakeholders to better understand the complexities of such projects. Our experienced team of Architects, Engineers and consultants strive to understand the complete scope of a project to effectively deliver comprehensive documents. We have developed a highly collaborative project delivery process which includes our in-house staff and outside consultants, who work closely with our clients. Our goal is to provide you with a project that will meet the City of Bristol's needs for the foreseeable future.

In reviewing our proposal, and as a **Minority Business Enterprise**, you will find that AEPMI has specialized experience and expertise to provide the City with the right combination of management and technical services required for this project. **While we have only done one Animal Shelter, we have gone through the State of Connecticut Agriculture Review Process with the Chief States Animal Control Officer and know what is required by the State Guidelines.** In addition, our experience working with Municipalities in creating strong project results within budget guidelines has been the major reason for our ability to work on multiple municipal projects under our On-Call contracts.

Firm Qualifications

In considering AEPMI, please note the following firm projects that AEPMI has worked on with State and Municipal Government Agencies. These include:

- **City of Ansonia, CT**
 - New Senior Center
 - Animal Shelter
- **City of Bridgeport, CT On-Call**
 - Police Annex Building
 - Civil Service Offices
 - City Hall Roof Project
 - Board of Education IT Offices
 - Central High School Kiln Relocation

- **Town of North Branford, CT new Public Works expansion**
- **Town of Beacon Falls**
 - New Senior Center Feasibility Study
 - New Library Feasibility Study
- **Municipal Elderly Housing Projects**
 - City of Shelton CT
 - City of Waterbury, CT
 - Town of Hebron, CT
 - Town of Canton, CT
 - Town of Brookfield, CT
 - Town of Westbrook, CT
 - Town of Litchfield, CT
 - Town of Morris, CT
 - Town of Rocky Hill, CT
- **State of Connecticut MBE On-Call**
 - Housatonic Community College Feasibility Study
 - Southern Connecticut State University Pelz Gym
 - Manchester Community College Dental Clinic
 - National Guard Camp Net Latrines
 - Manchester Community College GPA Offices
 - Eli-Whitney High School Egress Door Project
- **City of New Haven**
 - Armory Building Feasibility Study
 - Days Inn Feasibility Study Transient Living
 - Elm City Communities Housing Evaluations

In addition to our experience working with Municipalities, AEPMI provides our clients with the following :

- Combined practice of architecture and MEP engineering that manages projects to fully understand and coordinate all disciplines. The result is....
 - ✓ Better coordinated documents and reports.
 - ✓ Single point of contact.
 - ✓ Single focus on your project.
- Leadership team that has experience working with public agency clients and is familiar with State and Federal Design, Construction and Sustainability Standards and Guidelines.
- Comprehensive architectural, planning, interior design, bidding, construction support, and building oriented special services for over 17 years.
- With our home office **located less than 40 minutes from Bristol**, we can allocate staff quickly and meet with stakeholders when and where needed.
- Minority Business Enterprise with a diverse staff of over 12 design, construction, licensed professionals, that can provide the immediate and long-term resources needed.

Where VISION Meets DESIGN

- Recognized by community and business organizations for our projects. Experienced Partners with working in the public sector and having served on multiple building committees, we understand the complexities of working within the guidelines of municipalities, budgets and the challenges that can be encountered.
- Proven track record of delivering projects on time, within budget and encompassing the best possible solutions.

Project Understanding

AEPMI fully understands the scope of the project as outlined in the Request for Proposal. The City of Bristol seeks to renovate a commercial building to accommodate a new municipal Animal Control Facility.

AEPMI places extreme emphasis on our Designing Value approach that views our clients' facilities as important, long-term investments. To maximize that return, we dedicate our best and most experienced people, our greatest resource, to providing the design, technical and management skills required to deliver the best possible solutions. To assist you with understanding how we partner with our clients, included herein is our Project Approach/Work Plan that demonstrates the action items that will lead the project to a successful conclusion.

We are the right size firm for your project ... large enough to guarantee a continuity of experienced, competent staffing, yet small enough to assure the continued close personal interest and involvement of our top management and key professional staff who are ready to start your project immediately.

AEPMI understands "buildings", municipal client expectations, and the effort it takes to preserve national and state treasures. Accordingly, we are confident that we can meet or exceed your goals and objectives. We view this project as an exciting, challenging opportunity.

We look forward to an opportunity to introduce our team to you in a more personal manner. Should you have any questions or need further materials or information, please feel free to contact me at my office phone 203-308-0028, my cell phone 203-257-3608 or email to mmarcinek@aepmi.net

Thank you for considering AEPMI.

Sincerely,



Michael S. Marcinek

Principal in Charge



Design & Building Consultants

PROJECT COST
CITY OF BRISTOL
ANIMAL CONTROL FACILITY

Phase I – Initial Investigations	<u>\$ 15,000.00</u>	<u>lump sum</u>
Phase II - Schematic Design	<u>\$ 25,000.00</u>	<u>lump sum</u>
*Phase III – Design Development	<u>\$ 28,000.00</u>	<u>lump sum</u>
*Phase IV – Construction Documents	<u>\$ 78,000.00</u>	<u>lump sum</u>
Phase V – Bid Solicitation	<u>\$ 6,000.00</u>	<u>lump sum</u>
Phase VI – CA	<u>\$ 40,000.00</u>	<u>lump sum</u>
*TOTAL	<u>\$ 192,000.00</u>	

*Energy modeling cost of \$5,000. is included in our Design Development and Construction Document fees.

Where **VISION** meets **DESIGN**



STANDARD HOURLY BILLING RATES
JANUARY 1, 2025 – DECEMBER 31, 2025

<u>CATEGORY</u>	<u>RATE</u>
PRINCIPAL.....	\$225.00
PROJECT ARCHITECT/ENGINEER/DESIGNER.....	\$195.00
PROJECT MANAGER	
ARCHITECT/ENGINEER/DESIGNER.....	\$175.00
PROJECT INTERIOR DESIGNER	
JOB CAPTAIN	
ARCHITECTURAL DESIGNER.....	\$155.00
ENGINEER/DESIGNER	
INTERN ARCHITECT II/ENGINEER II.....	\$145.00
INTERIOR DESIGNER	
INTERN ARCHITECT/ENGINEER	\$135.00
CAD/REVIT OPERATOR.....	\$115.00
INTERN INTERIOR DESIGNER	
ADMINISTRATIVE ASSISTANT.....	\$ 85.00

Hourly charges for legal consultation and/or expert testimony will be 1.5 times the rates noted above. AEPM International reserves the right to adjust these Hourly Rates at the end of each calendar year.

*Where **VISION** Meets **DESIGN***

PROPOSAL PERIOD

Our proposal is valid for sixty (60) days from its date. Should you require us to begin work before executing an agreement, you agree that the terms herein will serve as the contract in force between us, subject to amendment when the agreement is executed. Our Fee and Hourly Rate Schedule are subject to adjustment in the event this Proposal is accepted subsequent to the sixty (60) day period set forth above.

CHANGE OF SCOPE

Our fee is subject to adjustment if the scope of services described herein is changed either prior or subsequent to the approval of this proposal. In the event that you request services that are outside the scope of this proposal, we shall submit to you an Additional Service Request (ASR) prior to performing those services in which we shall identify the scope of those additional services and their cost to you.

ADDITIONAL SERVICES

Additional Services are services beyond those Basic Services indicated in this proposal and include revisions due to adjustments in the project scope, quality, complexity, schedule, or budget or other Owner request. Additional Services provided by us will be billed at our standard hourly rates; those of our consultants will be billed at our cost plus 15%. If you request us to proceed with Additional Services prior to your approval of the fees defined in the ASR, then you agree to compensate us for such Additional Services on an hourly rate basis according to our standard hourly rates.

REIMBURSABLE EXPENSES

Expenses incurred by us on your behalf are in addition to the fees for Basic and Additional Services and shall be billed at 1.15 times the cost that we incur. Such expenses shall include, but shall not be limited to, reproductions of drawings, specifications and other documents whether by direct photocopy or by computer plotting systems, long distance communications, facsimiles, travel, postage, overnight deliveries, photography, laboratory and field testing, renderings, models, and any additional insurance you may request.

PAYMENT

Invoices will be sent monthly with payment due within thirty (30) days. Amounts unpaid after 45 days from the invoice date shall bear interest at the rate of 1-1/2% per month on any outstanding balance. We will commence work, subsequent to written acceptance of a proposal and upon receipt of any required prepayment. Such prepayments shall be applied against the final invoice for service. Should it become necessary that your unpaid accounts be referred for collection, you agree to pay us for all costs associated with the collection process, including, without limitation, court costs, cost of suit, and reasonable attorney and/or collection agency fees and expenses. No deductions shall be made from our compensation on account of our errors or omissions, penalty, liquidated damages, or other sums withheld from payments to Contractors, or on account of the cost of changes in the Work, other than those for which we have been found by a court of competent jurisdiction to be liable.

HAZARDOUS MATERIALS

We do not perform and are not insured for services related to the identification, containment, or removal of hazardous materials in any form, nor will we assume liability for any damages or costs related to these materials. You shall defend, indemnify and hold us harmless from and against all claims, losses, liabilities and damages directly or indirectly arising out of or resulting from the presence, use, detection, removal, elimination or exposure to asbestos, asbestos products, polychlorinated biphenyl (PCB), radon, lead or other toxic substances on your property.

COST ESTIMATES

All estimates of construction cost prepared by us or our evaluations of your project budget represent our best judgment as design professionals familiar with the construction industry. It is understood, however, that neither you nor we have control over the cost of labor, material or equipment, over the Contractor's method of determining bid prices, over competitive bidding methods, or market conditions. Accordingly, we do not represent or warrant that bids or negotiated prices will not vary

from your budget or from our preliminary estimates and we will have no liability to you for any such deviations.

INSURANCE

We carry Worker's Compensation, Employer's Liability, Comprehensive General Liability, Automobile Liability, and Professional Liability Insurance. Certificates from our insurance carrier may be furnished upon request.

OWNER'S RESPONSIBILITY

You will designate a person to act with authority in respect to the project who shall be responsible to render decisions in a timely manner to avoid delay in the orderly and sequential progress of our services. You agree to provide complete information about the site and/or buildings and legal, accounting and insurance counseling services as may be required. We shall be entitled to rely upon the completeness and accuracy of such information and services.

ELECTRONIC MEDIA

If specifically requested by you, we will provide you with an electronic copy of our documentation with all references to our firm deleted prior to delivery, based on your written agreement to hold us harmless and to indemnify us from and against all claims, liabilities, losses, damages, and costs, including but not limited to legal fees arising out of or in any way connected with modification, misinterpretation, misuse, or reuse by others of the electronic data that we provide. You will be invoiced as a Reimbursable Expense for all reproduction and labor costs associated with the provision of such data.

LIMITATION OF LIABILITY

For any damages, costs or indemnity commitments resulting from any causes of action whatsoever, including but not limited to negligent acts, errors or omissions, strict liability, breach of contract, misinterpretation or breach of warranty arising in any way out of the performance of the services included in this agreement, our liability to you and to all Contractors and Subcontractors on the project at any time will be limited to a single aggregate sum not to exceed \$50,000 or the amount of our fee, whichever is greater. Should you find the above terms unacceptable, you may have the option to pay an equitable surcharge by which to allow us to absorb the proposed increase in our limit of liability.

OWNERSHIP OF DOCUMENTS

Drawings, specifications, and other documents, including electronic media (disks and CDs), that we may prepare for this project are instruments of our service for use solely with respect to this project and shall not be used by you or others on other projects, for additions to this project or for completion of this project by others, without our written consent and appropriate compensation to us. As the author of all documents, we retain all common law, statutory, and other reserved rights, including ownership and copyright. You may retain copies for reference. In the event you elect to utilize our documents to complete or modify this project with an architect/engineer other than us or without an architect/engineer, you shall defend, indemnify and hold us, our agents, employees and consultants and each of them harmless from and against all claims, liabilities, losses, damages and legal expenses arising out of or resulting from the use of the documents or asserted by third parties in connection with or arising from the use of our documents in the completion or modification of said project. Furthermore, should you undertake to complete construction or modify the project in question without using our services, you agree and do hereby release and discharge us, our agents, employees and consultants, from any and all obligations, promises, covenants, and agreements arising out of our preparation of the aforementioned documents.

TERMINATION AND SUSPENSION

Our agreement may be suspended or terminated by either of us for convenience upon thirty days written notice and upon seven days written notice for cause. Your failure to make payments to us in accordance with this agreement shall be considered a basis of nonperformance and cause for suspension or termination of our services. In the event that we suspend our services for nonpayment, we shall have no liability to you for delay or damage caused to you because of such suspension of services. When the project is resumed, our compensation shall be equitably adjusted to provide for expenses incurred in connection with the interruption or resumption of our services. In the event that you suspend or terminate this agreement for convenience, you agree to release us from all liability from the work we performed and to compensate us for services and reimbursable expenses earned to the date of suspension or termination, plus expenses directly attributable to suspension or termination, plus an amount equal to 10% of the value of services not performed.

DISPUTE RESOLUTION

In the event a dispute arises out of or relating to this Agreement or breach thereof, upon written notice by either party to the other of any dispute, each party shall designate their representative(s) who shall meet within seven days after service of notice and shall attempt to resolve the dispute by direct, good faith discussions within seven days of this meeting. Should the parties be unable to agree to a resolution, the parties agree to first endeavor to settle the dispute in an amicable manner by non-binding mediation under the Construction Industry Mediation Rules of the American Arbitration Association before having recourse to a judicial forum. Expense for mediation shall be shared equally by the parties. In the event that you fail to prove our alleged negligence, errors or omissions in a court of competent jurisdiction, then you shall pay all costs that we incur to defend ourselves against the claim.

STANDARD OF CARE

Services performed by us under this Agreement will be conducted in a manner consistent with that degree of care and skill ordinarily exercised by members of our profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any opinion, document, or otherwise.

RECRUITMENT OF PERSONNEL

Without our prior written consent, you and/or any of your affiliates or subsidiaries shall not recruit or hire any of our personnel who are or have been assigned to perform work for you either during the term of this agreement or for a period of twelve (12) months after the termination, for any reason, of this agreement. In the event that you and/or any of your affiliates or subsidiaries do recruit or hire any of our personnel who are or have been assigned to perform work for you during the term of this agreement or within twelve months of its termination, you shall pay us, upon such hiring, an amount equal to seventy-five percent (75%) of the hired employee's entire annual compensation for his/her first year of employment, including but not limited to, wages, salary, and bonuses. If legal intervention is required to collect money due to us, all costs, including legal fees, will be paid by you.

SUCCESSORS AND ASSIGNS

You and we agree, respectively, to bind ourselves, our successors, and our assigns to the terms of this agreement.

AEPMI RESUMES



MICHAEL S. MARCINEK
Principal & Project Manager

Mr. Marcinek was one of the initial founders of AEPMI and currently serves as Principal and Project Manager on housing and healthcare projects worldwide. In 2014, with the demand in housing growing worldwide, Mr. Marcinek also took on the role of Principal and Project Manager of Affordable and Market rate housing in Connecticut for the firm. He has completed two historic mixed-use structures and is currently working on the adaptive re-use of two 100-year-old manufacturing facilities.

EDUCATION: MBA University of New Haven
Bachelor of Accounting – University of Connecticut

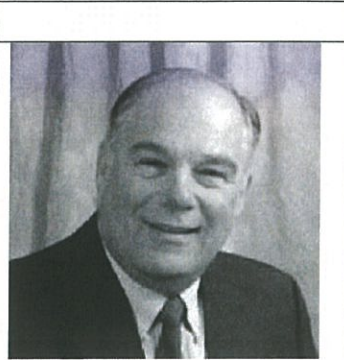
YEARS OF EXPERIENCE: 36

YEARS AT AEPMI: 17

FORMER PROFESSIONAL AFFILIATIONS:
Cardinal Shehan Center
Shelton Economic Development Commission
Valley Chamber of Commerce
Valley United Way
American Red Cross

CONTACT INFORMATION

Georges A. Clermont, RA gclermont@aepmi.net	Principal in Charge/ Principal of Architecture	203-376-7646
John C. Oliveto, PE joliveto@aepmi.net	Principal of Engineering	203-257-2846
Michael S. Marcinek mmarcinek@aepmi.net	Principal and Project Manager	203-257-3608

	GEORGES A. CLERMONT, RA Principal of Architecture and Managing Partner Mr. Clermont joined AEPM International in 2018 as the firm's new Director of Architecture and became Managing Partner January 1, 2020. He is responsible for overall direction in the firm's project designs and leadership of firm's architectural staff. In addition to Mr. Clermont's 32 years of design experience, having extensive experience in the field overseeing complicated construction projects allows his designs to be coordinated and fewer issues for the Client and contractors to deal with on a daily basis. EDUCATION: Bachelor of Architecture – Cornell University REGISTERED ARCHITECT: Connecticut, New York, New Jersey, Massachusetts, Missouri, Ohio, Georgia YEARS AT AEPMI: 7 FORMER PROFESSIONAL AFFILIATIONS: University of Bridgeport Talent Search Education Shadowing/Mentor Program Riverside Education Academy Pallet Program Alternative Education
	JOHN C. OLIVETO, PE Principal of Engineering Mr. Oliveto has over 45 years of experience in the design and construction of significant facility projects. The diversity of his experience gives him a broad perspective and approach to project development, team building and problem solving, as well as the building process from inception to completion. As Principal of Engineering, he will be responsible for the planning, selection, design, and documentation of the projects' MEP systems; managing the MEP team; controlling project budgets and schedules; and ensuring quality of work to achieve client expectations and satisfaction. EDUCATION: Bachelor of Science, Civil Engineering – Manhattan College REGISTERED ARCHITECT: Connecticut, New York, New Jersey, Massachusetts Missouri YEARS AT AEPMI: 17 FORMER PROFESSIONAL AFFILIATIONS: Beardsley Zoo – Board of Directors – Bridgeport, CT Connecticut Building Congress – Former President – 2nd Term Cardinal Shehan Center – Former Board of Directors Bridgeport Regional Business Council – Former Board of Directors



AEPMI

Michael Marcinek
Georges Clermont, RA
John Oliveto, PE
Steven Ross
Joseph Ghunney
Kali Upchurch

Principal in Charge/Project Manager
Principal of Architecture
Principal / MEP Engineering
Job Captain
Intern Architect
Engineering Designer



Civil Engineering
Environmental
Engineering

Joseph Pereira, PE



Construction Estimating
Andrew Pine

**Szeker
Engineering**

Herman Szeker, PE
Structural Engineering

Where **VISION** meets **DESIGN**

REFERENCES

City of Ansonia:

Ansonia Senior Center 2020-2023

Ansonia Animal Shelter 2023-2025

Sheila O'Malley, City of Ansonia Director of Economic Development	203-437-1598
Mayor David Casseti, City of Ansonia	203-736-5900
Jeanie Roslonowski, Ansonia Animal Control Officer	203-410-7716

City of Bridgeport:

Civil Service Office Renovations 2023-2025

Bridgeport Police Department Office Renovations 2022-2023

Michele Otero, City of Bridgeport Project Manager	475-422-3199
Joseph Tiago, City of Bridgeport Director of Construction	203-610-5133

Town of North Branford:

New Expansion of Public Works 2023-2025

Fran Merola, Director of Public Works	203-484-6060
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CITY OF ANSONIA ANIMAL SHELTER ANSONIA, CONNECTICUT

The City of Ansonia selected AEPMI to design its new Animal Shelter. The current building is not adequate for the volume of animals or the ability to care for animals other than the dogs currently in custody. AEPMI's modern design will provide additional new dog kennels, new cat kennels and the ability to care for the animals on site, which includes wash station, Isolation Room, Treatment Room, and new Adoption Room.

The new shelter meets the State of Connecticut's guidelines and was approved by the State's Chief State Animal Control Officer. Project is expected to be complete by October 1, 2025.

*Where **VISION** meets **DESIGN***



*Where **VISION** meets **DESIGN***

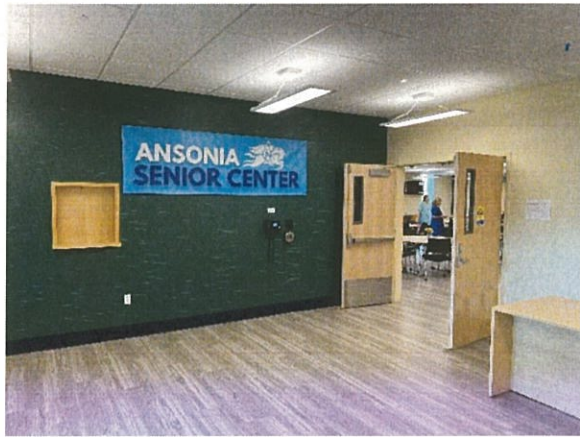


NEW HAVEN ARMORY **290 GOFFE STREET** **NEW HAVEN, CONNECTICUT**

AEPMI was contracted to perform an evaluation and study of the Historic Goffe Street State armory in New Haven, CT. The process includes multiple public meetings with stakeholder groups inclusive of residents, Yale School of Architecture faculty, and the City of New Haven's Economic Development office to help determine a final use and occupancy for the facility. The scope includes an assessment of the existing building's mechanical, electrical, and plumbing systems. A review of required energy, life safety, and ADA code upgrades and an analysis of costs associated with all improvements. Completion of the study is expected in September of 2023.

*Where **VISION** meets **DESIGN***

AEPMI



ANSONIA SENIOR CENTER ANSONIA, CONNECTICUT

The City of Ansonia selected AEPMI to design its new Senior Center in the former Farrell Engineering building now housing the Ansonia Police Department. Occupying 8,000 SF of the second floor, the new Senior Center has seating for 120 seniors in its new Bingo Hall, a new computer room and arts room as well as a new commercial kitchen to assist seniors in their nutritional health. A new gym built for the Police Department will be available for seniors to use during operational times.

*Where **VISION** meets **DESIGN***



NORTH BRANFORD DEPARTMENT OF PUBLIC WORKS NORTH BRANFORD, CT

AEPMI was retained by the Town of North Branford to provide design services for the addition and renovation of their Public Works headquarters. The scope of work includes a 4,000 SF addition containing a new modern conference room, office suite, new ADA compliant bathrooms, and a new employee entrance. The renovated space includes expanded locker room areas, a command center, and a lounge area for workers on extended shifts.

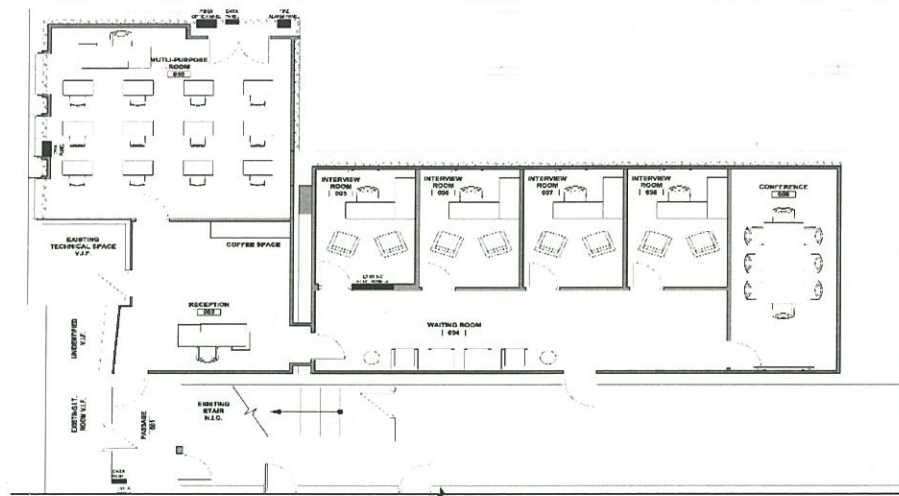


BEACON FALLS COMMUNITY CENTER, AND LIBRARY BEACON FALLS, CONNECTICUT

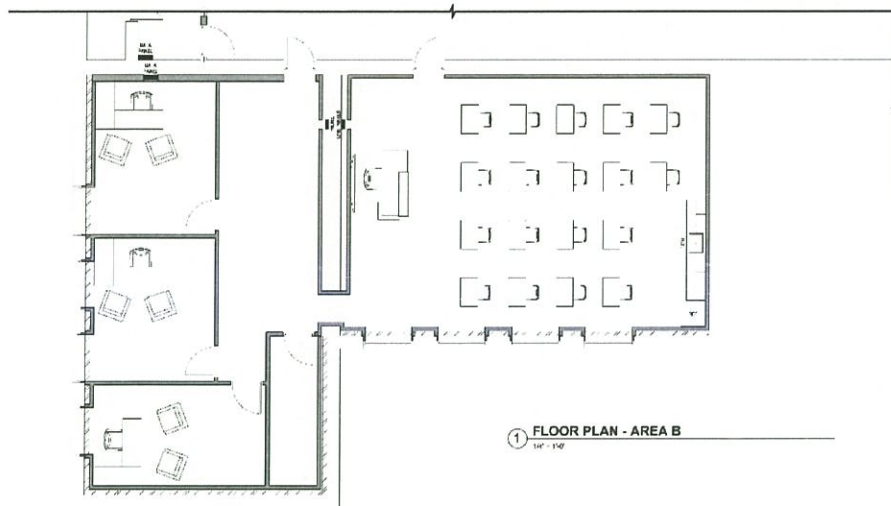
AEPMI was hired by the Town of Beacon Falls to assist in the Grant process by providing design services for the Grant application.

Concept floor plans and building elevations of a new Senior Center and Community Center was the initial design intent. Upon further discussion with the Board of Selectmen, it was decided to add a second floor to house a new Town Library. The new building will be 18,000 square feet, made up of 6,000 SF for the new library, 6,000 SF for the new Senior/Community Center and 6,000 SF for Town Storage in the basement.

*Where **VISION** meets **DESIGN***



① FLOOR PLAN - AREA A
1/8" = 1'-0"



① FLOOR PLAN - AREA B
1/8" = 1'-0"

CITY OF BRIDGEPORT CIVIL SERVICE TESTING FACILITY BRIDGEPORT, CT

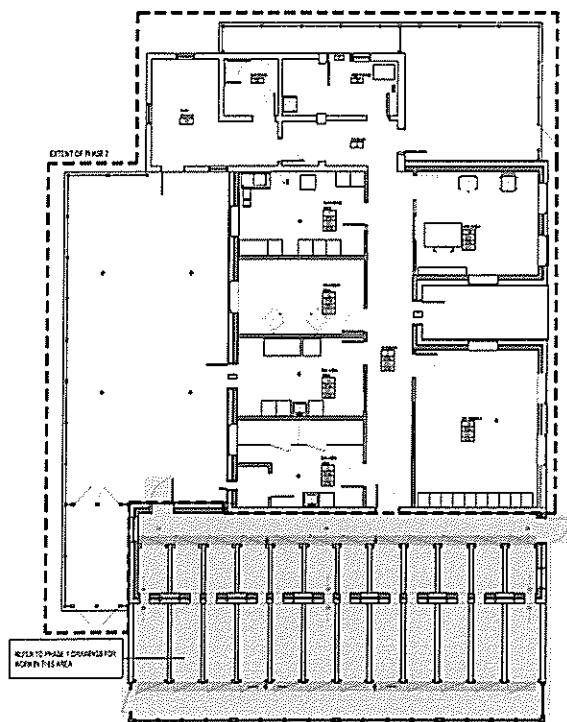
AEPMI was hired by the City of Bridgeport under its On-Call contract to design the interior fit out of their new Civil Service Testing facility in the historic City Hall building. The space, approximately 2,500 square feet, will include a testing center, interview rooms and administrative offices for the Civil Service Department.

City of Bristol, Connecticut
Municipal Animal Control Facility
Description of Work

AEPMI is a multi-discipline Architectural & Engineering Design firm located in Ansonia, CT. Our offices are only 35 minutes from your new location. We approach every project like it's in our backyard with the importance that the entire community will be overseeing the design and operations. Having been on multiple Building Committees, we understand the importance of the Committees work to the Community and how to do an effective, efficient and quality project within your budget.

We see this project as having two important review processes, one being your Building Committee and the other, The State of Connecticut Agriculture where plans get approved prior to your Building Department Permit Process.

AEPMI has recently gone through this process successfully in Ansonia designing a new Animal Shelter that will have 12 new Dog Kennels and a new Cat Kennel area.



Having a limited budget and having to work around maintaining the existing structure with the dogs staying, phasing the new kennels was critical to the success of this project. The new kennels will be built, dogs moved, and the old kennels torn down for the new facility. The project will maintain all critical utility connections during construction.

AEPMI sees Bristol's new facility as significantly easier to plan and design. With an existing building being built out and then moved into it will have no impact on the animals at all during construction and will not require any phasing.

Our initial design will review the program already laid out by Phase Zero to ensure all the City's needs as well as Neighboring Plymouth are met. Once a decision is agreed upon that the program is complete, understanding the building and circulation will be critical in achieving proper flow and support to the animals in care. At this point, the plans will be submitted to Bristol Planning & Zoning for Site Plan Approval. Generally, this takes 60 to 90 days.

Some of the more critical items that need consideration are ventilation for dog odors, food odors and noise from barking. Segregation of space in order to properly ventilate and maintain temperature control will need to be high on the list of critical design issues. In addition, Phase Zero's exterior Kennels solution will require roof coverage over the external kennels. The exterior kennel arrangement will need to be built according to State guidelines and will have an impact on the appearance of the building.

Once your committee approves the new layouts and the estimate for construction is aligned with the budget, we will proceed into Design Development (DD) where our MEP/FP engineers will begin laying out the system by room/area. This will allow the committee to do a final design check of all architectural room designs and materials prior to construction drawings. In addition, room sizes will be dimensioned in more detail and MEP/FP systems will be on drawings for committee comments. Once DD's are approved, AEPMI will move to Construction Drawings for finalization of Permit Drawings and Bidding.

Based upon the expected work needed, AEPMI can start immediately upon selection of our Team and the design process, which normally takes four to six months plus approvals, can be shortened to two to three months, with two to three weeks for State Agricultural approval and another four weeks for City Building Permits, which can be done simultaneously with the Bid Phase.

A significant amount of time can be saved by having design charrets with the Building Committee the week immediately following completion of a phase. This gives the Building Committee a week to review and then discuss design options that the Committee would like to see changed.

Confirmation of Program & Schematic Design	3 weeks with Review by Committee
Design Development	3 weeks plus Design Review
Construction Documents	6 weeks
Bid Phase	4 weeks
Construction	nine months

Employment
Information Form



City of Bristol
Workplace Analysis Affirmative Action Report
Employment Information Form

Purchasing Department
111 North Main Street
Bristol, CT 06010

Company Name	AEPM International, LLC (AEPMI)	Contact Person	Phone Number	Date
Street Address	241 Main Street	Michael Marcinek	203-308-0028	June 27, 2025
City State Zip	Ansonia, CT 06401			

Report all permanent full-time or part-time employees, including apprentice and on-the-job trainees. Enter the number on all lines and in all columns.

JOB CATEGORY	A. OVERALL TOTALS (sum of all columns, B-F Male & Female)	B. WHITE (not of Hispanic origin)		C. BLACK (not of Hispanic origin)		D. HISPANIC		E. ASIAN/PACIFIC ISLANDER		F. AMERICAN INDIAN OR ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Officers/Managers	3	2		1							
Professionals	1	1									
Technicians	5				1						
Sales Workers											
Office/Clerical	2					1					
Craft Workers (skilled)											
Operatives (semi-skilled)											
Laborers (unskilled)											
Service workers											
TOTALS ABOVE	11	3	1	5	2						

Do you use minority businesses as subcontractors or suppliers?	☐ Yes ☒ No	Explain:
If CT based, do you post all employment openings with the State Of CT Employment Service?	☐ Yes ☒ No	Explain:
Do you use an Affirmative Action Plan?	☒ Yes ☐ No	Explain:
Describe your recruitment, hiring, training and promotion anti-discrimination practices.		
Post on Indeed or Zip Recruiter		

Reference Contract Number _____

**REQUEST FOR PROPOSALS
CITY OF BRISTOL, CONNECTICUT 06010**



**Architectural/Engineering Services Relative to
Renovation of a Commercial Building Toward Use as
Municipal Animal Control Facility
RFP 2P25-056**

Due Date: 11:00 am, June 27, 2025

Mailing address:
City of Bristol, Connecticut
Purchasing Department
111 North Main Street
Bristol, CT 06010

Physical address:
111 North Main Street
Third Floor, Room 311
Bristol, CT 06010

In accordance with the City's requirements, the undersigned agrees to provide services as defined herein.

The undersigned is familiar with the conditions surrounding this Request for Qualifications, is aware that the City reserves the right to reject any and all submissions, and is making submission without collusion with any other person, individual or corporate.

Michael Marcinek

Witness

Signature

AEPM International (AEPMI), LLC

Company Name

Printed Name

241 Main Street

Principal in Charge

Address

Title

Ansonia, CT 06401

June 27, 2025

Town State Zip

Date

263301906

203-257-3608

Federal ID #

Telephone Number

mmarcinek@aepmi.net

Email address



**City of Bristol, Connecticut
Non-Collusion Certification**

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. 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.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

Legal Name of Bidder: AEPM International, LLC (AEPMI)

Business Address: 241 Main Street

Ansonia, CT 06401

Name of Authorized Agent Michael Marcinek Title: Principal in Charge

Phone: 203-257-3608

Email: mmarcinek@aepmi.net

Signature: 

Date: June 27, 2025

AFFIRMATIVE ACTION/EQUAL EMPLOYMENT OPPORTUNITY POLICY

SECTION I - AFFIRMATIVE ACTION STATEMENT

It has been and remains the policy of AEPM International, LLC (AEPMI) to provide equal employment opportunity and not to discriminate against any employee or applicant for employment on account of race, color, religious creed, sex, national origin, citizenship status, learning disability or physical disability, including but not limited to blindness, ancestry, sexual orientation, marital status, religious beliefs, age or present or past history of mental disorder, mental retardation, except where any of the above is a bona fide occupational disqualification. AEPMI has taken, and will continue to take, affirmative action to ensure that applicants are recruited and employed and that employees are treated fairly during employment without regard to race, color, creed, sex, national origin, citizenship status, physical disability or blindness, ancestry, marital status, religious beliefs, veterans, age, sexual orientation, learning disability, or mental disorder.

Equal opportunity and equal consideration will be given to all applicants and employees in personnel actions including among others: advertising, recruitment, hiring and employment; upgrading, promotions, demotions and transfers; lay-offs, terminations and rehires; rates of pay, benefits, and other compensation; and selection for training.

No person will be discriminated against or be denied the benefits of any activity, program or employment process receiving public funds, in whole or in part resulting from State of Connecticut awarded contracts.

It remains the intention of AEPMI to provide full employment opportunities for members of minority groups including:

1. Blacks
2. Hispanics
3. Asian Americans
4. American Indians
5. Women
6. Disabled Persons
7. Veterans

and to make good faith efforts to employ representative numbers at all job levels through aggressive recruitment and upgrading actions. It is also the firm's policy to coordinate throughout the company affirmative action directed at seeking personnel from minority groups for employment and to provide encouragement and direction to our staff members to advance within the limits of each individual's capabilities.

SECTION II - DISSEMINATION OF A.A/E.E.O. POLICY

Our Affirmative Action/Equal Employment Opportunity Policy will be disseminated to all relevant audiences within the company in accordance with the intent of the following federal and state laws, regulations and executive orders:

1. Civil Rights Act of 1964
2. Presidential Executive Order 11246, as amended
3. Title 23 USC 140
4. Title 49 C.F.R. Part 23
5. Governor's Executive Orders 3 & 17
6. Connecticut Fair Employment Practices Act
7. The Americans with Disabilities Act of 1990
8. Public Act No. 91-58
9. Civil Rights Act of 1991
10. Pregnancy Discrimination Act of 1978
11. ADEA 29 USC Sect. 261

This dissemination will be implemented through a non-discrimination policy statement in our personnel policy manual; posting of EEO posters and of this policy on bulletin boards; periodic written or oral statements from responsible management personnel; discussion of policy and affirmative action plans and achievements; in recruitment advertisements to all sources of personnel such as public and private employment agencies, universities, and also to any joint-venture or subcontractors. AEPMI will comply and submit documentation to substantiate efforts made and affirmative actions taken in an attempt to comply with the AA/EEO contract provisions contained in any State or Federal contract. These provisions include:

1. Specific Equal Employment Opportunity Responsibilities
2. Required Contract Provisions Construction Contracts
3. A (76) Affirmative Action Requirements
4. Training Special Provision
5. Minority Business Enterprises as Subcontractors
6. Standard Federal Equal Employment Opportunity Construction Contract Specification
7. Nondiscrimination Clause

AEPMI has used, and will continue to use, referral sources, publications and newspapers likely to yield minority and women applicants when hiring opportunities occur. Sources used to obtain minority and women applicants are listed below.

1. Connecticut Post, 411 State Street, Bridgeport, CT 06604 (203) 333-4151
2. Bridgeport Jobs, 350 Fairfield Ave, Bridgeport, CT 06604, (203) 334-5627
3. NY Times – in print and on line
4. Various college alumni websites
5. AEC Workforce
6. E-Architect
7. I-Hire Construction
8. Indeed
9. Zip Recruiter

AEPMI will hereafter maintain and submit documentation as required to substantiate efforts made and affirmative action taken to provide equal opportunity to minorities and women in each instance of hire. All said advertising shall state that AEPMI is "An Equal Opportunity Employer".

SECTION III - MATERNITY LEAVE/FAMILY LEAVE

AEPMI will provide up to 16 weeks of job-protected leave, during any 24 month period, to eligible employees for certain family and medical reasons. Employees are eligible if they have worked at AEPMI for at least one (1) year and have worked 1,250 hours in the previous twelve (12) months. Leave will be granted for the following reasons:

- a) to care for the employee's child after birth, placement for adoption or foster care.
- b) to care for the employee's spouse, son, or daughter, or parent who has a serious health condition, or
- c) for a serious health condition that makes the employee unable to perform the employee's job.

The following procedure shall be adopted:

1. If the employee has accrued paid vacation, the employee must use the paid vacation first, and then take the remainder of the leave unpaid for a total of up to 16 weeks.
2. An employee who is taking leave because of his/her own serious health condition, or that of a family member, must use all paid vacation before being eligible for unpaid leave.
3. An employee taking leave for the birth of a child must use 8 weeks paid disability leave for the purposes of FMLA substitution. (To qualify for the 8 weeks paid, you must be employed by AEPMI for at least one year. For length of employment under one year, paid leave will be pro rated.) The employee must then use all accrued paid vacation, and then take the remainder of the leave unpaid, for a total of up to 16 weeks.
4. An employee who is taking leave for the adoption or foster care of a child must use all paid vacation prior to being eligible for unpaid leave.
5. For the duration of an FMLA leave, AEPMI will maintain health coverage and other group benefits for the employee. However, the employee is required to pay the entire cost of the health benefit when out on unpaid leave.
6. Upon return to work from FMLA leave, employees, where possible, will be restored to their original or equivalent position with equal pay, benefits, and other terms of employment.

SECTION IV - COMPLAINT PROCEDURE

AEPMI will maintain a complaint procedure forum that will address discrimination complaints regarding race, color, religion, age, sex, marital status, creed, citizenship status, physical disability (including but not limited to blindness), veteran status, national origin or ancestry, mental disorder (or history thereof), sexual orientation or learning disability from both current and prospective employees. These individuals have the right to make full utilization of this Complaint Procedure Forum without jeopardizing their current or prospective employment status.

The components of the Complaint Procedure are the following:

1. All complaints must be in writing. The Equal Employment Opportunity Officer will receive all complaints of discrimination. The complaint may come directly from an employee or upon referral from a supervisor who has received a complaint from an employee.
2. All discrimination complaints filed under this procedure will be accepted for investigation up to, and including, fifteen (15) days after the date of the alleged discriminatory act.
3. All complaints will be recorded on a "Notice of Discrimination Complaint Form" and signed by the complainant. At this time, the complainant will be counseled as to the other avenues of redress open to him or her; i.e. the complaint procedure of the Commission on Human Rights and Opportunities and/or the Connecticut Department of Transportation Office of Contract Compliance.
4. The Office of Contract Compliance and the Transportation Commissioner will be notified simultaneously of all complaints and of the complaint's ultimate resolution.
5. All complaints will be investigated and processed by AEPMI's Equal Employment Opportunity Officer *within fifteen (15) days of their receipt.*
6. The complainant will be notified, in writing, by the Equal Employment Opportunity Officer regarding the results of the investigation and the final disposition of the complaint, including any proposed remedial action.
7. Should the complainant disagree with the Equal Opportunity Employment Officer's decision, he or she can still avail himself or herself of any or all of the other avenues of redress previously explained (see number 3).
8. In the event of a complaint against the Equal Opportunity Employment Officer, complainants will be advised to utilize the Commission on Human Rights and Opportunities complaint procedure.
9. The Equal Employment Opportunity Officer will take the necessary steps to ensure the confidentiality of all Title VII complaint records and of any counseling done in the course of the complaint procedure.

SECTION V - HARASSMENT POLICY

AEPMI strictly prohibits any form of sexual harassment in the work place. No employee shall ever be subjected to any form of sexual harassment by either another employee, supervisor, or client. It is prohibited by Title VII of the Civil Rights Act, as amended, and by Connecticut General Statute 45a-60 (a) (8) as a Discriminatory Employment Practice. If such harassment does occur, AEPMI will take swift corrective action, up to and including dismissal.

No supervisor may threaten or insinuate, either explicitly or implicitly, that an employee's submission to or rejection of sexual advances will in any way influence any personnel decision regarding that employee's employment, evaluation, compensation, advancement, assigned duties, or any other condition of employment or career development.

All sexual harassment is prohibited. In the absence of offered gain or threatened loss of employment benefits, crude or offensive language or jokes of a sexual nature and hostile or abusive work environment are also prohibited.

Employees who have complaints of sexual harassment should report such conduct immediately. They may make their complaint to any of the following: their supervisor, Human Resources, or any officer of the firm. Employees are not required to go through their immediate supervisor to make a complaint of sexual harassment. All complaints will be investigated in a confidential manner. Where investigation confirms the allegations, prompt corrective action will be taken.

It is not AEPMI's intention to regulate social relationships that are freely entered into by employees. However, it is our affirmative duty to develop and maintain a workplace free of sexual harassment and intimidation. We expect the full support and cooperation of every employee to achieve this goal.

SECTION VI - IMPLEMENTATION POLICY

AEPMI recognizes that failure to implement, monitor and enforce the firm's affirmative action program, including the submission of documentation to substantiate the efforts made and the affirmative action taken to implement, enforce and monitor the program, will result in the firm being required to recommit itself to the program in order to obtain a renewed approval status. Further, once approved, the affirmative action program will be upgraded annually in the anniversary month in which approval was granted.

SECTION VII - RECORD KEEPING POLICY

AEPMI will keep such records as are necessary to document and substantiate compliance with the firm's equal employment opportunity obligations and submit such documentation to the Office of Contract Compliance or whichever state agency having jurisdiction upon request. The records kept will be designed to indicate:

1. The number of minority and non-minority group members and women employed in each job classification.

2. The progress and effort made in locating, hiring, training, qualifying, and upgrading minority and female employees.
3. The progress and effort made in securing the services of minority group subconsultants with meaningful minority and female representation among their employees.
4. Compliance with all other requirements described in this plan, such as meetings, instructions, employment efforts, etc.

All compliance records will be retained for a period of three (3) years following completion of any given contract and shall be available during office hours for inspection by authorized representatives of the appropriate governmental agency.

SECTION VIII - RESPONSIBILITY POLICY FOR IMPLEMENTATION OF E.E.O. POLICY AND AFFIRMATIVE ACTION PROGRAM

The Members and E.E.O. Officer will be responsible for continued implementation of our equal employment opportunity and affirmative action programs and for:

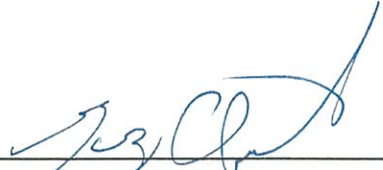
1. Developing policy statements, affirmative action programs, internal and external communications;
2. Identifying problem areas and assisting managers in the firm solve equal employment opportunity and affirmative action problems;
3. Designing and implementing report systems to measure the effectiveness of the program, assessing the need for remedial action, and determining the degree to which the goals of our programs have been reached;
4. Serving as liaison between AEPMI and government enforcement agencies;
5. Ascertaining that equal employment and affirmative action policy statements required for government-financed contracts are fully met;
6. Ascertaining that subcontracts, joint-venture contracts and contracts for supplies and services contain the required equal employment opportunity and affirmative action clauses.

The Members of AEPM International, LLC are committed to the firm's equal employment opportunity program and requires full implementation, monitoring and enforcement by the Members and the E.E.O. Officer, as well as all supervisory and managerial personnel.

AEPMI recognizes that, by reference, the firm's Affirmative Action Policy statement, along with the EEO Contract Provisions contained in the State of Connecticut, constitute the firm's complete affirmative action program.

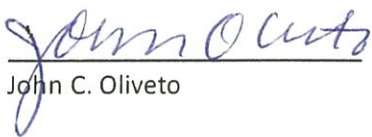
We hereby appoint Michael S. Marcinek as the Equal Employment Opportunity Officer of this firm.

MEMBERS OF THE FIRM



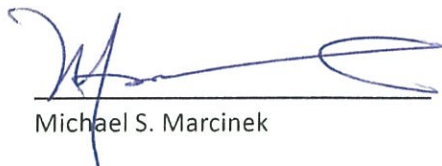
Georges A. Clermont

Managing Member



John C. Oliveto

Member



Michael S. Marcinek

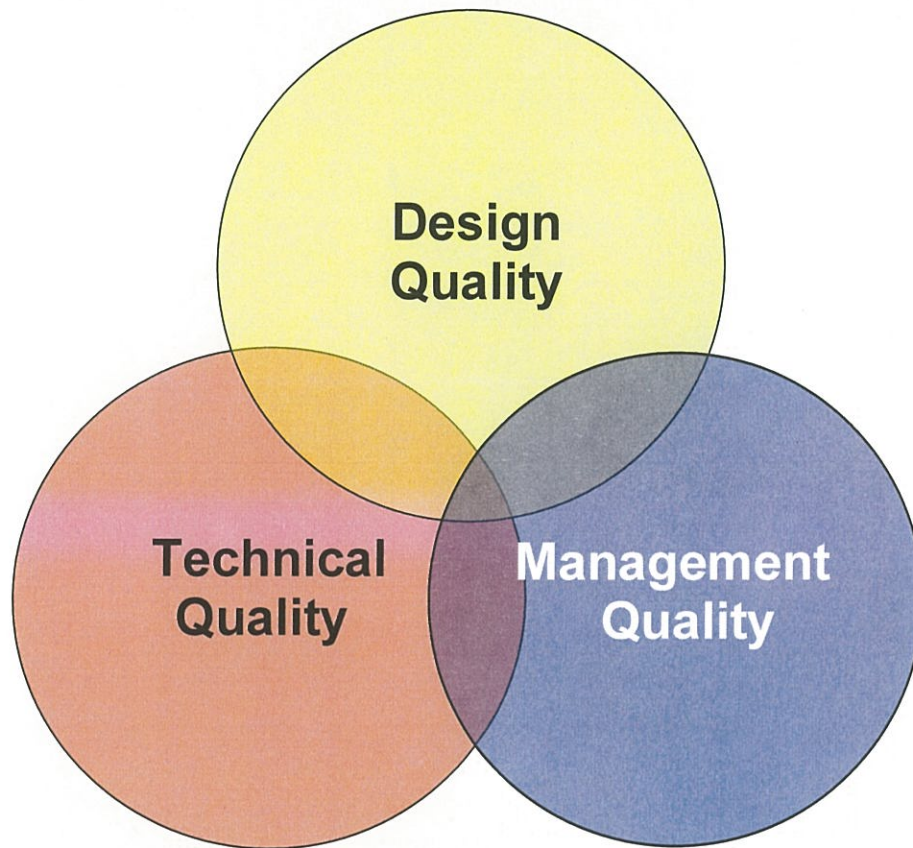
Principal and EEO Officer

January 1, 2025

Date

QUALITY MANAGEMENT PLAN

"CORE COMPETENCY"



- **QUALITY OBJECTIVES**
- **QUALITY MANAGEMENT ISSUES**
- **QUALITY MANAGEMENT SCHEDULE**
- **QUALITY MANAGEMENT PROCESS**
- **QUALITY MANAGEMENT ORGANIZATION**

QUALITY OBJECTIVES

Design Quality

The Architectural Principal or Design Leader's mission is to ensure that architectural, engineering, and interior design solutions are created for the project of such ***design quality*** as to address:

- the firm's commitment to designing projects that achieve distinction for both the client and the firm.
- the client's programmatic requirements through the efficient arrangement of the building's parts.
- the client's aesthetic requirements through the innovative and creative use of forms, elements, scale, details and materials.
- the clients' financial requirements by being designed to be built within the client's construction budget; and
- the firm's financial requirements by being designed to allow the firm to prepare documents within man-hour budgets allocated for the project.

Technical Quality

The Principal-In-Charge's mission is to ensure that architectural, engineering, and interior design drawings, specifications, and other deliverables are identified, and that Design Development and Construction Documents of each design are prepared with such ***technical quality*** as to:

- adequately and clearly communicate the design's construction requirements to the client, estimators, governing authorities, consultants, and constructors.
- maximize the team's efficiency and the effective use of their time.
- produce a well coordinated and technically accurate set of documents, as required for each phase, within the man-hour budgets allotted for such a purpose; and
- assure code compliance through Code review and analysis.

Management Quality

The Project Manager's mission is to ensure that the project's schedule, staffing, fees and communications between the design team and the client, consultants, regulators and other constituencies are managed with such ***management quality*** as to:

- maximize the efficiency with which the team may fulfill its responsibilities through the timely provision of information and resources.
- maximize the team's productivity through the minimization of delays, rework, and unproductive uses of the team's resources.
- maintain a high level of client satisfaction through the achievement of the client's cost and schedule objectives.
- achieve the firm's financial objectives through adherence to man-hour budgets; and
- identify changes in scope of service or work and/or methods of delivery that may warrant adjustment to defined fees for the project.

QUALITY MANAGEMENT PROCESS

1

Owner Meeting to:

Identity Goals and Objectives

Establish Lines of Communication

Agree on Schedules and Procedures

Meeting between the PIC, PM, Owner and other identified team members to review the Owner's goals and objectives for the project, to determine the appropriate lines of communication between the Owner or its representatives and the design team, and to review the Owner's schedule objectives and review/approval procedures.

Discussion with the Owner should include anticipated quality of materials and systems, the project's construction budget and market or economic trends that could impact project delivery and/or costs, and expectations for deliverables at the end of each phase. The firm's in-house Square Foot Cost Database shall be used in the discussion to help the Owner understand the interrelationship between scope, quality, and cost of the project.

When: After being informed of the firm's selection.

5

Team Meeting to:

Review and Agree on Scope

Agree on Deliverables

PIC to meet with PM and identified team to review and agree on the scope of the Work, the scope of services and the project deliverables.

When: Immediately after meeting with the Owner.

8

Allocate Fee

PIC and PM shall work with the leaders of all disciplines to fairly and equitably distribute the agreed upon fee.

When: Immediately after team meeting to review and agree on scope and deliverables.

9

Basis of Design

PM shall take the lead in documenting the Scope of Work as the Basis of Design. Each discipline shall be responsible for documenting the Basis of Design applicable to its services and shall review and coordinate with the PM. The project's leadership team shall establish the type of design intensity based on the following at the outset of the project:

Type A: Custom or complex features in design, details and systems; little use of standard details.

Type B: Normal occupancy; contains all features and systems; medium use of standard details.

Type C: Simple and/or repetitive; minimal effort; heavy use of standard details.

When: Before work begins.

10

Work Plan

PM shall have the responsibility to prepare the Project Work Plan with input and support from all team members. The Work Plan shall be submitted to the PIC and COO for approval prior to distribution to the team and shall be signed off by each member of the team subsequent to distribution.

For all CM projects with a construction value in excess of \$10 million, the Work Plan shall include an estimate at completion of SD, DD and 75% CD phases to be prepared for AEPMI by either an outside consultant or through in-house resources by which the firm may independently confirm its adherence to the project's budget and/or reconcile the CM's estimate.

When: Before work begins.

12

Owner Meeting to Review Engineering Strategies

The Design Engineers with the support of the PM shall set up a meeting with the Owner to review engineering strategies with the Owner.

When: Within the first week of the design process.

13

Internal Concept Critique

The PM, Architectural leader, Technical leader and team members shall present the alternative building and site design concepts to the PIC and Engineering Principal to collectively demonstrate that all of the design solutions to be presented to the Owner align with the Owner's area, budget, and stated design objectives and the firm's available fees/schedules. Any concept that does not so align in the opinion of the PIC shall be revised by the team prior to exposing it to the Owner.

When: After development of the alternative design concepts and before presentation to the Owner.

16/17

Internal Schematic Design Critique

The PM, Architectural leader, Technical leader and team members shall present the developed schematic design(s) to the PIC and the Engineering Principal to demonstrate that the design solution to be presented to the Owner aligns with the Owner's budget and stated design objectives and the firm's available fees/schedules. Any schematic design that does not so align in the opinion of the PIC shall be revised by the team prior to presenting the schematic design to the Owner.

When: Before the schematic design(s) are presented to the Owner.

19/20

Review of Finished Product for Completeness

Prior to submitting the completed schematic design package to the Owner, it shall be reviewed by Quality Manager for completeness, i.e. to determine if all of the required deliverables (Owner's and firm's) have been provided. If any aspect of the deliverables is incomplete, the team shall complete this work before presenting the final schematic design package to the Owner.

When: At the end of the schematic design phase and before the schematic design is presented to the Owner.

22/35

Assess Available Manhours

The PM shall perform an accounting of the project fee to determine if the team has provided its schematic design phase services in accordance with its defined manhour budgets and shall review with PIC. If not, manhours for successive phases shall be revised and updated budget information shall be reviewed with PIC and distributed to the team. At the start of the DD phase, PM with support of the project team shall assess whether the scope of the work as envisioned at the start of the project has changed potentially warranting reallocation of fees among disciplines. If so, the project budgets shall be recalculated, and the Work Plan updated and redistributed.

When: Within the first week of the Design Development and Construction Document Phases.

23/36

Develop Interdisciplinary Milestone Schedule

The PM shall lead the team in the development of an Interdisciplinary Milestone Schedule. The schedule shall identify the major tasks of each discipline, the information needed by each discipline from another to initiate and to complete its tasks, and the duration of each task. The final interdisciplinary Milestone Schedule shall be documented by the PM and distributed to each member of the team. Progress against the schedule shall be monitored at each regular team meeting.

When: Within the first week of the Design Development and Construction Document Phases.

24/37

Develop Design Development Cartoon Set

The architectural and engineering team, led by the PIC leader, shall be responsible to develop a cartoon set for the project indicating the number of drawings for each discipline and the information to be shown on each drawing. The cartoon set shall be developed on 11" X 17" sheets. The Technical leader shall collect this information and collate it into one complete cartoon set, which shall serve as the drawing development plan for the project. The drawing development plan shall be reviewed by PIC and accepted by the team as providing the Design Development deliverables required to achieve the desired design, technical and management objectives.

When: Within the first week of the Design Development Phase and updated within the first week of the CD Phase.

25

Complete Code Analysis

The Technical leader shall be responsible to update and complete the code analysis initiated during the Schematic Design Phase and to distribute the written document to each member of the team.

When: Within the first week of the Design Development Phase.

26/38

Team Meetings

The PM shall be responsible to convene and chair regular team meetings during the DD and CD Phases. PIC shall endeavor to attend at least the first two meetings at the start of each phase. Meetings shall be conducted in accordance with the firm's standard meeting agenda aimed at providing the team an opportunity for regular communications and the PM an opportunity to assess the team's progress and to provide information to the team on its performance against each discipline's manhour budget.

When: Weekly during the Design Development Phase. Weekly, but not less than once every two weeks, during the Construction Document Phase.

27/39

Coordination Meetings

The team shall be responsible to convene interdisciplinary coordination meetings whenever needed.

When: As needed during the Design Development and Construction Document Phases.

28

Internal Design Development Critique

The PM, Architectural leader, Technical leader and team members shall present the design development status to the PIC and the Engineering Principal to demonstrate that the design solution that is being developed remains in alignment with the Owner's budget and stated design objectives and the firm's available fees/schedules. Any aspect of the design that does not so align in the opinion of the PIC shall be revised by the team prior to presentation of the phase documents to the Owner.

When: At the 50% complete milestone of the Design Development Phase.

30/31
41/42

Final interdisciplinary Coordination

At the completion of the Design Development and the Construction Document Phases, a complete set of drawings for all disciplines shall be distributed to the Architectural and Technical Leaders and each discipline. A period, to be defined by the PM, shall be scheduled for the project allowing each discipline the opportunity to perform a final coordination check of its work relative to all other disciplines. The CS Department shall perform a constructability review at the end of the DD Phase and a final Redi-Check at no less than the 95% complete Construction Documents. CS shall distribute its findings to the team. The team shall immediately address such findings.

When: At the end of the Design Development and Construction Document Phases and prior to distribution of the documents to the Owner.

32

Review of Finished Product

The completed Design Development package shall be reviewed by the Quality Manager for completeness, i.e. to determine if all of the required deliverables (Owner's and firm's) have been provided. If any aspect of the deliverables is incomplete, the team shall complete this work before presenting the final Design Development package to the Owner.

When: At the end of the Design Development and Construction Document Phases and prior to distribution of the documents to the Owner.

33

Team Sign-Off

When the Design Development Phase package is judged to be complete, the Architectural and Technical leaders and each discipline shall identify design and technical issues that, in their opinion, have not yet been adequately addressed and will submit a list of such items to the PM for compilation and subsequent redistribution to the entire team. Adjustments to project Scope of Work, Scope of Services, and fees, if any, shall be identified.

When: At the end of the Design Development immediately before presenting the design development package to the Owner.

43

Address Redi-Check Comments

CS' Redi-Check comments shall be distributed to the team, which shall be responsible to incorporate those changes necessary to address CS' comments.

When: At the end of the Construction Document Phases and prior to release of the documents for bidding.

44

Review Finished Product

CS' acceptance of the documents shall be a prerequisite for the release of any contract documents for bidding.

When each discipline reports to the Technical Leader that all Redi-Check comments have been addressed, the Technical Leader shall meet with CS to confirm same. Upon CS' confirmation that all comments have been addressed, CS shall report to the PIC and PM that the documents are suitable to be released for bidding.

Should the documents not be complete, CS shall so notify the PM and PIC. The Technical Leader shall inform the team of incomplete items by emailing a list of such incomplete comments to the affected discipline(s) project leader(s), as well as to the department's Chief or studio's Manager. The team shall continue to complete the documents.

When the Technical Leader again concludes that CS' remaining comments have been addressed, the Technical Leader shall schedule a follow-up meeting with CS to reconfirm this.

When: At the end of the Construction Document Phases and prior to release of the documents for bidding.

45

Construction Phase Services

The Management, Architectural and Technical Leaders shall retain accountability for the entire project.

While the Project Manager shall remain responsible for maintaining client relations through the construction phase, the CS Administrator shall take the lead in performing construction and post-construction phase services by adhering to the firm's construction administration guidelines and procedures. CSS shall

monitor and interpret the contract documents and provide professional CA services consistent with contractual obligations and fees.

The Technical and Architectural Leaders shall assist the CS Administrator in limiting the firm's exposure to liability. Regarding errors or omissions in the documents, when deemed appropriate by the CS Administrator, the Technical and Architectural Leaders shall assume primary responsibility for resolving, or having other members of the team resolve, such E and O issues, with the support of the CS Administrator.

The Technical Leader shall support the CS Administrator by promoting the team's timely review of submittals and RFI responses.

The Architectural Leader shall provide support to the CS Administrator for design-related issues that arise during the construction phase.

The CS Administrator shall provide regular and systematic feedback on job progress to project teams and to the Quality Council on quality-related issues. The Quality Council shall review and implement feedback recommendations through dissemination of Quality Calls and modifications to the firm's Standard Detail Library.

CS Administrator shall coordinate with the Project Manager to facilitate the end of warranty walk-thru with the client.



Quality Management Critical Path Item

Items with this designation are items that must be completed and approved before work may proceed.

**City of Bristol, CT
Architectural/Engineering Services Relative to Renovation
of Commercial Building Toward Use as Municipal Animal
Control Facility
RFP 2P25-056**

Design Learned, Inc Proposal



THANK YOU

FOR CONSIDERING US!

Thank you very much for considering us for your project. We would be honoured to work with you in creating your new animal shelter.

In 30 years of animal care facility design and engineering, we have worked on veterinary hospitals as small as 800 square feet to animal shelters over 70,000 square feet. Our projects range from new construction to remediations to renovations to additions for both non profit and municipal clients.

We understand that you are looking to obtain architectural and engineering services to renovate an existing 10,600 square foot commercial building on 2.69 acres of land at 30 Cross Street. Your main goal is to provide a state-of-the-art animal control facility to help the community and to meet future demands of the city.

Enclosed is our proposal for services including a project understanding, company information, subconsultant information, project examples, proposed fees, and proposed schedule for the project.

I certify that the information in this proposal is complete and accurate and we do not take exception to any contract considerations listed in Section 3 of the RFP document.

We are happy to answer any questions you may have and look forward to hearing from you.

C. Scott Learned
PE, MS, LEED AP
President

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ABOUT DLI

Design Learned, Inc. is a highly specialized team of engineers and design professionals with over 30 years of experience delivering comprehensive building system designs exclusively for the animal care industry. With offices in Norwich, CT and Pensacola, FL, our dedicated team of eight—each of whom will contribute to this project—has completed hundreds of projects, including animal shelters, veterinary hospitals, and boarding facilities ranging from 800 to 70,000 square feet. Animal care facility design is our core focus and area of expertise.

Our firm is uniquely qualified in animal care facility engineering and interior planning — possessing unparalleled experience in this highly specialized field. Design Learned, Inc. continuously fine-tunes its Animal First design philosophies and educates our engineers and designers on the ever-changing requirements of the veterinary, shelter, and kennel industry. This ongoing research is incorporated into all Design Learned, Inc. projects. We stay up to date on industry standards including Association of Shelter Veterinarian (ASV) Guidelines, Fear Free guidelines, state specific agricultural design standards, ASHRAE codes and standards for mechanical systems specific to animals, and NFPA 150 which is the fire code for animal housing.

We provide two main types of services, both of which, work very closely together. First, we provide animal care interior planning and architectural design. Services include feasibility studies, needs assessments, building/property reviews, project approach comparisons, phasing requirement discussions, master planning, programming, floor planning, and the creation of an opinion of probable project cost. Additional interior planning services include animal enclosure and equipment recommendations, construction documents, and specifications.

Second, we provide mechanical, electrical, plumbing, fire protection, and noise control engineering. Animal shelters are unique and require knowledgeable engineers that are informed by the interior planning and past experience. We consider design features that aid in odor, disease, and noise control through things like the HVAC system, dehumidification, fresh air, drainage, specialty lighting levels, noise control products and design, and many more aspects of the design. Our services provide a holistic approach to shelter planning.

DESIGN LEARNED, INC.

positively impacting the lives of animals

112 Main Street, Norwich, CT 06360 | Phone: (860) 889-7078
Email: info@designlearned.com | Web: www.designlearned.com

DLI SERVICES

DLI provides mechanical, electrical, plumbing, fire protection, and noise control engineering, as well as building design, interior planning, animal care equipment recommendations, and consultation. Our services are provided from project conception into design and through the construction of your facility. All other services are provided under our firm through subconsultants.

DLI provides the following services in-house:

- Architectural/needs assessments, feasibility studies
- Programming and cost analyses (opinions of probable construction cost)
- Conceptual design and floor planning
- Existing building reviews
- Design management from conception through final construction by a certified Construction Documents Technologist for subconsultants including but not limited to:
 - Architecture
 - Civil Engineering
 - Structural Engineering
 - Landscape Architecture
- Interior animal facility planning and design
- Exterior dog play yard design and “catio” design
- Equipment selection and consultation on animal care vendors and products
- Selection and specifications of animal care appropriate flooring, finishes and millwork
- Noise control engineering and design specifically for animal facilities
- Mechanical HVAC engineering and design specifically for animal facility odor and disease mitigation
- Plumbing and cleaning system engineering and design specific to animal facilities
- Electrical and lighting system engineering and design specific to animal facilities
- Fire suppression and fire alarm system engineering and design specific to animal facilities
- Compliance with NFPA 150, Fire and Life Safety in Animal Housing Facilities Code
- Compliance with the Association of Shelter Veterinarians Guidelines for Standards of Care in Animal Shelters (ASV Guidelines)
- Compliance with FearFree standards for animal shelters (DLI design staff is FearFree Certified)
- Compliance with State Building Codes, State veterinary requirements, State of CT Department of Agriculture requirements, and Health Department regulations

DESIGN EXPERTISE

Animal care facility design is a specialized field with unique requirements.

No other building type compares, which is why your architectural designer and engineer must have specific, in-depth experience with animal care facilities—particularly shelters. Experience with just one or two projects does not equate to expertise; this building type demands a firm with years of focused experience.

The initial architectural assessment lays the groundwork for the entire project.

It shapes the design process and budget planning moving forward. We gather detailed information about current operations, future goals, facility concerns, and animal intake/disposition data. Early engagement with stakeholders—including City staff, Boards, and Commissioners, shelter staff, and relevant local partners—is essential to ensure a well-rounded, accurate assessment. Existing documents serve as starting points for in-depth discussions. This phase is dialogue-heavy, resulting in a clear program, recommendations, and a preliminary cost opinion.

Conceptual design for animal care facilities requires a comprehensive approach.

Planning must address layout, room adjacencies, durable finishes, and species-specific housing. We integrate the existing building and account for key factors such as animal behavior, odor and noise control, disease prevention, sustainability, and HVAC needs. Our knowledge of shelter operations and the knowledge of shelter staff will help to inform the conceptual design as well.

Engineering design is equally critical.

We address plumbing, electrical, mechanical, and acoustic needs in detail. Effective design minimizes noise, disease, and odor. DLI provides full MEP services, including trench drains, flush fixtures, hair traps, and integrated cleaning systems. Lighting design includes multiple modes—resting, awake, and cleaning—for animal spaces. HVAC systems feature smaller, isolatable zones, precise ventilation, outside air requirements, and dehumidification. All systems work in concert to support animal welfare and operational efficiency and can have profound effects on floor planning and building design.

Expertise alone isn't enough—understanding common pitfalls is vital.

Missteps in layout or material selection can hinder operations and shorten the building's useful life. Poor HVAC zoning or plumbing can lead to odor and disease issues. In shelter design, everything is interconnected: architecture impacts engineering and vice versa. That's why we approach every project holistically, ensuring all elements align to create a functional, resilient, and humane facility.

PROJECT APPROACH

Pre-Design/Concept Design

We take a holistic approach to shelter design, recognizing that every municipal shelter is unique. Our process begins with a comprehensive needs assessment and feasibility study to confirm project goals. We review existing documentation, budgets, and plans, and meet with City staff and stakeholders. From this, we develop a program outlining all required spaces, which helps define the project's size and scope. Using our shelter experience, we provide a preliminary construction cost estimate, conceptual floor plan, and building concept. During this conceptual planning phase, we bring on subconsultants as needed, including for the site survey. As outlined in the RFP, we'll deliver a preliminary report with a project schedule, budget, potential concerns, and anticipated drawings and specifications.

Construction Documents

Once approved to proceed, we'll collaborate with our subconsultants to develop design documents, holding regular meetings with your team to ensure the shelter meets your goals. Early in this phase, we'll select animal enclosures and equipment, as they significantly impact the overall design. We then coordinate our engineered systems to support odor, disease, and noise control. Multiple review periods with you and our consultants will ensure proper coordination, and periodic cost estimates will help keep the project on budget. We'll also assess constructability, meet with City officials as needed, and secure required approvals, including from the State of CT Department of Agriculture.

Bidding/Negotiating

Once construction documents are complete, we'll submit them for building department review and assist the City in bidding the project. During the bidding phase, we review bids, attend pre-bid meetings, respond to contractor RFIs, and meet with contractors to ensure accurate pricing. We also hold meetings with key subcontractors—such as HVAC, flooring, and concrete—since shelter-specific design requirements are often unfamiliar to them.

Construction Administration/Post-Construction

Once a contractor is selected, we provide construction administration, including overseeing the work, answering questions, reviewing submittals, approving mock-ups, assisting with change orders, and conducting site visits. We typically hold weekly or bi-weekly meetings and conduct a final walkthrough to ensure the facility is ready for occupancy. After move-in, we remain available to support any questions or issues that arise.

PROJECT SCHEDULE

Below is a proposed project schedule. All durations are negotiable. A more comprehensive schedule will be provided once the project begins.

Task	Duration
Conceptual/Schematic Design	14-16 weeks
Initial In-Person Meeting and Existing Building Review	
Survey (Topo, Wetlands, Utilities)	
Confirm Building Conditions	
Programming	
Opinion of Cost	
Client Review Meeting	
Final Revisions (If Necessary)	
Floor Planning	
Evaluate Sustainable Design Options	
Preliminary Report/Needs Assessment	
Building Committee Meeting	
Planning & Zoning Approvals	4-6 weeks
Construction Documents	14-18 weeks
30% Design Documents	
Building Committee Meeting	
Animal Care Equipment/Enclosure Selections	
60% Design Documents	
95% Design Documents	
Building Committee Meeting	
Obtain Necessary Approvals to Design	
100% Design Documents and Specifications	
Bidding/Negotiating	6-8 weeks
Building Committee Meeting	
Release Bid Documents	
Prebid Meeting	
Respond to RFIs	
Bids Due	
Bid Review	
Contractor Selection	
Construction	40-50 weeks
Mobilization	
Building Committee Meeting	
Construction Administration	
Bi-Weekly Construction Meetings	
Respond to RFIs and Review Submittals	
Review Pay Applications and Change Order Requests	
Targeted Site Reviews	
Punch List Site Visit	
Commissioning	
Substantial Completion	
Project Closeout	
Post-Occupancy Walk-Thru	

SCOTT LEARNED

MS, MBA, PE, LEED AP

PRINCIPAL

LEED Certified EXPERIENCE

Scott Learned is the president and founder of Design Learned, Inc. Scott has overseen the engineering of mechanical, electrical, plumbing, fire protection, and noise control design, as well as interior planning and assistance since the company's inception in 1993.

REPRESENTATIVE PROJECTS

- SPCA of Texas, Dallas, TX - 2012 & Present
MEP Engineer of Record for the 2012 conversion of a former industrial complex into a unique 39,000 sq. ft. LEED Gold adoption center. Designed the mechanical and plumbing features for the shelter. MEP Engineer of Record for 2022 30,000 sq. ft. behavior and intake center addition to the existing shelter.
- Mesquite Animal Shelter, Mesquite, TX - Present
MEP Engineer of Record for the expansion of the existing facility to include additional animal holding and clinical space. Work includes oversight of MEP design and construction administration.
- Franklin County Humane Society, Frankfort, KY - 2023
MEP Engineer of Record for a new 17,000 sq. ft. humane society designed with adoption, intake, and clinical functions along with robust outdoor animal systems. Work includes the design of all MEP systems within the building.
- Susquehanna SPCA, Cooperstown, NY - 2021
MEP Engineer of Record for a 10,500 sq. ft. SPCA designed with state of the art finished and MEP systems, including HVAC systems, trench and floor drains, and specialized lighting.
- Austin Animal Center, Austin, TX - 2011
MEP Engineer of Record for a 41,000 sq. ft. campus with the \$13M building project achieving LEED Gold certification. The engineering systems include water-sourced heat pumps with advanced zoning and airborne biopathogen controls. The building was designed with both solar water heating and photovoltaic electricity production.



EDUCATION

M.S. Mechanical Engineering
University of Connecticut, 1991
Concentration in Thermal Science
and Fluid Flow

Master of Business Administration
University of Connecticut, 1998

B.S. Mechanical Engineering
University of Connecticut, 1986

B.S. Psychology
University of Connecticut, 1986

CERTIFICATIONS

Board Certified Licensed
Professional Mechanical Engineer (PE)

Board Certified Licensed
Professional Electrical Engineer (PE)

Accredited Professional (LEED AP)

Professional Engineering registrations
in over 40 states

Fear Free Professional

PROFESSIONAL AFFILIATIONS

Principal Member: NFPA Standards
Committee 150: Fire and Life Safety
in Animal Housing Facilities

Member: NCEES, National Council
of Examiners for Engineering and
Surveying



The Association for
Animal Welfare
Advancement



HANNAH SKIDMORE

MBA, CDT

SENIOR PROJECT MANAGER

EXPERIENCE

Hannah Skidmore joined Design Learned, Inc. in 2018 with background and direct experience in animal care facility management. Hannah schedules the design and engineering departments specifically to meet target dates and deadlines. Her responsibilities include the management and execution of animal care facility project activities to ensure timeliness and quality assurance along with any other potential project and client needs. On the design side of projects, she plays a large role in conceptual design and interior planning through things like programming, floor planning, finish selections, and caging and equipment recommendations.

REPRESENTATIVE PROJECTS

- SPCA of Texas, Dallas, TX - Present

Project manager for a new intake and behavior addition to the existing shelter for which we provided design services in 2010. Assisted in needs assessment, programming, floor planning, and architect drawing reviews. Also assisted in site selection process. Coordinated between MEP and other design team disciplines along with the client.

- Chesterfield County Animal Services, Chesterfield, VA - Present

Project manager for a new 30,700 sq. ft. animal shelter that includes a spay/neuter clinic, intake, and adoption areas. Participated in conceptual design and feasibility study/needs assessment. Provided animal care specific knowledge related to building layout, outdoor animal area layout, materials, enclosures, and veterinary equipment

- Irving Animal Care Campus, Irving, TX- Present

Project manager for renovation and addition to the existing municipal shelter. Responsible for caging and equipment selections, assistance with floor planning, phasing recommendations, and overall MEP and interiors coordination with other consultants.

- Franklin County Humane Society, Frankfort, KY - 2023

Project manager for a new 17,000 sq. ft. humane society. Assisted in floor planning, interior finish selections, and architectural drawing review. Responsible for exterior animal area layout along with caging and equipment selections. Heavily involved in construction administration and coordination with client, architect, and contractor.



EDUCATION

Master's of Business Administration
Liberty University Online, 2020

B.S. Business Administration
Liberty University Online, 2017

EMPLOYMENT

- 2018 to Present: Sr. Project Manager, Design Learned, Inc.
- 2017 to 2018: Dog Behavior Educator, Unleash Fido

CERTIFICATIONS

- Construction Document Technologist (CSI CDT®)
- Fear Free Elite Professional

PROFESSIONAL AFFILIATIONS

- Member: CSI, Construction Specifications Institute
- Member: PMI, Project Management Institute



SARA HALEY

BIM MANAGER & DESIGNER

EXPERIENCE

Sara Haley joined Design Learned, Inc. in 2020 with a background in computer-aided drafting/design. Overtime, she became more involved with the interior planning of animal care facilities, gaining knowledge of the equipment and materials that go into creating a functional shelter or clinic. Today, Sara is DLI's primary animal care interior planner and designer. She directs and supports architects in the area of animal care by programming, floor planning, selecting finishes and equipment, and providing architectural drawing reviews. Sara is also the Building Information Model (BIM) Manager for the team, overseeing the production of project models and acting as the technological gatekeeper between architects and engineers.

REPRESENTATIVE PROJECTS

- SPCA of Texas, Dallas, TX - Present
Programmed and laid out the floor plan of the new 40,000 sq. ft. intake and behavior addition to the existing shelter for which we provided design services in 2010. Assisted in selecting animal care equipment, caging, flooring and wall finishes, and architect drawing reviews. Also assisted in the fire protection system design.
- Mesquite Animal Services, Mesquite, TX - Present
Responsible for planning the kennel and clinic additions to the existing facility. Created a phasing plan for future expansions and use of existing rooms. Provide knowledge about equipment selection, caging, and dog yard layout.
- Chesterfield County Animal Service, Chesterfield, VA - Present
Planned and assisted architect in designing the new 30,700 sq. ft. animal shelter with spay/neuter clinic, intake, and adoption. Provided knowledge about animal care equipment and caging. Laid out the fire protection system and provide construction administration.
- Franklin County Humane Society, Frankfort, KY - 2023
Coordinated interiors, assisted in equipment and cage selection, designed plumbing and fire protection systems for the new 17,000 sq. ft. humane society. Involved in construction administration and coordination with client, architect, and contractor.
- Susquehanna SPCA, Cooperstown, NY - 2021
Provide construction administration assistance for the 10,500 sq. ft. animal shelter. Assisted in caging and equipment selections, as well as in floor planning and selection of interior finishes.



EDUCATION

Certification in Construction Technology
Three Rivers Community College, 2024

A.S. Technology Studies - Design
Three Rivers Community College, 2014

EMPLOYMENT

- BIM Manager & Designer
Design Learned, Inc.
- Mechanical Drafter
Linemaster Switch Corporation
- Electrical Drafter
Zachary Nuclear Engineering, Inc.

CERTIFICATIONS

- Fear Free Elite Professional

PROFESSIONAL AFFILIATIONS

- Member: CSI, Construction Specifications Institute





SPCA OF TEXAS

2400 Lone Star Drive
Dallas, Texas 75212

DLI SERVICES PROVIDED

- Needs Assessment
- Interior Design and Planning Services
- Mechanical, Electrical, Plumbing,
- Fire Protection Engineering
- Noise Control Engineering
- Odor/Disease Control Engineering

CONSTRUCTION COMPLETION

2013 + current design

TOTAL SQUARE FEET

39,100 + 40,000



DLI was an integral part of the design and planning team which transformed a former industrial complex into a unique 39,000 square foot shelter and vet clinic which was designed to achieve LEED Gold certification. DLI designed all of the mechanical and plumbing features for the new shelter. Currently, DLI is working on a 40,000 square foot addition for the SPCA and provided a feasibility study, site comparison, programming, schematic design, construction documents, and ongoing construction administration.

Reference:
Josh Cartwright, Director, Facilities Maintenance
jcartwright@spca.org
(214) 742-7722 Ext. 5140





SUSQUEHANNA SPCA

5082-5088, NY-28
Cooperstown, NY 13326

DLI SERVICES PROVIDED

Mechanical, Electrical, Plumbing Engineering
Noise Control Engineering
Odor/Disease Control Engineering
Interior Design and Floor Planning

CONSTRUCTION COMPLETION

2021

TOTAL SQUARE FEET

10,500

DLI performed MEP and acoustical engineering services for this 10,500 square foot animal shelter, focusing on odor and disease mitigation, noise control, and positive animal and public experience. DLI also completed interior design and planning services including a feasibility study/needs assessment, programming, and floor planning as well as caging, equipment, and finish recommendations and selections. Construction of this facility was completed in 2021. This project includes a specially designed water treatment system for the well water on site to ensure it is clean and healthy to use in the animal spaces.

Reference:

Stacie Haynes, Executive Director
shaynes@sqspca.org
(607) 547-8111, Ext: 101





FRANKLIN COUNTY HUMANE SOCIETY

100 Companion Place
Frankfort, KY 40601

DLI SERVICES PROVIDED

Mechanical, Electrical, Plumbing Engineering
Noise Control Engineering
Odor/Disease Control Engineering
Interior Design and Floor Planning

CONSTRUCTION COMPLETION

2023

TOTAL SQUARE FEET

12,000

DLI performed MEP and acoustical engineering services along with interior planning services for this 12,000 square foot animal shelter. DLI worked closely with the architect and civil engineer to provide expertise and knowledge related to the caging and equipment, finish selections, outdoor dog play yards and indoor/outdoor dog runs. This facility boasts a shelter medicine suite which includes a treatment area, surgery suite, special procedures room, pack and prep, cat and dog wards, and an ICU space. It also has a unique exterior dog yard layout that utilizes the outdoors space on the property efficiently and effectively. This facility was designed with roof top mechanical units, energy recovery ventilators, a dedicated outdoor air system, and dehumidification. Construction of this facility was completed in 2023.

Reference:

Kerry Lowary, Executive Director
kerrylowary.fchs@gmail.com
(502) 875 - 7297





KALAMAZOO HUMANE SOCIETY

2272 River St.
Kalamazoo, MI 49048

DLI SERVICES PROVIDED

Mechanical, Electrical, Plumbing,
Fire Protection Engineering
Noise Control Engineering
Odor/Disease Control Engineering
Interior Design and Floor Planning

CONSTRUCTION COMPLETION

2020

TOTAL SQUARE FEET

12,000

Design Learned, Inc. was an integral part of the design team which created the new Kalamazoo Humane Society. DLI designed all of the mechanical, electrical, and plumbing features for the new shelter focused on reducing noise and odor as well as providing disease mitigating engineering. Design Learned, Inc. also completed interior design services such as a needs assessment, programming, and floor planning as well as caging, equipment, and finish recommendations and selections. This facility has a very large shelter medicine component.

Reference:

Aaron Winters, Executive Director
awinters@kalamazoohumane.org
(269) 743 - 0399





AUSTIN ANIMAL CENTER

7201 Levander Loop
Austin, TX 78702

DLI SERVICES PROVIDED

Mechanical, Electrical, Plumbing Engineering
Noise Control Engineering
Odor/Disease Control Engineering

CONSTRUCTION COMPLETION

2011

TOTAL SQUARE FEET

41,000

Design Learned, Inc. designed the mechanical, electrical and plumbing systems for the 41,000 square foot Austin Animal Services facility which was an existing building that was repurposed for animal care and control services. The engineered systems include water sourced heat pumps with advanced isolation zoning and airborne bio pathogen controls throughout the building. The building was also designed with solar water heating as well as photo-voltaic electricity production for sustainable design.





**FAIRFAX COUNTY ANIMAL
SHELTER - LORTON CAMPUS**

8875 Lorton Rd.
Lorton, VA 22079

DLI SERVICES PROVIDED

Interior Planning and Animal Care Consultation
Mechanical, Electrical, Plumbing Engineering
Noise Control Engineering
Odor/Disease Control Engineering

CONSTRUCTION COMPLETION

2024

TOTAL SQUARE FEET

23,000

DLI teamed with a large architecture firm to create a new municipal animal shelter in Fairfax, VA. This facility also houses the new police station for the area. We provided interior planning services as well as mechanical, electrical, and plumbing engineering services for the animal shelter portion of the project. Our work included feasibility and programming, floor planning assistance, finish recommendations, and finish/enclosure recommendations. The building includes a large animal control component, ample cat and dog adoption housing, a full shelter clinic, and targeted storage throughout the facility. We strove for LEED Silver design with this project.



Below is a representative project list.

Adopt-A-Dog, NY	Huntington Animal Shelter, NY
Anderson County Animal Shelter, SC	Idaho Humane Society, ID
Animal Care & Control of NYC, NY	Kalamazoo County Humane Society, MI
Animal Lovers League, NY	Kansas Humane and City of Wichita Animal Shelter, KS
Animal Rescue Fund, NY	Kentucky Humane Society, KY
Animal Rescue League of Boston, MA	LaPorte Animal Shelter, TX
Animal Rescue League of New Hampshire, NH	Lawrence Humane Society, KS
Animal Welfare Center, GA	Lexington Police Canine Facility, KY
Attleboro Animal Shelter, MA	Loudoun County Animal Shelter, VA
Austin Animal Shelter, TX	Louisiana SPCA, LA
Babylon Animal Shelter, NY	Maricopa County Animal Shelter, AZ
Bitter Root Humane Association, MT	McPaws Regional Animal Shelter, ID
Brookhaven Animal Shelter, NY	Memphis Animal Shelter, TN
Burlington Animal Shelter, NC	Metro West Humane Society, CT
Calvert County Animal Care & Adoption Center, MD	New Haven Animal Shelter, CT
Carson City Animal Services, NV	New Orleans SPCA, LA
Cat Care Society, CO	Noah's Ark Animal Welfare Association, CO
Cedar Bend Humane Society, IA	Northeast Animal Shelter, MA
Cedar Rapids Animal Control, IA	Norwich Animal Control, CT
Charles County Animal Shelter, MD	Paws and Claws Humane Society - Rochester, MN
Charlotte Animal Referral and Emergency, NC	Prince Edward Island Humane Society, Canada
Chesterfield County Animal Services, VA	Richmond Animal League, VA
City of Burlington Animal Shelter, NC	Riverhead Animal Shelter, NY
City Of Norman Animal Shelter, OK	Ross County Humane Society, OH
City of Tyler Animal Care Center, TX	Salt Lake County Animal Shelter, UT
CMPD Animal Care & Control, NC	San Francisco Animal Care & Control Facility, CA
Concord New Hampshire SPCA Shelter, NH	Santa Cruz SPCA, CA
Dallas SPCA, TX	Smithtown Animal Shelter, NY
DeKalb County Animal Shelter	Societe protrectrice des animaux de l'Estr, Canada
Denver Dumb Friends League, CO	South County Animal Shelter, CA
Fairfield Animal Shelter, CT	Southold Animal Shelter, NY
Farmington Animal Shelter, NM	SPCA of Westchester, NY
Foothills Animal Rescue, AZ	St. Hubert's Animal Welfare Center, NJ
Forgotten Felines, CT	St. Joseph County Animal Control, MI
Franklin County Animal Shelter, KY	Tallahassee-Leon Animal Service Center, FL
Frederick County Animal Shelter, VA	The Animal Foundation, NV
Gloucester-Mathews Humane Society, VA	The Animal Haven, CT
Helping Hands Human Society, KS	Town of Southold Animal Shelter, NY
Humane Society, Fairfax County, VA	Virginia Beach Animal Shelter, VA
Humane Society for Greater Nashua, NH	Western Arizona Humane Society, AL
Humane Society of Parkersburg, WV	
Humane Society of Port Jervis, NY	

SUBCONSULTANT - ARCHITECT

Richard Turlington Architects, Inc (RTA) - Architecture

At RTA, we are architects' architects - equally at home in the boardroom and the construction trailer. With over 30 years of experience, we have established ourselves as industry leaders, embracing challenges with a collaborative approach that integrates clients, designers, and construction teams.

As a Connecticut-based design firm located in New Haven and founded in 2008, we hold licenses in eight states and have eight employees, three of which will be primarily involved with this project. Our portfolio spans from small-scale kitchen renovations to large-scale multi million dollar school campuses. We specialize in technical consulting, residential and healthcare design, retail and restaurant spaces, commercial architecture, and much more.

At RTA, we believe in the power of high-level design and immersive, holistic building experiences. Our approach is rooted in beauty, precision, and innovation. Every project - whether led by our chief designers, technical consultants, or construction specialists - reflects our passion for creating extraordinary built environments.

Project Examples:

Connecticut Science Center, Hartford, CT (2006-2010)

RTA served as the Associate Architect for Pelli Clarke Pelli Architects during the construction of the Connecticut Science Center, a 154,000 square foot facility with a Gold LEED rating. RTA managed design development, prepared contract documents, and provided construction administration services. The project included four educational laboratories and 40,000 square feet of science exhibits, and the most challenging aspect was integrating a prefabricated metal siding system over the complex steel frame.

References:

Mariko Masuoko, FAIA, LEED AP
Partner at Pelli Clarke & Partners
(203) 777 - 2515

David Elliot
Owner's Representative
(860) 965 - 8603

Fairhaven Furniture, New Haven, CT (2021-2022)

This is a historic building located within a coastal flood zone that is part of New Haven harbor. As such, the building owner was limited to the amount of money that could be invested for renovations. The facade improvements created a new handicapped accessible entry, replaced existing windows with matching style units, removed the invasive ivy from the brick and added new signage to the original brick factory building. The new use for the existing building was a furniture retail store. The work included restoring some of the original clerestory windows for display of art glass panels, a new "all glass" entry door flanked by existing "barn type" doors for maintaining security after hours, and the introduction of a bluestone terrace in lieu of the current concrete slab to create a more formal entry experience leading into the heavy timber, factory type retail space beyond.

Reference:

Kerry Triffin, Owner
(203) 215 - 7326



SUBCONSULTANT - STRUCTURAL ENGINEER

Michael Horton Associates (MHAI) - Structural Engineering

MHAI, located in Branford, Connecticut and established in 1994, provides consulting structural engineering services to architects, owners and developers as part of its basic practice. Our firm of 13 employees has earned a reputation among our clients for their ability to produce sensitive structural designs that respond to the needs of the individual client. Utilization of the latest design and building modeling (BIM) software allows our staff to provide effective and accurate design solutions. Projects vary in size from investigations to large construction projects including PreK-12 educational, university, commercial, manufacturing, institutional, performing arts, and residential facilities. The firm's excellence as structural consultants has been recognized on numerous award-winning projects.

Project Examples:

Dan Cosgrove Animal Shelter, Branford, CT (Addition/Alterations)
Northwest Hills Regional Animal Facility, Harwinton, CT (New Construction)
Little Guild - New Animal Facility, West Cornwall, CT (New Construction)
Prosser Library, Bloomfield, CT (New Construction)
Killingly Community Center, Killingly, CT (Renovation)
Cromwell Senior Center, New Haven, CT (New Construction)
Middletown Senior and Community Center, Middletown, CT (Addition/Renovation)
Blackstone Library, Branford, CT (Addition/Renovation)
East Haddam Municipal Offices, Moodus, CT (Renovation)
Darien Public Works Garage Complex, Darien, CT (Addition/Renovation)
Madison Public Works Garage, Madison, CT (Addition/Renovation)
North Haven Public Works Garage, North Haven, CT (New Construction)

References:

James P. Giuliano, President
Construction Solutions Group, LLC
(860) 452 - 6752
jimg@csgroup-llc.com

Randy Daigle, Construction Services
State of CT Office of Legal Affairs
Policy & Procurement Real Estate and Construction Services
(860) 805 - 0783
randy.daigle@ct.gov

Salvatore J. Raffone, VP of Design & Construction
RJ Development + Advisors LLC
(917) 378 - 1489
sraffone@rjdallc.com



SUBCONSULTANT - SITE/CIVIL ENGINEER

Langan Engineers - Site/Civil Engineering

Langan is a multi-discipline consulting firm specializing in site/civil engineering, geotechnical engineering, environmental engineering, traffic/transportation engineering, landscape architecture, and surveying in support of land development projects around the world. Founded in 1970, Langan employs over 1,750 professionals in 51 global offices including New Haven, Connecticut which will be the main office for this project. This project will employ 12-15 staff to address all areas of our scope.

Our site development work has been focused on provide and public development working with some of the most prominent architects and developers in New England. Our team has the local experience and expertise to work closely with design and development teams to create a comprehensive cost effective design solution. We are experts in site development design and permitting.

Project Examples:

Town of Westport, Westport, CT (2022-present)

Langan is involved with multiple projects in Westport including the "Reconnecting the Riverfront" master plan, 54-60 Wilton Rd. which is the former Save the Children Headquarters, and Bedford Square.

Reference:

Peter Ratkiewicz
Director of Public Works
(203) 341 - 1120
pratkiewicz@westportct.gov

Capital Region Development Authority, Hartford, CT (2025-present)

Work includes the Bushnell South Master Plan & Bushnell South Parking/Traffic Planning

Reference:

Michael Freimuth
Executive Director
(860) 527 - 0100
mfreimuth@crdact.net



Richard Turlington

Principal

Firm

Richard Turlington Architects

Role

Principal

Education

Bachelor of Design
College of Architecture
University of Florida

Office Location

New Haven, Connecticut, USA

Registered in:

Connecticut (since 1987)
Massachusetts
Rhode Island
Vermont
New Hampshire
Maine
New York
Hawaii
Florida

Associations:

LEED Green Associate
Member of the Royal Institute of
British Architects
Past President of the CT American
Institute of Architects
Current member of Ethics
Committee for AIACT

Throughout his 35-year career, Richard has been involved in the design and execution of projects within retail and academic arenas and in multi-resident spaces such as hospitals, other health care facilities, and multi-family housing. He's also contributed to international architecture, playing a key role in the design of Yale-National University of Singapore, living abroad for several years. Richard is committed to providing high-quality architectural services wherein clients' functional, aesthetic, scheduling, and budget requirements are strategic elements of every project.

As a passion and a profession, architecture is Richard's way of life. He believes that architecture makes a difference in the way we live and understand our world. Beyond creating spaces that serve specific functions and settings, his designs achieve a harmony between creative and technical goals.

After serving as Treasurer and Vice President of the AIA, Richard Turlington is now President of the Connecticut chapter of the American Institute of Architects. He also sits on the Design Committee, which is concerned with promoting higher-quality design within the state.

Notable Projects

- Delamar Mystic Boutique Hotel, under construction with estimated completion in late 2024. 21,000SF New Construction Restaurant and Hotel in Mystic, CT.
- Hackley School's Center for the Creative Arts and Technology in New York, under construction. RTA is the Architect of Record. Design plans include a 550-seat multi-purpose auditorium, 100-seat black box theater, an Art Gallery, and an Outdoor Amphitheater.
- Saint Luke's Episcopal Church Campus in Darien, CT. Campus infrastructure assessment, master planning, building renovations, and design of new buildings.



MICHAEL HORTON
ASSOCIATES, INC.
 Consulting Structural Engineers

Registration

Connecticut
 Massachusetts
 New Hampshire
 New York
 Vermont
 Maine
 Pennsylvania
 Virginia
 Maryland
 North Carolina

Education

Naugatuck Valley Community College
 AS - CADD/Design Engineering
 Technology

Central Connecticut State University
 BS Civil Engineering

Professional Organization

American Institute Steel of Construction
 Connecticut Structural Engineering Coalition

PAUL J. SHEEHAN, P.E. Vice-President

Paul Sheehan is positioned as Vice President with the firm with 25 years of experience in design, document preparation and site inspections. Mr. Sheehan's project experience ranges from multi-story residential buildings to multi-million-dollar educational facilities, including projects in both the public and private sectors.

Heminway Municipal Complex
 Watertown, Connecticut

Renovation

Prosser Library
 Bloomfield, CT

New Construction

Belden Public Library
 Cromwell, Connecticut

Additions / Alterations

**H. Smith Richardson
 Golf Course Clubhouse**
 Fairfield, CT

New Construction

Darien Public Works Garage Complex
 Darien, CT

Additions / Renovations

East Haddam Town Hall
 East Haddam, Connecticut

Renovation

**Middletown Senior and Community
 Center**
 Middletown, Connecticut

Additions / Renovations

MHAI



**MICHAEL HORTON
ASSOCIATES, INC.**
Consulting Structural Engineers

Registration

Connecticut
New York
Rhode Island

Education

University of Connecticut
MS Civil Engineering

Jadavpur University,
Kolkata, India
Bachelors of Civil Engineering

Honors / Awards

ENR New York Top 20 Under 40

Outstanding Project Award of NCSEA for
Excellence in Structural Engineering
Project: Mumbai International Airport

Damayanti Chaudhuri, P.E. Project Manager / Senior Engineer

Damayanti Chaudhuri is positioned as a Project Manager with the firm, with 17 years of experience in design and construction administration. Ms. Chaudhuri's project experience includes analysis, design and management of commercial, retail, residential, industrial educational, cultural and transportation structures located in Asia and North America. She is able to implement innovative solutions and possesses comprehensive knowledge of codes and design standards.

Norton Elementary School

Cheshire, Connecticut

New Construction

Spaziano Middle School

Providence, Rhode Island

New Construction

Albany Woodland Development

Hartford, Connecticut

New Construction

The Post Hotel

Bridgeport, Connecticut

Renovation & Addition

Farmington Town Hall

Farmington, Connecticut

Renovation

Bristol Firehouse #3

Bristol, Connecticut

New Construction

New Haven Adult & Continuing Education Center

New Haven, Connecticut

Renovation & Addition

Glastonbury High School New Strength and Conditioning Center

Glastonbury, Connecticut

New Construction

Kuehne Chemical Company

New Haven, CT

New Construction

University of New Haven Beckerman Recreation Center New Addition

West Haven, CT

New Construction

University of New Haven Kaplan Hall

West Haven, CT

New Construction



CHRISTOPHER CARDANY

PE, LEED AP

Principal/Vice President

Site/Civil And Geotechnical Engineering

Education

- M.S., Civil Engineering
Columbia University
- B.S., Civil Engineering
Lehigh University

Professional Registration

- Professional Engineer (PE) in
CT, NY, MA
- LEED Accredited Professional
(LEED AP)

Affiliations

- Chi Epsilon (Civil Engineering
Honor Society) Architecture,
Construction, Engineering
- ACE Mentor Program
- Society of College & University
Planning

Christopher Cardany has over 31 years of experience in civil and geotechnical engineering projects throughout the northeast, including Connecticut, New York, Massachusetts and New Jersey. In addition to conducting many initial feasibility investigations, he has prepared numerous site development engineering plans and associated permit applications, stormwater management studies, construction documents, and geotechnical investigations. He has obtained field and office supervisory experience during the design and construction of many projects.

Selected Projects

- Bristol Central High School Track, Bristol, CT
- University of Connecticut (UConn) Multiple Projects including Spring Hill Farm & Public Safety Building, Storrs, CT
- Connecticut Department of Public Works, Camp Niantic Regional Training Institute, Niantic, CT
- Sherwood Island DPW Maintenance Facility, Westport, CT
- Jewish Community Center, Woodbridge, CT
- Amara Community Living, Newington, CT
- Brookfield Senior Living, Brookfield, CT
- Jefferson House, Newington, CT
- North Haven Senior Living, North Haven, CT
- Orange Senior Living, Orange, CT
- Summer Place Senior Living, Stamford, CT
- Waterbury Fire Station 1, Waterbury, CT
- Waterbury Fire Station 5, Waterbury, CT
- Avon Fire Houses, Avon, CT
- Oswegatchie Fire Station, Waterford, CT
- Middletown New 911 Center, Middletown, CT
- New Canaan Library, New Canaan, CT
- Old Lyme Library, Old Lyme, CT
- Wheeler Library, North Stonington, CT
- Yale University - Beinecke Library, New Haven, CT



KATHRYN GAGNON

PE, LEED AP

Site/Civil Engineering
Senior Project Manager

Education

- B.S., Civil Engineering
Lehigh University

Professional Registration

- Professional Engineer (PE) in CT
- LEED Accredited Professional (LEED AP)

Affiliations

- Architecture, Construction and Engineering (A.C.E.) Mentor Program

Awards

- 2023 PWC CT Award for Excellence in Mentoring

Katy Gagnon has 20 years of experience at Langan working on a variety of land development projects throughout Connecticut. These projects have involved: site feasibility studies; site layout, grading and drainage design; stormwater management analysis and design; utility design; septic system design; regulatory permitting; LEED certification; development of technical specifications for construction documents; project management and coordination. She is experienced in the use of computer applications including AutoCAD, Hydraflow Hydrographs and Hydraflow Storm Sewers.

In 2023, Katy earned the PWC CT Award for Excellence in Mentoring.

Selected Projects

- University of Connecticut (UConn) Multiple Projects including Spring Hill Farm & Public Safety Building, Storrs, CT
- Yale University, Peabody Museum Renovation, New Haven, CT
- Connecticut Department of Public Works, Camp Niantic Regional Training Institute, Niantic, CT
- Sherwood Island DPW Maintenance Facility, Westport, CT
- Jewish Community Center, Woodbridge, CT
- Amara Community Living, Newington, CT
- New Canaan Library, New Canaan, CT
- Hospital for Special Care Autism Unit, New Britain, CT
- MidState Medical, Wallingford, CT
- UConn Healthcare Outpatient Pavilion, Farmington, CT
- Veteran Affairs Community Care Center, Orange, CT
- Cornell Scott-Hill Health Center, New Haven, CT
- Eversource Training Facility and Fleet Maintenance Center, Auburn, MA
- Walgreens, Glastonbury, CT
- Webster Bank, Waterbury, CT
- Connecticut Tennis Center, New Haven, CT
- Wesleyan University Public Affairs Center & Art Gallery, Middletown, CT
- Har-Conn Chrome, West Hartford, CT
- University of St. Joseph Parking Study, West Hartford, CT



KRISTEN MITCHELL

PLA, ASLA, LEED GREEN ASSOCIATE

Landscape Architecture | Land Planning | Urban Design
Senior Project Landscape Architect

Education

- B.L.A., Landscape Architecture
Penn State University Park

Professional Registration

- Professional Landscape Architect (PLA) in CT, NY, NJ
- LEED Green Associate

Affiliations

- American Society of Landscape Architects
- Professional Women in Construction
- ACE Mentor Program

Kristen Mitchell has over 20 years of experience and leads Langan's Connecticut and New York Landscape Architecture + Planning Studio. Drawing from her career experience in New York City and across New England, she leads a diverse portfolio of public, and international projects, including ongrade, green roof, and interior landscape. Kristen has managed corporate commercial, workplace, academic, residential/mixed-use developments, healthcare, and life science projects with a strong commitment to innovative, sustainable, and place-based design solutions.

Kristen provides management of all aspects of the planning, design, and permitting of landscape architecture, land development, and planning projects. She leads a diverse portfolio of urban revitalization and streetscape, smart growth planning, community design, waterfront design, retail and commercial site planning, k-12 and university campus design, healthcare campus design, rooftop gardens, green infrastructure, and brownfield redevelopment assignments.

Selected Projects

- Stamford Museum & Nature Center, Stamford, CT
- Yale University, Peabody Museum Renovation, New Haven, CT
- Fairview Senior Living, Fairview, CT
- West Haven Redevelopment, West Haven, CT
- South Norwalk Elementary School, Norwalk, CT
- Old Greenwich School, Greenwich, CT
- Western Middle School, Greenwich, CT
- CTDAS Bullard-Havens Technical High School, Bridgeport, CT
- Goodwin University Technical High School, East Hartford, CT
- Friends Center for Children Inc. Master Plan & Development, New Haven, CT
- Meadow Gardens Affordable Housing Development, Norwalk, CT
- The Beam Residential Development, New London, CT
- HUB at Mansfield Mixed-Use Development, Mansfield, CT
- Park Square Residential Development, Yonkers, NY
- Tuxedo Farms Mixed-Use Development, Tuxedo, NY
- Buckland Hills Housing Development, South Windsor, CT
- Reconnecting the Riverfront Master Plan, Westport, CT

**REQUEST FOR PROPOSALS
CITY OF BRISTOL, CONNECTICUT 06010**



**Architectural/Engineering Services Relative to
Renovation of a Commercial Building Toward Use as
Municipal Animal Control Facility
RFP 2P25-056**

Due Date: 11:00 am, June 27, 2025

Mailing address:
City of Bristol, Connecticut
Purchasing Department
111 North Main Street
Bristol, CT 06010

Physical address:
111 North Main Street
Third Floor, Room 311
Bristol, CT 06010

In accordance with the City's requirements, the undersigned agrees to provide services as defined herein.

The undersigned is familiar with the conditions surrounding this Request for Qualifications, is aware that the City reserves the right to reject any and all submissions, and is making submission without collusion with any other person, individual or corporate.

 _____ Witness	 _____ Signature
Design Learned Inc. _____ Company Name	C. Scott Learned _____ Printed Name
116 Main Street _____ Address	President _____ Title
Norwich, Connecticut 06360 _____ Town State Zip	6/16/2025 _____ Date
06-1388993 _____ Federal ID #	(860) 889 - 7078 _____ Telephone Number
scottlearned@designlearned.com _____ Email address	



**City of Bristol, Connecticut
Non-Collusion Certification**

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. 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.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

Legal Name of Bidder: Design Learned Inc.

Business Address: 116 Main Street, Norwich, CT 06360

Name of Authorized Agent C. Scott Learned Title: President

Phone: (860) 889 - 7078 Email: scottlearned@designlearned.com

Signature:  Date: 6/16/2025



City of Bristol
Workplace Analysis Affirmative Action Report
Employment Information Form

Purchasing Department
111 North Main Street
Bristol, CT 06010

Company Name	Design Learned Inc.	Contact Person	Phone Number	Date
Street Address	116 Main Street	Pamela Russo	(860) 889 - 7078	6/16/2025
City State Zip	Norwich, CT 06360			

Report all permanent full-time or part-time employees, including apprentice and on-the-job trainees. Enter the number on all lines and in all columns.

JOB CATEGORY	A. OVERALL TOTALS (sum of all columns, B-F Male & Female)	B. WHITE (not of Hispanic origin)		C. BLACK (not of Hispanic origin)		D. HISPANIC		E. ASIAN/PACIFIC ISLANDER		F. AMERICAN INDIAN OR ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Officers/Managers	2	1	1								
Professionals	5	2	1						2		
Technicians											
Sales Workers											
Office/Clerical	1		1								
Craft Workers (skilled)											
Operatives (semi-skilled)											
Laborers (unskilled)											
Service workers											
TOTALS ABOVE	8	3	3						2		

Do you use minority businesses as subcontractors or suppliers? ☒ Yes ☐ No	Explain: We recognize the importance of supporting diverse businesses and are willing to collaborate with minority-owned firms whenever the opportunity arises and aligns with project needs.
If CT based, do you post all employment openings with the State Of CT Employment Service? ☐ Yes ☒ No	Explain: While we are not currently registered with the State of Connecticut Employment Service, we actively advertise open positions through a variety of platforms to ensure broad outreach and to attract a diverse and qualified applicant pool
Do you use an Affirmative Action Plan? ☒ Yes ☐ No	Explain: We maintains an Affirmative Action Plan as part of our ongoing commitment to equal employment opportunity and workforce diversity, recognizing its importance in fostering an inclusive environment and ensuring fair access to opportunities for all qualified individuals.
Describe your recruitment, hiring, training and promotion anti-discrimination practices. We are committed to equal opportunity in all aspects of employment. Our recruitment and hiring processes focus on selecting the most qualified candidates based on merit, while promoting diversity and inclusion. We provide training to foster a respectful, discrimination-free workplace and support professional growth through fair promotion practices that value performance and potential.	

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

This is your license certificate. Such license shall be shown to any properly interested person on request and shall not be transferred to or used by any other person than to whom the license was issued. Please note, the address has been removed from the certificate, however, the Department of Consumer Protection must be notified of any name or address change. Changes and questions can be emailed to dcp.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account with your User ID and Password at www.elicense.ct.gov to verify, add or change your email address. Email on file to be used for receiving correspondence from this department: info@designlearned.com

Visit our website for online services, applications, rosters and to verify licensure at www.ct.gov/dcp.

C SCOTT LEARNED
116 MAIN STREET
NORWICH, CT 06360

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

1078216

PROFESSIONAL ENGINEER

C SCOTT LEARNED

License #	Effective	Expiration
PEN.0017483	02/01/2025	01/31/2026

SIGNED

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

1078216

Be it known that

C SCOTT LEARNED

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0017483

Effective Date: 02/01/2025

Expiration Date: 01/31/2026



Bryan T. Cafferelli, Commissioner

STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

This is your Architect license certificate. Such license shall be shown to any properly interested person on request and shall not be transferred to or used by any other person than to whom the license was issued. Please note, the address has been removed from the certificate, however, the Department of Consumer Protection must be notified of any name or address change. Changes and questions can be emailed to dcp.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account with your User ID and Password at www.elicense.ct.gov to verify, add or change your email address. Email on file to be used for receiving correspondence from this department: Avery@RT-Arch.com

Visit our website for online services, applications, rosters and to verify licensure at www.ct.gov/dcp.

RICHARD TURLINGTON ARCHITECTS INC
55 Church Street
Suite 201
NEW HAVEN, CT 06510

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

1033115

ARCHITECT
RICHARD G TURLINGTON JR

License #	Effective	Expiration
ARI.0004540	08/01/2024	07/31/2025

SIGNED

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

1033115

Be it known that

RICHARD G TURLINGTON JR

has been certified by the Department of Consumer Protection as a licensed

ARCHITECT

License #: ARI.0004540

Effective Date: 08/01/2024

Expiration Date: 07/31/2025



Bryan T. Cafferelli, Commissioner

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

PAUL J SHEEHAN

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0033406

Effective Date: 02/01/2025

Expiration Date: 01/31/2026



Bryan T. Cafferelli, Commissioner

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

DAMAYANTI CHAUDHURI

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0034827

Effective Date: 02/01/2025

Expiration Date: 01/31/2026



Bryan T. Cafferelli, Commissioner

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

This is your certificate of registration for your records. Such certificate shall be shown to any properly interested person on request. Do not attempt to make any changes or alter this certificate in any way. Questions regarding this certificate of registration can be emailed to the Occupational & Professional Licensing Division at dcp.occupationalprofessional@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. All renewal notifications and certificates will only be emailed to your last reported email on record. You can update your address and email address or print a duplicate certificate by logging into your account with your User ID and Password at www.elicense.ct.gov. Visit our website at www.ct.gov/dcp.

Mailing address:

LANGAN CT INC
Eden Konishi
300 KIMBALL DR FL 4
PARSIPPANY, NJ 07054-2181

Email on file to be used for receiving all notices from this office:

ekonishi@langan.com

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

1093281

Be it known that

LANGAN CT INC

**555 LONG WHARF DR
NEW HAVEN, CT 06511-6107**

has been certified by the Department of Consumer Protection as a registered

JOINT PRACTICE

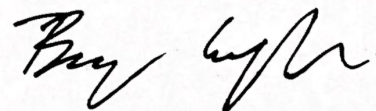
Architecture: No Landscape Architecture: Yes Land Surveying: Yes Professional Engineering: Yes

Registration #: JPC.0000001

Effective Date: 05/01/2025

Expiration Date: 04/30/2026

verify online at www.elicense.ct.gov



Bryan T. Cafferelli, Commissioner

Secretary of the State of Connecticut

Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Friday, May 02, 2025 9:26 AM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of incorporation for the below domestic Stock corporation was filed in this office.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far, as indicated by the records of this office, such corporation is in existence.

Business Details

Business Name	DESIGN LEARNED INCORPORATED
Business ALEI	US-CT.BER:0293330
Formation Date	12/28/1993



Secretary of the State

Business ALEI: US-CT.BER:0293330

Note: To verify this certificate, visit Business.ct.gov

Certificate Number: C-00167899



Secretary of the State of Connecticut Acceptance Notice

Richard Turlington

Date: 2/25/2025 3:22:27 PM

This letter is to confirm the acceptance of the following business filing. This is not a bill:

Transaction Details

Business Name: RICHARD TURLINGTON ARCHITECTS INC
Business ID (ALEI): US-CT.BER:0997293
Type of Request: Annual Report
Report Year: 2025

Work Order Number: W-0002207665
Filing Number: 0013000160
Filing Date & Time: 2/25/2025 10:07:04 AM
Effective Date & Time:

Payment Details

Total Payment Received: \$150.00
Filing Fee: \$150.00
Payment Deducted: \$150.00

Thank you,

Business Services Division
165 Capitol Ave, P.O. Box 150470
Hartford, CT 06115-0470

crd@ct.gov

Business.CT.gov

Secretary of the State of Connecticut

Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: February 10, 2023

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of incorporation for the below domestic Stock corporation was filed in this office.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far, as indicated by the records of this office, such corporation is in existence.

Business Details

Business Name	MICHAEL HORTON ASSOCIATES, INC.
Business ALEI	US-CT.BER:0734468
Formation Date	12/19/2002



Secretary of the State

Business ALEI: US-CT.BER:0734468

Note: To verify this certificate, visit [Business.ct.gov](https://business.ct.gov)

Certificate Number: C-00079799

Secretary of the State of Connecticut

Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Tuesday, April 22, 2025 3:44 PM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of incorporation for the below domestic Stock corporation was filed in this office.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far, as indicated by the records of this office, such corporation is in existence.

Business Details

Business Name	LANGAN CT, INC.
Business ALEI	US-CT.BER:1104561
Formation Date	04/24/2013

Name Change History

Filing Type	Filing Date	Previous Name	Updated Name
Amend Name	09/16/2013	LANGAN LAS, INC.	LANGAN CT, INC.



Secretary of the State

Business ALEI: US-CT.BER:1104561

Note: To verify this certificate, visit Business.ct.gov

Certificate Number: C-00166701

New Animal Control Facility Bristol, Connecticut

Architectural Design Services

June 27, 2025



FRIAR ARCHITECTURE INC.

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

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Transmittal Letter



June 27, 2025

Roger D. Rousseau
Purchasing Agent
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: **New Animal Control Facility - Architectural / Engineering Services**
RFQ 2P25-056

Dear Mr. Rousseau:

By selecting Friar Architecture for Bristol's New Animal Control Facility project, you will gain a committed team with over 50 years of experience. Having attended the walkthrough on June 18, 2025, we have a thorough understanding of your specific needs and goals. The City will benefit from a firm that not only embraces project challenges, but takes pride in our ability to create impressive and efficient facilities for the community. In addition, your project will evolve successfully based on Friar's recent experience on the Glastonbury Animal Shelter Design project and our completed Animal Shelters in Danbury and New Britain / Berlin.

Experience

Friar's staff will meet with the Town's project stakeholders to address your specific needs. Our team will listen to your input, conduct in-depth program reviews and prepare responsive documents. You will find that our background is both extensive and exemplary. Our past projects have ranged from studies and code / energy updates to major additions / renovations and new construction. Related work includes:

- Newington Canine Facility Study
- Bristol Fire Headquarters Facility Study
- Bristol Edgewood School: Roof Design
- Bristol Memorial School: Third Party Code Review
- Bristol Northeast Middle School: Third Party Code Review

Project Team & Project Management

You will find that the experienced team we have assembled will remain consistent from project initiation through completion, which promotes adherence to the design intent, schedule and budget. It consists of the following firms:

Friar Architecture Inc. (SBE) - Architectural Design Services / Interior Finishes / Interior Furnishings
Freeman Companies, LLC - Site/Civil Engineering
Bemis Associates, LLC - MEP/FP Engineering & Technology/Security
Pan American Consulting Services, LLC - Cost Estimating

We offer the City our extensive experience in determining the full scope of program requirements and proven success in presenting projects to obtain the necessary approvals. The experienced team we have assembled will remain consistent from project initiation through completion, which promotes adherence to the design intent, schedule and budget. Friar maintains regular communication between the disciplines. [When you raise questions or concerns, knowledgeable team members will offer their varied experience and areas of competence to respond in a conscientious, timely manner.](#)

Process

The Friar team understands the tremendous effort and time it has taken to bring the project to this point. We will build on that information to provide a finished project that meets or exceeds your goals. Our team members will assist you by developing the program, conducting on-site investigations, documenting our findings and presenting solutions. Following approval to proceed, we will prepare design documents and bid packages using Revit and AutoCAD, guide pre-bid meetings, assist with scope reviews, and provide award recommendations. You will receive a cohesive, code-compliant and clear set of construction documents that meets your specific requirements. During construction, we will conduct regular site visits to monitor progress and compliance, maintain close contact with the projects stakeholders to keep all parties apprised of the project's status, which helps to minimize delays and costs.

Our team is excited about the opportunity to partner with you and other stakeholders on this important project for the City of Bristol. Friar Architecture certifies that the submittal and all information contained herein is accurate, and that the firm does not take exception to contract considerations listed in Section III of the RFQ. If you have any questions regarding our submission, please do not hesitate to contact me.

Yours truly,

A handwritten signature in blue ink, appearing to read 'R. W. Roach', is positioned above the printed name and contact information.

Robert W. Roach, AIA, Vice President & Primary Contact
Friar Architecture Inc., 21 Talcott Notch Road, Farmington, Connecticut 06032
Phone: 860.678.1291 ext. 110 Email: rwr@friar.com Website: friar.com

Description of Work

Understanding of Project

Friar understands that the City of Bristol seeks to provide a state-of-the-art animal control facility that will meet the needs of the community today and for years to come. The new building should meet regulatory guidelines, increase efficiencies and improve office space for citizens and staff, provide suitable mechanical systems, accommodate accessibility to and within the building, and provide for adequate security and technology capacity.

Services and Key Issues

- Review of existing documentation / reports / plans / budget / meeting minutes/ etc.
- Visual inspection to confirm existing site conditions.
- Meet with City personnel to review project scope, existing conditions, budget, concept plans, and construction duration.
- Provide direction and support to City staff toward application of land use permits made necessary by this project
- Provide at a minimum, monthly meetings with Building Committee and relevant staff, for the duration of the project; assume twelve (12) months of construction to accommodate construction.
- Attend all meetings with City Boards and Commissions necessary for completion of the project, which may include the following: Planning Commission, Zoning Commission, and the Board of Police Commissioners.
- Prepare a preliminary engineering/architectural report that shall include the following:
 - Project schedule indicating design, bidding, and construction schedule
 - Conceptual budget
 - Areas of concern associated with schedule, budget, and/or project objectives, along with recommendations to mitigate the above potential issues
 - List of anticipated drawings and specifications, including need for special contract provisions to meet project objectives.
- Prepare all designs in accordance with current IECC energy code requirements. Prepare applications on behalf of the City for rebates/credits offered from utilities for inclusion of energy efficient equipment and systems.
- Coordinate constructability, feasibility and cost estimating during all phases of the design.
 - Evaluate value engineering considerations, potential substitutions and other potentially cost saving alternatives.
 - Evaluate energy saving and/or other “green” alternatives.
- Meet with representatives of the City’s Fire Marshal’s Office and the Building Department prior to 90% completion of documents, to ensure that preparation of plans and specifications are compliant with applicable codes
- Secure approval of the State of CT Department of Agriculture.
- The City reserves the right to forward documents to a third-party reviewer to ensure that plans comply with building provisions and to reduce construction change orders.
- Provide a full A2/topography survey map and accommodate site plan approval in conjunction with the Public Works Department.
- Prepare construction documents suitable for competitive public bidding. These shall include plans (project drawings) and specifications (project manual).
- Attend prebid meetings scheduled by the City, for the purpose of addressing questions relative to project design. The design team shall assist in responses to RFIs during bidding.
- Provide construction administration services as follows: periodic project observation, attendance at job meetings, review of shop submittals, review and response to RFIs, review of contractor applications for payment, assistance in the preparation of change orders, and assistance with close-out of final construction.
- The design team will provide assistance to the commissioning agent as appropriate.
- Provide energy modeling as an option, to be pursued at the discretion of the City.

Technical Understanding

Animal care facilities typically involve three distinct areas: administration, service/storage, and kennel/enclosure spaces. Friar understands that each area has unique and special needs. Based on the approved program, we will help you finalize spatial requirements according to these needs.

Beyond addressing site components, ADA access, and building code compliance, our design team will take special care in accommodating both animal and human occupants in the design of your facility.

Air Quality

We understand that the heating, ventilation, and air quality systems of animal care facilities must address the needs of both animal and human occupants.

As a result, accommodations within the design may consist of a radiant floor heating system for the areas occupied by animals, and a more conventional hot water system for areas used primarily by humans.

Building Materials

The selection of building materials is based on two important factors:

- Providing products with extended life expectancies in order to save costs in the long-term
- Utilizing products that promote a sanitary environment for both animal and human occupants

For example, we may select materials that are non-porous and easily cleaned, such as epoxy floors or sealed concrete. Additionally, slip-resistance surfaces are often selected for important safety reasons.

Light & Sound

We understand that light and sound control require special attention in animal care facilities.

Natural light is important for the well-being of animals, and is also beneficial to human staff. When necessary, artificial lighting in certain areas should consist of lamps that approximate natural light conditions.

Sound levels within the kennel/enclosure area can also affect the health of both animal residents and human caregivers. The use of sound-absorbing materials, strategically placed to help control noise levels, will be based on an acoustical study at the completion of the basic design of your facility.

Comfort

We believe that animal enclosures must be designed with the animal's comfort in mind. As such, kennel/enclosure size, the use of soft corners, easy accessibility for caregivers and staff, and access to the exterior will all be considered during the design process.

Public Visitation

We understand that your facility must be able to accommodate visits by the public.

When visitors arrive at the facility with the hope of adopting a pet, we want them to be encouraged by a building that presents itself as clean, well ventilated, well lit, colorful, calm, and safe.

A quality facility also results in happier animals and staff, which contributes to a more positive image for visitors.

We believe that a well-designed, effective building will help you find good homes for the animals you serve.



Proposed Work Program & Time Schedule

Task Name	Duration	Start	End
Kickoff Meeting	5 days	Mon 8/4/25	Fri 8/8/25
Schematic Design	40 days	Mon 8/11/25	Fri 10/3/25
SD Estimate	10 days	Mon 9/22/25	Fri 10/3/25
Owner Review & Approval	5 days	Mon 10/6/25	Fri 10/10/25
Design Development	40 days	Mon 10/13/25	Fri 12/5/25
Owner Review & Approval	5 days	Mon 12/8/25	Fri 12/12/25
Construction Documents	40 days	Mon 12/15/25	Fri 2/6/26
CD Estimate	10 days	Mon 2/9/26	Fri 2/20/26
Owner Review & Approval	5 days	Mon 2/23/26	Fri 2/27/26
Quality Control Review (QCR)	10 days	Mon 2/9/26	Fri 2/20/26
Printing/Advertisement	5 days	Mon 3/16/26	Fri 3/20/26
Bidding/Award	25 days	Mon 3/23/26	Fri 4/24/26
Building Construction	12 Months	Mon 5/18/26	Fri 4/16/27
Punch List	10 days	Mon 4/5/27	Fri 4/16/27
Closeout	10 days	Mon 4/19/27	Fri 4/30/27

Task Name	Duration	Date
Committee Meeting	1 Day	Wed 8/27/25
Committee Meeting - SD Review	1 Day	Wed 10/8/25
Committee Meeting	1 Day	Wed 11/5/25
Committee Meeting - DD Review	1 Day	Wed 12/10/25
Committee Meeting	1 Day	Wed 1/21/26
Committee Meeting - CD Review	1 Day	Wed 2/25/26
Committee Meeting	1 Day	Wed 3/25/26
Committee Meeting - Bid Review	1 Day	Wed 4/29/26

Project Approach

Friar has extensive experience in facility design for a broad range of projects. Our goal is to develop a successful collaboration with the client, facility users, and others involved. We understand that each client is uniquely different, with their own set of criteria for creating a new or renovated physical environment. We offer our willingness to listen, our depth of understanding, and a proven ability to provide the professional services needed to attain your goals.

Communication helps us to establish priorities, create effective solutions, and make responsive recommendations. Information sharing includes obtaining existing conditions documents, holding fact-finding workshops, and reviewing studies, reports, and other pertinent documentation.

Meeting regularly with our consultants, we monitor progress, coordinate work, and conduct constructibility reviews. We work closely with your representatives, constructors, and state / local authorities in order to obtain input, implement any requested changes, expedite approvals, and achieve successful project completion.

Strong communication between clients and design teams is critical to achieving successful projects.

Our approach includes the following steps:

- Project Initiation Process
- Program Development
- Conceptual Design
- Schematic Design
- Design Development
- Design Delivery
- Construction Documents
- Bidding
- Contract Administration
- Construction During Occupancy.

Project Initiation Process

During this process, we will:

- Meet with your representatives to learn the flow of responsibility and who makes critical decisions (financial, programming, scheduling)
- Learn what the most important project decisions are, when certain decisions must be made, and who is involved in the decision-making process
- Learn who needs to be kept informed in order to promote project success
- Learn your approach and procedures for facility planning / construction
- Identify which components need to be addressed as part of the project
- Discuss your specific project goals
- Introduce team members and consultants
- Present the design team's initial vision and receive your input and feedback
- Prepare a list of deliverables to be provided throughout the project.

Program Development

To start the design process, we:

- Conduct client and user interviews, actively listening to input in order to establish a full understanding of the environment to be created
- Work with the client to identify physical building requirements, addressing the program, function, and adjacency needs of the project
- Interpret the project requirements, including budgetary concerns
- Develop well-organized environments that provide adequate resources and as attractive, comfortable, and stimulating as the use prescribes
- Identify security requirements for building / grounds
- Incorporate rapid advances in technology.

Conceptual Design

We review our survey findings and discuss a number of creative solutions within the client's project parameters. Following concept presentations to the client, we evaluate the key components that must be addressed in the design. With the client's input, we come to an agreement on the most feasible approach to follow, developing an action plan from this information.

Schematic Design

Once the concept is established, we:

- Develop the approved design approach with options to address the various project components
- Prepare schematic floor plans, sections, exterior / interior elevations, and interior space layouts
- Prepare initial site plans; including preliminary grading, planting, traffic flow, parking, pedestrian walkway, and site lighting solutions
- Select a foundation and structural system, preparing preliminary structural framing plans as needed
- Select building enclosure materials (i.e. for walls, doors, windows, and roofing)
- Determine building circulation and exiting needs, including security measures
- Integrate electrical, mechanical, and plumbing systems with available site utilities
- Prepare a preliminary estimate of probable costs based on the option(s), systems, and materials selected to this point; along with an analysis of any available grant or rebate funds.

Schematic Design (cont'd)

- Develop a preliminary schedule (with phasing options if required)
- Present the schematic documents to the client to obtain feedback and approval to proceed.

We meet with our consultants to budget and assign available hours, developing schedules that reflect deadlines set by the client while permitting the proper coordination of work. We enforce our strict computer-aided design documents standards in order to develop a coordinated construction set.

Design Development

During design development, we complete the following:

- Foundation & Roof Framing Plans
- Floor Plans
- Sections
- Site & Landscape Plans
- Exterior & Interior Elevations
- M/E/P Systems Plans, Initial Equipment List
- Outline Specifications.

Throughout the process, reasonable access to the site/building and communication with key decision makers is critical to the project's success.

Design Delivery

We recognize that buildings must comply with current building codes, including but not limited to: handicap accessibility, functionality, and high performance requirements. Safety features and adequate square footage are critical to serving clients and facility users effectively. However, we believe that the physical space must also evoke positivity and provide an atmosphere that reflects its intended use.

Ultimately, our goal is to provide our clients with the most creative, high-quality designs possible within their available funds and time frame.

Project Approach cont'd

Construction Documents

As the project evolves, we:

- Finalize, coordinate, and check the plans for compliance with related federal / state / local regulations
- Present documents for final approval
- Evaluate costs against the client's budget, substituting systems / materials as needed to address any project discrepancies
- Fine-tune the schedule (including mapping out a phasing plan if construction will take place during building occupancy).

We work effectively with state and local governing bodies to ensure that we meet applicable regulations and attain the necessary approvals.

Bidding

During this phase, we:

- Assist with the preparation of the bid package
- Guide a pre-bid walk through at the site
- Respond to bidder's questions
- Prepare and issue addenda (when needed)
- Review bids and make recommendations for the awarding of the construction contract.

Contract Administration

In order to monitor progress and comply with the construction documents, we:

- Perform regular site visits
- Attend pre-construction and regular construction progress meetings
- Review requisitions against work actually completed and verify that they show the appropriate retainage
- Prepare and submit change orders, substitution requests, etc. for approval (including the verification of prices, quantities, and products)
- Review shop drawings and submittals
- Monitor acceptance tests and performance demonstrations, making recommendations to the client based on findings
- Conduct a walk-through with the client's representatives, constructor, and others as appropriate

Contract Administration (cont'd)

- Develop punch lists and monitor completion of these items, occupancy, start of warranties, final payment, etc.
- Meet with appropriate officials at the client's request.

Project Considerations

The Friar team looks forward to the opportunity to provide you with the personal attention, thoughtful solutions, and responsive services that our clients have come to expect. We embrace project challenges and pride ourselves on our ability to create impressive and effective facilities of which you and the community can be proud.

Connecticut High Performance Building

Our firm members fully understand the requirements for designing CT High Performance Buildings.

In order to uphold these requirements, the team:

- Reviews the list of optional standards
- Recommends items most suitable for the client's building and budget
- Evaluates the list during design development, swapping items as appropriate for the specifics of the evolving project
- Substitutes items based on any new strategies developed during construction documents preparation
- Specifies the final list of items.

Additionally, the team completes any related documentation required, including state reports that must be filed during the process.

Integrated Design Approach

An integrated design approach considers all building systems and components as a whole. Bringing together various disciplines, we see how decisions in one area can impact another. Through discussions, charrettes, modeling, and simulations, we achieve a high performance building as a result of collaboration and trade-offs. Additionally, we help clients optimize building systems, efficiently select materials, and avoid general redundancies during the design process.

Alternative Design Approach / Value Analysis

Along with monitoring costs through the preparation of estimates, alternative design approaches are identified and developed. Our project team works together to discuss available options and determine the effect of modifications on other building components and systems. If ideas developed during "brainstorming" sessions will reduce costs without adversely affecting the final design or its ability to meet the program, modifications are implemented. We emphasize taking measures to maximize cost savings throughout the building's life, not merely construction costs.

Value engineering methods enable the client to receive a design that is equally as aesthetic, effective, and enduring at the original, yet at a lower cost.

Building Safety

We understand the need for stringent safety measures within buildings utilized by the public relates to a number of factors, such as:

- Environmental Concerns
- Natural Disasters
- Fires
- Accidents.

Facilities need to address the client's emergency operations plans in these situations. We evaluate the types / causes of potential dangers, notification / warning systems, internal / external communication systems (including interaction with first responders, safe zones, and evacuation routes).

Other security concerns include providing separation between parking and structures, strengthening the building envelope, securing points of entry, creating safe egress, providing healthy air quality, and securing mechanical rooms.

Project Considerations cont'd

Building Information Modeling (BIM)

When appropriate, we have the ability to utilize the benefits of BIM software in all project phases, as follows:

- During conceptual design, we present clients with 3D models / renderings that show how the completed project will look
- During construction documents development, we utilize the software to develop schedules, elevations, area calculations, and material types specification
- During production, we finalize and coordinate the drawing sets with our consultants, and, when possible, gain the construction manager's input.

BIM is an invaluable tool in expediting the decision-making process and coordinating project data.

Architecture — Project Database

We utilize ArchitectData, a software package that allows us to document and store the following during construction:

- Supplemental Instruction
- Construction Change Directives
- Proposal Requests
- Change Orders
- Fax & Transmittal Forms
- Meeting & Field Reports
- Requests for Information
- Submittals
- Sketch Log
- Punch Lists
- ...and more.

Client Portal

Our clients can opt to utilize the Friar website (www.friar.com) via a portal for the project. Access is secured by password so the client can select as many or as few stakeholders as appropriate to gain access. Information contained in the portal is at the client's discretion, but may include programming data, the project schedule, meeting minutes, contact lists, etc.

Budget & Schedule

The basis of minimizing schedule and budget overruns is a full understanding of the client's needs. Programming staff assists the project manager in determining the project scope prior to developing the approved design approach. By obtaining this information early in the process, fewer changes are needed during the preparation of design and construction documents.

Quality Control

Our quality control process includes:

- Focusing on thorough programming at the start of the project in order to develop responsive solutions
- Conducting a design critique at the conclusion of the schematic design phase
- Performing a secondary review upon completion of design development documents
- Providing a full document review at 90-95% completion of construction documents.

This process allows us to catch any discrepancies between plans, specifications, documents of various disciplines, which reduces delays and extra charges during construction.

Meeting Schedule

We work with the client to meet scheduling requirements as follows:

- Prepare a detailed schedule from project initiation through final completion based on client's deadline
- Break the project down by phase and task
- Allocate staff based on their unique expertise and training
- Add staff as needed to meet critical deadlines
- Utilize project management and time / billing software to track progress
- Hold regular meetings to monitor completion against project milestones
- Address deviations from the schedule promptly
- Utilize our depth of experience to assign time based on completed projects of similar scope/size.

Budget Management

To design within available funding for each project, we:

- Develop workable preliminary budget with the town
- Monitor projected construction costs during plan development
- Maximize the use of any grant reimbursement or rebate programs available for the project
- Prepare cost evaluations at the completion of the design and construction documents phases
- Remain current with changes in the construction market—such as material shortages and workload of area contractors—and determine how they may affect project costs.

Tracking Costs

The project team reviews the owner's preliminary project budget, which is then broken down into construction dollars and owner's soft costs. The construction dollars are divided between site, building, mechanical, and electrical budget line items based on the preliminary project program assumptions. This forms a basic estimate for project budgeting purposes.

During the design development phase, our team gathers cost information from several sources: client representatives, construction managers, manufacturer's representatives, and cost estimating consultants. This information is translated into a cost analysis spreadsheet, which is judged against the original construction budget. If the figure obtained through this analysis exceeds the budget, the client and project team decide whether to proceed, cut back, or move toward developing program-related alternatives.

Why Friar?

Our mission is simple: we are a dedicated team that is committed to creating responsive solutions, memorable places, and lasting business relationships.

We Understand

At Friar, we understand the needs of our clients, including code, technology, security, program, and high performance building requirements. We offer a proven ability to cover a diverse range of topics and presentation styles to suit various audiences and gain approvals for our clients' projects. Our staff of licensed professionals and experienced designers provide the full range of architectural, master planning, interior design, and landscape design services.

With a strong track record, we regularly exceed our client's expectations. Experience in assisting our clients throughout the design, approval, and construction processes has led to our extensive portfolio, made up of hundreds of successful small to multi-million dollar projects and repeat clients.

We Respond

Our team translates the client's program and goals into an effective design. We focus on providing safe access to buildings through maximizing traffic circulation and creating organized parking. We develop solutions that work in harmony with the surrounding buildings and landscape. Embracing the opportunity to produce a unique building identity, we emphasize existing features or develop a strong focal point. For renovations / additions, we respect fundamental architectural detailing and blend new features with the existing aesthetics.

We use function, value, and efficiency to form the basis of our designs, selecting materials and systems with concern for the environment and minimizing both maintenance and operating expenses. Our goal is to develop an understanding of the client and end users, reflecting their needs within our design.

We Care

At Friar, we listen before we act, and approach every project with sensitivity to the individual needs of each of our clients. The project team maintains open communications with all parties involved, and the firm's principals remain available throughout each project.

We are committed to achieving the goals of every client. Along the way, we solve problems and provide answers to any questions raised. Additionally, we conduct a thorough review of documents to promote accuracy and consistency prior to the construction phase.

Working closely with the client and the constructor, we promote safety and minimize disruption to ongoing building activities during construction. Our dedicated team focuses on achieving successful projects that lead to enthusiastic and prideful clients.

Personnel & Project Experience

Table of Organization



Michael Sorano, AIA
President



Robert Roach, AIA
Vice President



Bryce Sens, AIA
Associate Principal



Keith Picz
Associate Principal /
Business Manager



Cristin Auten, NCIDQ, IIDA
Associate / Sr. Interior
Designer



Scott Mitchell, AIA
Project Manager /
Building Official



Paul Hohenthal
Project Manager



Jamie Young
Project Manager



James Wilson
Construction Administrator
/ Building Official



Michael Memmott
Project Manager



Dan Dryzgula
Project Manager



Jose Ramos
BIM / CAD
Coordinator



Bryan Hurlburt
Architectural
Project Leader



Dana Fluder
Administrative /
Marketing Assistant



Sydney Morgenthau
Marketing Assistant



Nicole McDermott
Designer



Elena Lang
Architectural Designer



Michael Carey
Architectural Designer



Cherry Lee
Architectural Designer

Full Time Staff: 19 Licensed Professionals: 6 In-House Staff Assigned to Project: 4

Firm Principals & Project Team



Robert Roach, AIA
Vice President



Michael Sorano, AIA
President



Bryce Sens, AIA
Associate Principal

President Michael Sorano, Vice President Robert Roach and Associate Principal Bryce Sens, all licensed Architects, guide Friar Architecture Inc. in meeting our clients' facilities needs throughout the Northeast Region.

Friar In-House Project Team

Friar's project team has the comprehensive analysis and design capabilities to ensure all aspects of the project are complete from concept and design to construction and commissioning. This experienced team will remain consistent from project initiation through completion, which promotes adherence to the design intent, schedule and budget. All personnel will provide a minimum of 20% on the project.

Robert W. Roach, AIA
Vice President & Project Principal

Bryce R. Sens, AIA
Associate Principal

Michael P. Memmott
Project Manager

Hiu Ching (Cherry) Lee
Architectural Designer

Sub-Consultants

We propose to work with the following consultants for this project. All the firms proposed on our team are trusted consultants that Friar has established long-term relationships with and has successfully worked with in the past.

MEP & FP Engineering / Technology & Security
Bemis Associates, LLC
185 Main Street
Farmington, CT 06032

Site / Civil Engineering & Landscape Architecture
Freeman Companies, LLC (MBE)
36 John Street
Hartford, CT 06106

Cost Estimating
Pan American Consulting Services, LLC
P.O. Box 669
Colchester, CT 06415

Specialty Consultants Hired by the City

We will coordinate the various tasks with any consultants hired by the City, as needed.



Robert W. Roach, AIA

Vice President & Project Principal

Experience

30 years

Time with Friar

20 years

Employment Status

Full Time

Education

Bachelor of Architecture

Roger Williams University, 1994

Professional Registration

Registered Architect: CT #9870,
ME #3668, NH #-41117,
NJ #21Ai01996600, & RI #4576

Registered Interior Designer:
CT #3445

Memberships & Certifications

AIA Member, NCARB IDP Program Mentor
Society for College & University
Planning Member
AIA Practical Approach to Lab Design

Bob oversees and coordinates the staffing requirements and resources for the firm. This includes tracking project timelines, selecting individuals to fulfill the various project roles, and managing contractual obligations. He works with clients to identify and control the project scope, develop the design intent and objectives, and verify and maintain the budget. Bob works hard to shorten project timelines, reduce mistakes, improve the production process and obtain overall client satisfaction. His practicality, commitment and reliability add to the strength of the project team.

Relevant Project Experience

Danbury Animal Shelter
Glastonbury Animal Control Shelter Design
Newington Canine Facility Existing Conditions Study
Northeast Middle School Ceiling Tile Grid Replacement, Bristol
Bristol Fire Headquarters
Bristol City Hall Code Compliance Plan Review
Memorial School Third Party Code Review, Bristol
Edgewood School Roof Design, Bristol
East Hartford Public Safety Complex Storage Garage
Torrington City Hall
Pitkin Community Center—9/11 Memorial Sports Center, Wethersfield
Town of Manchester On-Call Services
Town of East Hartford On-Call Services
City of Danbury On-Call Services
State of Connecticut On-Call Services

“Being a process driven person, I listen, empathize, and communicate as effectively as possible to reach the heart of any matter and define team objectives.”





Bryce R. Sens, AIA

Associate Principal

Experience

23 years

Time with Friar

23 years

Employment Status

Full Time

Education

Bachelor of Architecture
Minor in Business

Philadelphia University, 2002

Associate Degree in
Architectural Engineering

Wentworth Institute of Technology, 1999

Professional Registration

Registered Architect: CT #12359

Registered Interior Designer: CT #3784

Memberships & Certifications

AIA Member, NCARB Certified
Revit Training

Bryce simultaneously handles multiple tasks, while managing his time effectively. He is experienced in all project areas: design, scheduling, cost estimation, document production, bid management and contract administration. Managing projects ranging from small to large scope, he assigns team members, handles client outreach and communication, develops schedules, coordinates the work of consultants and prepares contracts. Bryce is willing to help with any obstacles encountered during the course of a project. His goal is to create buildings and spaces that people remember.

Relevant Project Experience

Glastonbury Animal Control Shelter Design
Wagging Tails Pet Shop Permit Drawings, Cromwell
State of Connecticut On-Call Services
Berlin Town & Public Schools Facilities Study & Master Plan
Franklin Fire House
Bristol Hospital
Berlin School Security Vestibule Upgrades
Municipal Experience: Towns & Cities of Berlin, Bethel, Bloomfield, Chaplin, Danbury, Farmington, Franklin, Manchester, Meriden, New London, Southington, Torrington, Wallingford, Waterbury & Windsor

“Bryce has proven himself to be the firm’s visionary, testing and promoting promising trends in design and technology. He defines, articulates and communicates vision and change to keep Friar Architecture timely and relevant.”





Michael P. Memmott

Project Manager

Experience

20 years

Time with Friar

6 years

Employment Status

Full Time

Education

Master of Architecture

Norwich University, 2005

Bachelor of Science in

Architectural Studies

Norwich University, 2004

Studies in Architectural Design

Norwalk Community College, 2001

Mike is a very detail-oriented person who always has his clients' and firm's best interests in mind while performing his job. He is involved with all phases of planning, design, and documentation, as well as bidding and construction administration. Mike can be counted upon for his timeliness, accuracy, and thoroughness on the project deliverable. Mike has a solid understanding of the balance between design and construction. His consistent work ethic and job prioritization makes working with him easy. He never wavers from his role and never backs down from issues that he believes are in the best interest of the owner.

Relevant Project Experience

Newington Canine Facility Existing Conditions Study
Northeast Middle School Improvements, Bristol
Cheshire Public Schools Entryway Improvements
Stamford Fire House Renovations
Windham High School, Renovate as New
Wethersfield High School, Renovate as New & Addition

Other Experience

Board of Education Relocation, Darien
Coventry Public Schools Roof & Chimney Replacement
Stamford High School Culinary Room Renovations
Scalzi Park New Bathroom Facilities, Stamford
Compo Beach Bathroom Facility, Westport
Blue Back Square Condominiums, West Hartford

"With Mike, you know what to expect and what he expects of you."





Hiu Ching (Cherry) Lee

Architectural Designer

Experience

2 years

Time with Friar

1 year

Employment Status

Full Time

Education

Master of Architecture

Wentworth Institute of Technology,
2023

Bachelor of Science in Architecture

Wentworth Institute of Technology,
2022

Hiu Ching (Cherry) Lee is a new member of the Friar team and a graduate of the Wentworth Institute of Technology. Offering a solid education, strong technical skills and field experience, Cherry provides support to the design team. She prepares design documents and presentation materials, including 3D designs. Following approval to proceed, she completes the construction documents, coordinating work with the other team members and researching technical information to address the full project scope.

Relevant Project Experience

With Friar:

Newington Canine Facility Existing Conditions Study
Cheshire Town Hall Tax Collector Security
Cheshire Youth Center Renovation
DAS NVCC ADA Improvement

Previous Experience:

Emily Dickinson Museum Historic Restoration, Amherst, MA
Hingham Center for Active Living Feasibility Study, Hingham, MA
South County Senior Center Feasibility Study
Walker Grandstand Renovation, Springfield, MA
Massachusetts College of Liberal Arts (MCLA) Hoosac Hall, North Adams, MA
The Pingry School Offices and Interior Renovation, Bernards Township, NJ
King School Facility Renovation, Stamford, CT
Levitow Lane Veteran's Housing Improvement, Rocky Hill, CT

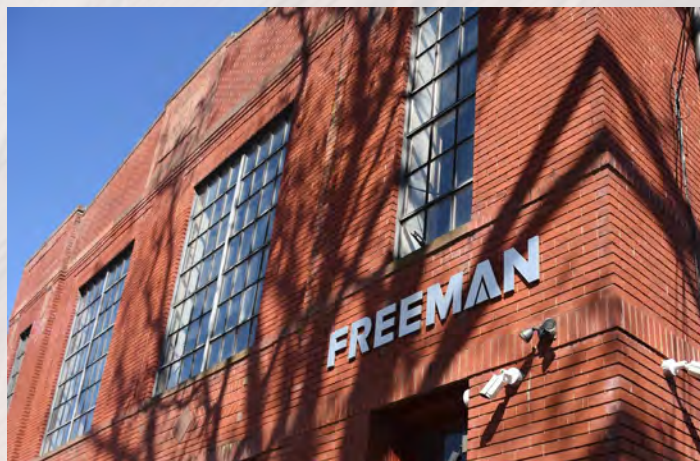
“Cherry’s talents and capabilities with graphic renderings and computer modeling offer such a positive impact to creative projects.”



Freeman Companies

Site & Civil Engineering

FREEMAN COMPANIES



Freeman Companies is a Hartford based professional consulting firm specializing in engineering, land surveying, and environmental sciences. We design integrated, comprehensive solutions to the challenges posed by the environment in which we exist.

Freeman Companies was founded on the principles of exceptional service - Our value is the sum of our professional experience, relationships, and expertise.

Who We Are

- Staff of 35
- Based in Hartford, CT
- Multidisciplinary Integrated Services Approach
- Projects up to \$1B

MBE/DBE/SBE Entity

Services

- Civil Engineering
- Land Surveying
- Geotechnical Engineering
- Landscape Architecture
- Urban Planning & Design
- Environmental Sciences
- HBMI Services
- Traffic & Transportation Engineering
- Utilities Engineering

Our Mission

Our purpose is to make the world a better place by deploying design and engineering to create stronger communities! We value teamwork and regularly seek feedback to support one another and our clients.



FREEMAN
COMPANIES
LAND DEVELOPMENT · ENGINEERING DESIGN · CONSTRUCTION SERVICES





DENNIS G. GODERRE, PLA, AICP, CUD

Freeman Companies, LLC

Director of Land Development

Registered Landscape Architect State of CT #LAR.0000821

Professional Experience: 28

Education: Bachelor of Science, Landscape Architecture, *University of Connecticut*, Associate of Science, Chemical Engineering, *Thames Valley State Technical School*

SUMMARY

Dennis brings nearly three decades of expertise in planning, landscape architecture, and engineering, with a strong focus on municipal government, long-range planning, urban design, and project management. He has served as a planning and economic development director for various Connecticut municipalities, working closely with local leaders, including CEOs, city councils, and boards. Dennis is skilled in reviewing site plans for compliance with conservation and development plans, codes, and regulations. As a Project Manager, he leads teams to create designs that meet clients' goals while staying deeply involved in the planning and design process. Dennis values close collaboration with clients and staff to ensure project success and is committed to helping towns and cities develop effective capital plans and budgets.

RELEVANT EXPERIENCE

- Mt. Pleasant Village Housing Development, New Britain, Connecticut
- Ann Uccello Streetscape/Arrowhead Redevelopment, Hartford, Connecticut
- 16 Cedar Street Workforce Housing, Norwich, Connecticut
- Barbour Street Development, Hartford, Connecticut
- City of Norwich Armstrong Tennis Courts and Athletic Complex Master Plan, City of Norwich
- Regional School District No. 8, New Middle/Highschool with Tennis Courts, Athletic Fields and 400m Track, Hebron, CT
- Plainville High School Athletic Complex, Plainville, CT
- Regional School District No. 7 School Renovations and Athletic Complex, Winchester/Barkhamsted, CT
- The Gilbert School, Winsted, CT
- Regional School District No. 9 School Renovations and Athletic Complex, Redding, CT
- Planning and Economic Development Director, City of Hartford
- POCD Implementation: City of Hartford
- Municipal Plan Reviews, City of Hartford
- Main Street Revitalization, Hartford, Connecticut
- Bartholomew Avenue Streetscape and CTfastrak Transit Oriented Development, Hartford, Connecticut
- Albany Avenue Street, Hartford, Connecticut
- Farmington Avenue Streetscape, Hartford, Connecticut
- I-84 Hartford Reconstruction and Transit Oriented Design, Hartford, Connecticut
- POCD Implementation and Updates: City of Groton 2018
- POCD Implementation and Updates: Waterford 2012
- POCD Updates: New Milford 2010
- Housing Policy; City of New Haven, City of Willimantic, Town of Coventry, Town of Bolton and Various Municipalities
- Town Center Streetscape, Suffield, Connecticut
- Pawcatuck Village Streetscape, Stonington, Connecticut
- Meriden City Center Initiative Master Plan, Meriden, Connecticut
- Willow/West Main Street Corridor Improvements Project, Waterbury, Connecticut
- CTNext Innovation District: Thames River Reconnection – Waterfront Master Plan, Groton, Connecticut

**YANAN WU****Freeman Companies, LLC****Lead Landscape Designer****Professional Experience: 6****Education: Master of Landscape Architecture, Rhode Island School of Design****SUMMARY**

Yanan Wu is a versatile professional with significant experience in landscape design, boasting six years of expertise in various areas including park and preserve planning, trail design and urban pocket park design for city revitalization. Commencing her career in the New England region, she acquired valuable insights into urban park design practices. Later, Ms. Wu further refined her skills at Turenscape, a prestigious studio recognized for its emphasis on ecological strategies in urban and wetland landscapes. Additionally, she is actively engaged in public outreach and community design communication strategies, enhancing her holistic approach to landscape projects.

RELEVANT EXPERIENCE**Ann Uccello Streetscape/Arrowhead Redevelopment, Hartford, Connecticut**

Freeman Companies provided comprehensive design and engineering services to transform a closed street into a vibrant public plaza, enhancing the gateway from Hartford's North End to Downtown. The project included the adaptive reuse of the historic Flatiron Building and the creation of new retail and residential spaces.

Colt Park Improvements, Hartford, Connecticut

Ms. Wu led the design and site layout for Colt Park's renovation, focusing on improving park safety and integrating new plantings and furnishings. The project included a new vehicular and pedestrian entrance, with a budget estimated at \$500 million.

PREVIOUS RELEVANT EXPERIENCE**Town of Esopus: Black Creek Preserve – Development, Ulster County, New York**

Ms. Wu planned and designed trail and site improvements for the Black Creek Preserve, including converting a 0.8-mile driveway into a multi-use trail and creating an ADA-compliant trailhead and parking lot. She collaborated with civil engineers to enhance existing culverts and bridges.

Highland: Illinois Mountain Trail Connector, Ulster County, New York

Ms. Wu designed and routed a 1-mile trail connector through woodland and wetlands, linking the park trail with the New York State Empire State Trail. The project required close collaboration with civil engineers and local departments to integrate the trail into a new residential development.

John Burroughs Black Creek Trail: Design-Build Signage System, New York

Ms. Wu developed the interpretive signage system for an 11-mile multi-use trail, focusing on wayfinding, emergency information, and highlighting the historic and ecological significance of the Hudson Valley. The signs serve as both informational and educational tools along the trail.

Poughkeepsie: Malcolm X Park, New York

Ms. Wu played a key role in renovating Malcolm X Park, which included adding a nature-themed playground, a gathering pavilion, and transforming a closed parking area into a community space. The project aimed to integrate the park into the city's greenway system, supporting both the local school and community events.



GENEVA SCOTT

Freeman Companies, LLC

Landscape Designer

Professional Experience: 2

Education: Bachelor of Science in Landscape Architecture, University of Connecticut

SUMMARY

Ms. Geneva Scott graduated from the University of Connecticut, where she received her Bachelor of Science in Landscape Architecture. Since joining the Team, she has gained experience in client coordination and communications, establishing overall landscaping plans, cost estimations, site visits/plans, grading plans, and 2D/3D rendering. Her experience has allowed her to work on housing authorities/developments, parks, commercial, educational, and residential municipalities.

RELEVANT EXPERIENCE

Kennelly School Improvements, Hartford, Connecticut

E.B. Kennelly School is an elementary level public school that entails roughly 89, 376 SF additions and renovations with a new bus drop off, parent drop off, play areas and parking. Ms. Scott was the lead landscape designer responsible for reviewing zoning regulations and drafting site engineering plans. She prepared grading studies, site design layouts, rendering, and planting designs. Ms. Scott coordinated with team members to prepare a comprehensive permitting drawing set which included layout, materials, grading, drainage, and architectural drawing for submission to the City of Hartford. She also prepared design and grading studies in response to requests from the client and other team members.

Colt Park, Hartford, Connecticut

Colt Park was a public park project that involved the renovation and redesign of a new vehicular and pedestrian entrance, along with a dedicated entrance to maintenance facilities. Throughout various project phases, Ms. Scott took charge of preparing and submitting site plan review packages to the city, as well as transmitting conceptual diagrams, progress sets, construction documents, and cost estimates to the client. This contract is estimated to be \$500 Million once complete. Her role involved designing and drafting the site layout and collaborating with team members, stakeholders, and the client to identify design solutions for improving park safety. Ms. Scott also oversaw the selection of new plantings and site furnishings to guarantee a seamless integration with the existing landscape.

Goodwin Park, Hartford, Connecticut

The Goodwin Park project focuses on the design of a new pedestrian entry, updating the existing vehicular entrance, and relocating park signage with an estimated \$500 Million cost. Ms. Scott prepared site plan documents, scheduled meetings with the client, collaborated on conceptual designs, and prepared a cost estimate. She demonstrated her graphic skills by creating 3D renderings of alternative layouts for the pedestrian entrance.

Meadow Commons Multi-Family Housing, Newington, Connecticut

Meadow Commons is a new multi-family housing project with 269 units. Ms. Scott was responsible for preparing a photometric plan and revising construction documents to address alterations in building layouts. She maintained communication with the client and tracked building layout changes to make necessary alterations to condenser locations. She updated patio fencing around floor units and modified landscaping and planting beds to accommodate these changes.



TRISTAN R. WALLACE, PE

Freeman Companies, LLC

Manager of Civil Engineering

Professional Experience: 11

Education: Bachelor of Science, Civil Engineering, Georgia Institute of Technology

SUMMARY

Tristan Wallace has over 11 years of experience in civil and environmental engineering. His role includes managing and designing land development and redevelopment projects, handling schematic planning, design development, contract documentation, permitting (local, state, federal), and overseeing construction administration and general engineering. As the Manager of the Civil Engineering department at Freeman Companies, he ensures that all projects meet the highest standards of quality and efficiency.

RELEVANT EXPERIENCE

- Mount Pleasant Housing Development, New Britain, CT
- Fred D. Wish Elementary School, Hartford, CT
- EB Kennelly School, Hartford, CT
- Betances Magnet School, Hartford, CT
- 1443 Main Street, Hartford, CT
- Westbrook Village, Hartford, CT
- Real Art Ways, Hartford, CT
- McDonough School, Hartford, CT
- Oak Hillstown Subdivision, East Hartford and Manchester, CT
- Ann Uccello Streetscape, Hartford, CT
- Flatiron Arrowhead Development, Hartford, CT
- Main Street, Thompson, CT
- Feldspar Housing Development, Glastonbury, CT
- 655 East Street, New Britain, CT
- Goodwin University Parking Lot Redesign, East Hartford, CT
- Bracket Knolls Housing, Hartford, CT
- Eastview Terrace, New Haven, CT
- 224 Washington Garage, Hartford Healthcare, Hartford, CT
- Hamilton Road Industrial Warehouse Development, Windsor Locks, CT
- Distribution Warehouse Engineering Compliance Review, East Hartford, CT
- 1401 Kings Highway, Mixed-Use Development, Fairfield, CT
- 894 Hopmeadow Mixed-Use Development, Simsbury, CT
- Fairfield Metro Center, Mixed-Use Development, Fairfield, CT
- Miss Porter's School, Conceptual Designs for Campus Redevelopment, Farmington, CT
- Miss Porter's School, Parking Lot/Access Drive Redevelopment and Future Building Addition, Farmington, CT
- Miss Porter's School, Garden Street Parking Lot/Sarah Lane Redevelopment, Farmington, CT
- 18 Acre Parking Lot Reconstruction, Windsor Locks, CT
- Reconstruction of Stormwater Outlet Structures and Channel, Windsor Locks, CT
- Industrial Building Addition, Windsor Locks, CT
- Fueling Station and Convenience Store Development, Southington, CT





John Martz

Freeman Companies, LLC

Project Engineer

Professional Experience: 7

Education: **Bachelor of Science in Civil Engineering, University of Buffalo, The State University of New York, 2015**

SUMMARY

John Martz is a Civil Engineer with over seven years of experience in site development, stormwater management, and erosion control. Skilled in AutoCAD Civil 3D, Storm Sewers Analysis, Microsoft Suite, and Bluebeam Revu, he has also developed AutoLISP routines to streamline drafting. John excels at collaborating with clients, regulatory agencies, and multidisciplinary teams to deliver high-quality projects on time. His expertise includes designing sediment and riser basins, erosion control systems, and water diversion solutions, all while ensuring compliance with state and federal standards.

PROJECT EXPERIENCE

Feldspar Development, Glastonbury, CT

Freeman Companies is providing services for the construction of over 100 new residential units with 20% of these units being made into affordable housing in Glastonbury, Connecticut. Mr. Martz is a civil project engineer responsible for site layout and design, and base pile

Habitat for Humanity Affordable Housing

Designed sanitary sewer and storm drainage systems for a 26-acre affordable housing development. Prepared rough grading plans for roads, building pads, and parking lots, and spotted grades for ADA-compliant ramps to ensure accessibility. Developed phased erosion control plans for six sediment basins, converting them into stormwater wetlands to support sustainability.

Greensboro Charter School

Mr. Martz designed the site plan, parking layout, and roadways based on drop-off queue lengths to optimize traffic flow. He performed site grading for parking lots, roadways, ditches, and ADA ramps, prepared erosion control and grading plans, and designed a wetland utility crossing. He also secured 401/404 permits for impacts on wetlands and stream buffers, ensuring regulatory compliance.

Glen Lennox Master Plan

Mr. Martz prepared numerous exhibits for phased development spanning a proposed four-year period, supporting a comprehensive approach to growth. This included designing and grading a town road running through the development to accommodate future commercial use lots. Additionally, he developed a rough grading plan and site plan for the redevelopment of an existing shopping center, optimizing the site for improved functionality and future use.

SECU Shelby Bank

Prepared phased demolition plans to keep the old ATM operational during new bank construction. Developed site layouts, performed spot grading for a five-lane ATM, parking lot, and drive aisles, and created storm profiles to ensure smooth traffic flow and effective stormwater management.

Silo Ridge Country Club, Amenia, NY

Conducted bi-weekly erosion control inspections for the Silo Ridge Country Club in Amenia, NY, ensuring compliance with NYSDEC regulations. He oversaw the installation of permanent features such as grass and rock-lined swales, guiderail replacements, roadway milling, paving, and pavement markings.

Hawtree Solar Farm, Warren County, NC

Monitored the construction and final testing of sanitary sewer and water lines. For the Hawtree Solar Farm in Warren County, NC, he designed over 30 sediment and riser basins to treat stormwater for a 200+ acre solar farm. He prepared permit drawings for multiple rounds of review, addressing all necessary comments, and performed mass grading to level land for solar panels while implementing water diversion systems to mitigate erosion.



Eric Franklin

Freeman Companies, LLC

Manager of Land Surveying

Education: Bachelor of Business Administration, University of New Hampshire

Professional Experience: 24 Years

SUMMARY

Erik Franklin is a skilled land surveyor, draftsman, and field manager with over eight years of experience in surveying and drafting, backed by a strong foundation in engineering and finance. He has successfully led survey and drafting operations, implementing process improvements that have significantly increased efficiency and profitability. Proficient in Carlson Survey, AutoCAD, and advanced surveying technologies, Erik is on track to obtain his Professional Land Surveyor License in 2025.

RELEVANT EXPERIENCE

- Kent School - Macedonia Rd, Kent, CT - A2/T2 Survey – Project Value: \$14,000
- Riverbend - Candlewood Hill Rd, Higganum, CT - A2/T2 Survey – Project Value: \$13,000
- Colony Project - Colony St, Meriden, CT - ALTA/NSPS Land Title Survey – Project Value: \$12,000
- Willow Park Apartments - Park Ave, Danbury, CT - ALTA/NSPS Land Title Survey – Project Value: \$18,000
- Bridge Family - Corporate Row, Cromwell, CT - ALTA/NSPS Land Title Survey – Project Value: \$7,000
- CHC - Grand St & Main St, Middletown, CT - ALTA/NSPS Land Title Survey – Project Value: \$6,000
- White Oak Dr, Berlin, CT - ALTA/NSPS Land Title Survey – Project Value: \$6,000
- Hamden Mazda - Skiff St, Hamden, CT - ALTA/NSPS Land Title Survey – Project Value: \$6,000
- Walgreens - Silas Deane Hwy, Wethersfield, CT - ALTA/NSPS Land Title Survey – Project Value: \$6,000
- Americold - Plainville, CT & PA - Asbuilt w/ 3D Scanning – Project Value: \$7,000
- Solar Field Layout - Cheshire & Enfield, CT - Construction Survey Services – Project Value: \$18,000
- Rocky Glen Mill - Glen Rd, Newtown, CT - ELUR Survey – Project Value: \$15,000
- Fairchild Auto - White St, Winsted, CT - ELUR Survey – Project Value: \$12,000
- Yale University - Broadway, New Haven, CT - ELUR Survey – Project Value: \$10,000
- Jencks St, East Hartford, CT - ELUR Survey – Project Value: \$8,000
- Stack St, Middletown, CT - ELUR Survey – Project Value: \$8,000
- Schaller Automotive - Veterans Blvd, New Britain, CT - ELUR Survey – Project Value: \$7,000
- Automobile Assoc of Canton - Albany Tnpk, Canton, CT - ELUR Survey – Project Value: \$6,000
- Multiple properties - CT - Lot Line Revision – Project Value: Varies
- Multiple properties - CT - Monitoring Well Location – Project Value: Varies
- Multiple properties - CT - Property/Easement Line Stakeout – Project Value: Varies
- Town of Wolcott Drainage Surveys (multiple) - Wolcott, CT - Drainage Survey – Project Value: Varies
- RUGPADUSA - Marketing Drive, Suffield, CT - NAUL Survey – Project Value: \$17,000
- Willowbrook Estates - Plainville/Farmington, CT - Subdivision Layout/Asbuilt – Project Value: \$20,000
- Cambridge Crossing - Cambridge Ct, Suffield, CT - Subdivision Layout/Asbuilt – Project Value: \$14,000
- Naugatuck St, Hartford, CT - Subdivision Survey – Project Value: \$12,000
- Turnberry Estates - Pond View Dr, Watertown, CT - Subdivision Survey/Layout – Project Value: \$14,000
- Braemar Estates - Marion Ave, Southington, CT - Subdivision Survey/Layout – Project Value: \$14,000
- Winchester Estates - Southington, CT - Subdivision Survey/Layout/Asbuilt – Project Value: \$24,000
- Snowberry Estates - Farmington, CT - Subdivision Survey/Layout/Asbuilt – Project Value: \$22,000
- Whispering Oaks - Wallingford Rd, Cheshire, CT - Subdivision Survey/Layout/Asbuilt – Project Value: \$18,000
- Wesleyan University Pond Restoration - Long Ln, Middletown, CT - T2 Survey – Project Value: \$12,000
- Town of Wolcott Walking Trails - Nichols Rd, Wolcott, CT - T2 Survey – Project Value: \$12,000
- Windham High School Track/Athletic Fields/Building Addition - Windham, CT - T2 Survey & Construction Survey Services – Project Value: Varies
- Wesleyan University Athletic Fields - Pine St, Middletown, CT - T2 Survey & Construction Survey Services – Project Value: \$6,000
- Railroad crossing at Johnson St, Middletown, CT - Utility & Surface Profiles – Project Value: \$5,000

Waterbury On-Call: Driggs & Washington Elementary Schools Parking Lots

Waterbury, Connecticut



Years Services Provided: 2025
Client: City of Waterbury –
Department of Education
Services: Civil Engineering, Land
Surveying, Landscape Architecture

Freeman Companies was awarded the contract by the City of Waterbury's Department of Education to provide full design and engineering services for the redevelopment of parking lots at Driggs and Washington Elementary Schools. This award followed a competitive RFP process (RFP #8363), where Freeman's integrated and experienced team was selected for its municipal experience, technical capabilities, and efficient approach to K-12 site development.

The project scope includes field investigations, topographic surveying, site assessments, civil engineering, stormwater and ADA compliance upgrades, and construction documentation for the reconfiguration and improvement of the existing parking facilities. Freeman Companies will also provide bidding and construction-phase support, ensuring continuity from design through final completion.

Marina Village Housing Redevelopment

Bridgeport, Connecticut

FREEMAN
C O M P A N I E S



Years Served: 2015

Client: Park City Communities

Owner:

**Services: Environmental Sciences/HBMI,
Geotechnical Engineering**

Prime or Sub:

Freeman Companies, LLC was hired by Bridgeport Community Renewal Associates, LP, alongside Park City Communities and JHM Group of Companies, to provide geotechnical engineering and environmental services for Phase I demolition of the Marina Village housing complex in Bridgeport, Connecticut. All investigations and reports were completed by May 2015, in time for inclusion in the demolition contractor bid package.

The 15.9-acre site, bounded by South Avenue, Railroad Avenue, Park Avenue, Johnson Street, and Iranistan Avenue, with Columbia Street running through the middle, originally housed 406 units in one- and two-story buildings built in 1939. The first phase of the project involved the demolition of buildings 32-43 within a section of the site.

Previously an industrial area, the site had hosted operations such as Bridgeport Malleable Iron Works, Hotchkiss Sons' Manufacturers, and Reliable Steel Drum Corporation. Environmental testing included soil and groundwater sampling for contaminants such as VOCs, PAHs, and PCBs. HBMI staff prepared specifications for the removal of lead, asbestos, and PCBs.

Freeman Companies monitored and assisted throughout the abatement process. Our team also provided similar services to the JHM Group for the redevelopment of Hartford Housing Authority's Chester A. Bowles Park.



36 John Street, Hartford, CT

www.freemancos.com

860-251-9550

Environmental Remediation of 70 Edwards Street

Hartford, Connecticut

FREEMAN
C O M P A N I E S



Owner/Client: City of Hartford
Development
Services
Prime/Sub: Prime
Services Provided: Hazardous Building
Materials Services, Environmental
Services
Years Services Provided: 2016-2018
Construction of the Project: N/A



Freeman Companies completed an environmental assessment and abatement project at a City-owned Brownfield site at 70 Edwards Street, Hartford. Responsibilities included identifying and removing impacted soils and importing clean backfill. The site is near significant developments, including a \$77 million public safety complex and the Hartford train and bus station, which will be renovated for high-speed Amtrak service.

Freeman Companies conducted Phase I–III Environmental Site Assessments, Land Surveying, Brownfield Cleanup Analysis, Construction Documents, Bid Assistance, Remediation Oversight, Public Outreach, and Quality Assurance services, ensuring the site's readiness for future development.

Project Reference:
Mr. Glenn E. Geathers Neighborhood Development
Specialist II
City of Hartford
Department of Development Services/Economic
Phone: (860) 757-9075 Email: ggeathers@hartford.gov

Bridge On Main Resource Center

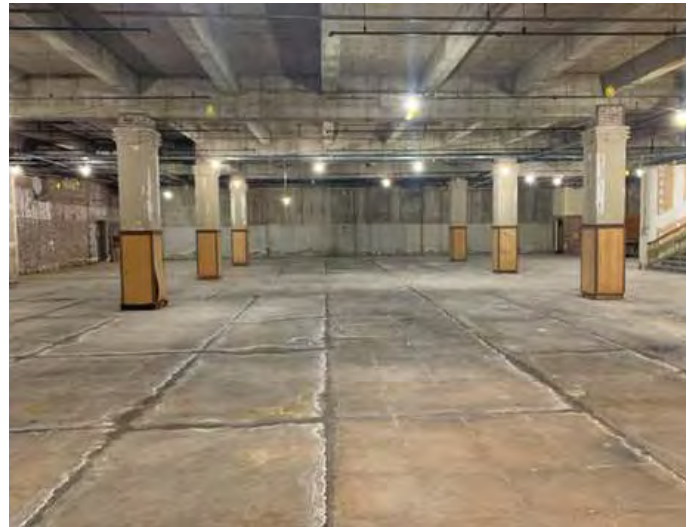
Bridgeport, Connecticut



Owner/Client: Career Resources, Inc.
Services Provided: Environmental, Hazardous Building Materials, Landscape Architecture
Cost: \$18 million
Prime or Sub: Prime
Years Services Provided: 2023-Present

Career Resources, Inc. is creating a public-private investment to outfit the building at 1085 Main Street (Site) in Bridgeport into a collaborative resource center. Bridge on Main will serve Bridgeport's citizens returning from incarceration and other system-impacted individuals with easy and timely access to job training and placement services, in conjunction with critical workforce supports, to address barriers to employment and economic equity.

Freeman performed environmental studies for the site including a Phase I environmental site assessment, Economic Development Administration environmental narrative, and National Environmental Policy Act Part 58 environmental review. Hazardous building materials investigations for the three-story building were performed, including asbestos, lead paint, PCBs, universal waste and radon. The project involved strategic planning to ensure that asbestos flooring, sheetrock walls and roofing, as well as materials potentially containing PCBs were dealt with in the most efficient manner possible while remaining in compliance with federal and state regulations. A complete set of hazardous building material abatement plans and specifications are being provided with abatement monitoring to follow.



Project Reference

Christopher Landino
Chief Development Officer, Career Resources, Inc.
(203) 512-8979

On-Call Services for the City of Waterbury

Waterbury, Connecticut



Years Services Provided: 2025–2027 (with potential extensions through 2029)

Client: City of Waterbury

Services: Civil Engineering, Traffic & Transportation Engineering, Geotechnical Engineering, Environmental Sciences, Land Surveying, Landscape Architecture, Construction Inspection

Freeman Companies was selected by the City of Waterbury to provide comprehensive on-call engineering services for municipal infrastructure and land development projects throughout the City from 2025 through 2027. This award was made through RFQ #8132, with Freeman chosen for multiple disciplines due to its extensive experience, deep bench of technical staff, and commitment to responsive, high-quality service. The scope of services under this

agreement includes civil and municipal engineering, land surveying, traffic and safety studies, stormwater and utility design, environmental and hazardous materials assessments, and full landscape architecture and construction inspection support. Freeman Companies' integrated team offers a multidisciplinary approach to project execution, enabling Waterbury to draw on highly coordinated engineering, environmental, and construction support solutions tailored to the City's infrastructure, development, and regulatory goals.

Our team includes experts in complete streets, ADA compliance, streetscape design, site feasibility, hazardous materials remediation, and multi-modal transportation infrastructure. Freeman Companies will provide services on an as-needed basis in response to Task Orders issued by the City.

This award underscores Freeman's growing municipal portfolio and long-standing commitment to Connecticut cities, offering the City of Waterbury a flexible and experienced partner in shaping its future capital improvements.

Georgetown Associates: 267 Farmington Avenue, Hartford, Connecticut

Hartford, Connecticut

This iconic Hartford chrome and steel diner, which escaped demolition two years ago, is under new ownership. In 2017, the building and an adjoining parking lot were purchased and a \$105,000 loan from the state Department of Economic and Community Development for environmental cleanup was secured. The Owner assembled a team of consultants — including two Hartford-based firms, Maier Design Group and Freeman Cos., and Eagle Environmental Inc. of Terryville — to work on the project.

Freeman Companies' initial project work included completing Phase I and II ESAs, Hazardous Building Materials Investigation and Remedial Action Plan for 267 Farmington Avenue and 291 Laurel Street (connected properties).

Freeman Companies identified an abandoned underground storage tank (UST) and managed the investigation and removal of the UST. Additional investigation has delineated more petroleum soil contamination possibly from an off site source. Freeman assisted the owner in preparing paperwork to apply for the Voluntary Remediation Program as a first step in entering the Brownfield Remediation and Revitalization Program and toward applying for additional funding through The City of Hartford or US EPA.

Project Reference:

**Mr. Wayne Benjamin, Principal
Georgetown Associates / Triumph
Venture Capital, LLC
860-785-3236
Wbenj.gta@gmail.com**

FREEMAN

C O M P A N I E S

**Owner/Client: Georgetown Associates
Prime/Sub: Sub**

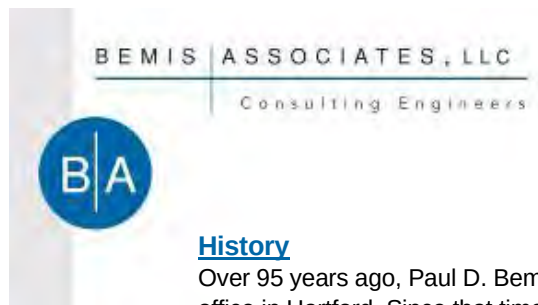
**Services Provided: Hazardous Building
Material Services, Environmental
Services**

Years Services Provided: 2018-Present



Bemis Associates, LLC

MEP / FP Engineering & Technology / Security



1929-2025
OVER NINETY-FIVE YEARS IN CONTINUOUS OPERATION

History

Over 95 years ago, Paul D. Bemis, a consulting engineer, established a small engineering design office in Hartford. Since that time, several distinguished engineers have served as partners in the firm including Cassius W. Freeman, Vincent J. Sipala, and P. Dana Bemis, Jr, all of whom are now retired. Today, Anca and Lucian Dragulski carry on the tradition of competence and quality service. The philosophy by which the firm has always operated is one that emphasizes a close working relationship and personal services to the architect/client. For this reason, the firm has remained relatively small so that the principals are directly involved in every project from the initial client contact right through the design phase and contract administration.

Services

Bemis Associates, a WBE certified company, maintains a well-qualified team of engineers. The specific areas of expertise of our firm are the design of HVAC, Plumbing, Fire Protection, and Electrical Engineering systems.

We provide many services to both the Architect and the Client including:

Conceptual Design	Working Drawings and Specifications
Contract Administration	Field Survey of Existing Facilities/Utilities
Feasibility Studies	Life Cycle Analysis
Code Compliance Studies	Technology, Voice and Data
Project Budget Estimates	Building modeling

Technology

We are committed to keeping up with the latest design and documentation technologies for our projects. Our design staff utilizes a variety of Autodesk software such as AutoCAD, Revit and Navisworks for 2D and 3D Building Information Modeling (BIM). We can create customized design drawings using symbols, Revit families, layering schemes, text styles, etc., to precisely match a client's drawing standards. Bemis Associates use of BIM software allows us to better coordinate with other design partners and helps us implement our holistic approach to MEP/FP solutions for our clients. Our firm also uses the Trane "Trace Ultra" program to perform heating and cooling load analysis. "Trace" is also capable of performing economic and life cycle studies.

Sustainability

Sustainability and energy efficiency are key driving principals in the design of modern buildings. We at Bemis Associates are very proactive in making our designs as 'Green' as possible given project objectives, construction budgets and other factors. Whether or not LEED certification is a requirement, we attempt to incorporate LEED practices into our projects to the greatest extent possible.

All the recently completed school projects comply with the requirements for High Performance Building. Designed to achieve NET ZERO certification, we provided engineering services for renovations and additions to the Buckley, Keeney and Bowers Elementary Schools in Manchester.



Experience in Similar Projects

Bemis Associates designed the MEP systems for additions and renovations to the Fidelco building in Bloomfield, as well as the AC system for the Meriden Animal Control and Kennels building. In collaboration with **Friar Architecture**, we provided MEP design for the Glastonbury Animal Shelter and developed a feasibility study for the Newington Canine facility.

185 Main Street Farmington Connecticut 06032 Phone (860) 667-3233 www.bemisassociates.com



LUCIAN M. DRAGULSKI, PE LEED AP Principal

Education

University of Construction - Bucharest, Romania- School of Mechanical Engineering; Bachelor of Science in Mechanical Engineering, 1984

Professional Registration

Connecticut, 1994 - Certificate #18360; Rhode Island, 2006 - Certificate #8612, Massachusetts, 2007- Certificate #46917; Maine, 2010 - Certificate #12196, Vermont, 2011 - Certificate # 77914

Professional Affiliations

Member ASHRAE, NSPE/CEPP, ASPE, NFPA, ICC



Professional Experience

An accomplished engineer educated under a rigorous 5 year degree program in Romania, with over 30 years experience in mechanical design, Lucian possesses an invaluable work ethic and has a reputation of overseeing projects through construction with reliable and responsible advice. He was made an Associate Partner in 1992 and Full Partner in 1995; he was LEED certified in March 2009. Lucian has been responsible for the design, specifications and construction administration of all projects, ranging in size and scope from renovations and code-updating to major additions and new facilities. As Principal-in-charge, Lucian Dragulski will serve as the primary contact for the duration of this project and will be responsible for the design, specifications and construction administration of the HVAC, Plumbing and Fire Protection systems. He works hands-on with the client and design team and is deeply involved with day-to-day responsibilities of the project.

Relevant Projects

- **Boys and Girls Club of Hartford, Hartford, CT – New Building**
Principal-in-Charge, Mechanical Design (HVAC, plumbing, fire protection, CA) for new 32,000 SF teen center.
- **Glastonbury Animal Shelter, Glastonbury, CT – New Construction**
Principal-in-Charge, Mechanical Design (HVAC, plumbing, fire protection, CA) for new 2,100 SF animal shelter.
- **Buckley Elementary Schools, Manchester, CT – Additions / Renovations**
Principal-in-Charge (Plumbing, fire protection, CA), for renovations and additions totaling 56,400 SF. The design of the new systems will achieve Net-Zero compliance.
- **Favarh, Canton, CT – New Construction**
Principal-in-Charge, Mechanical Design (HVAC, plumbing, fire protection, CA) for a new 7,000 SF construction.
- **The Carousel Museum, Bristol, CT – Renovations**
Principal-in-Charge, Mechanical Design for air-conditioning the first and second floor.
- **Waddell and Verplanck Elementary Schools, Manchester, CT – Addition / Renovations**
Principal-in-Charge, Mechanical Design (HVAC, plumbing, fire protection, CA) for renovations and additions totaling 80,000 SF. The entire existing mechanical system has been replaced. The construction complies with the requirements for high performance buildings.
- **Hartford YMCA, Hartford, CT – New Construction**
Principal-in-Charge, Mechanical Design, Specifications and CA for new 40,000 SF recreation facility in Hartford's north end.
- **City of Meriden, CT – On-Call MEP Services**
Principal-in-Charge, Mechanical Design, Specifications and CA for mechanical upgrades and boiler replacements at four elementary schools; chiller replacement at the City Hall and Nathan Hale Elementary School; and Air Conditioning at middle school (media center and gymnasium).



Education

Waterbury State Technical College, Waterbury, CT.
Electrical Technology (1981-1983)
Regional Vocational Technical School, New Britain, CT.
Electro-Mechanics (1979-1981)

Professional Experience

For 27 years, Kim has been responsible for electrical design, specifications and contract administration for a wide variety of projects. The scope of these projects has ranged from new facilities to code updating, major additions and renovation work. He has an extensive background in building electrical systems design. Kim possesses in-depth knowledge of building electrical systems including electrical service, power distribution, emergency power generation, lighting, fire detection, passive and active security, CCTV, sound and public address systems, video transmission systems, and media retrieval systems.

Recent Projects

- **Glastonbury Animal Shelter, Glastonbury, CT – New Building**
Project manager in charge with Electrical Design (power, lighting, fire alarm, CA) for a new 2,100 SF animal shelter.
- **Wesleyan University, Middletown, CT – Film Studies Building, Phase III**
Electrical Design, specifications and CA for a 16,000 SF addition and renovation to a historic structure for expansion of the common area, screening and editing rooms, new faculty offices, seminars, storage and sound stage. The design is pursuing the LEED Gold certification.
- **Ella Grasso Technical High School, Groton, CT – New Construction**
Project manager in charge with electrical design (lighting/power/fire alarm systems) and Construction Administration for a new 220,000 SF new technical high school. The design meets the requirements of a Connecticut High Performance Building.
- **Norwich Technical High School, Norwich, CT – Auditorium & Stage Lighting**
Project manager in charge with electrical design, specifications and CA for lighting and sound upgrades. Project included design for new theatrical lighting system, dimmer banks, lighting control console, lighting instruments and system wiring, as well as a new auditorium sound system with performance/lecture controls, digital signal processing, amplifiers, mixing board, hardwired and wireless microphones, assisted listening system, stage hand intercom and all system wiring.
- **Verplanck Elementary School, Manchester, CT – Additions & Renovations**
Electrical design, specifications and CA for renovations and additions totaling 75,000 SF. The construction complies with the requirements for high performance buildings.
- **Hall High School, West Hartford, CT – Science Wing Addition & Renovations**
Electrical Design, lighting, power distribution, fire alarm and CA for a new, one-story 16,720 SF addition and renovations to 9,820 SF of the existing building. The new Science Wing will accommodate six labs and related spaces. The construction complies with the requirements for high performance buildings.
- **Glastonbury Riverfront, Glastonbury, CT – Exterior Lighting**
Project Manager in charge with electrical design services for a multi-phase park development. Phase II includes lighting for driveways and two parking lots (158 cars), sport lighting for the basketball court, skating area and boundless playground, as well as lighting for the Riverfront Promenade and pathways to access different areas. Project included design for the electrical and telephone service to the Boat House, lighting for the Boat Launch, Crew Launch and Public/Emergency Boat Launch.

Pan American Consulting Services, LLC

Cost Estimating

Pan American Consulting Services, LLC



123 West Main Street
Chester, CT 06412
Phone: (860) 873.1196
E-mail: thardin@pacs-llc.net

FIRM PROFILE

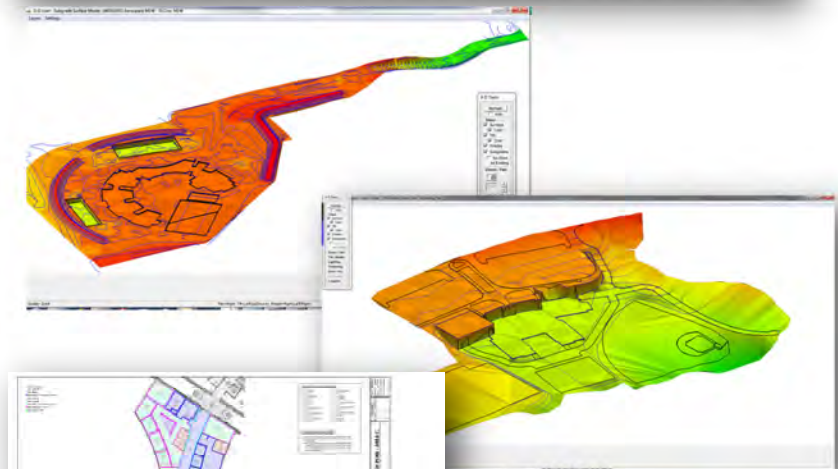
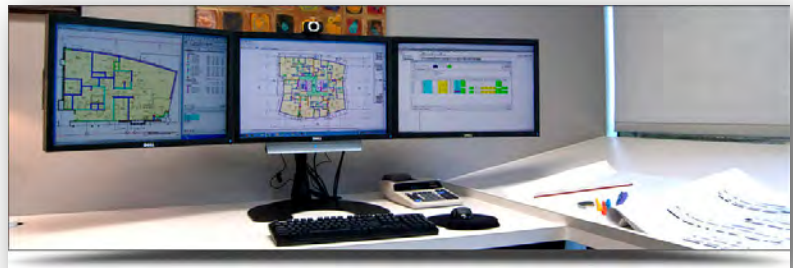


About us:

PACS has developed a reputation for providing extremely detailed cost estimates at the early stages of design, to keep the Preconstruction process on track. Our many years in the construction industry allow us to conceptualize and quantify scope that is not clear on the early level documents.

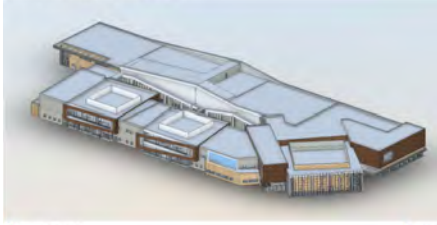
Combining the many years of experience with the technology and graphics provided by the many software systems utilized by PACS allows clear communications with the project team to collaborate and memorialize the scope of work to be priced for the project. The output and deliverables provide a format that is easy to visualize and quickly confirm scope with Design Team and Owner.

PACS utilizes a number of powerful software systems for analysis and estimating. These include OnCenter On-screen Take-off, In Site Cuts and Fills software, Timberline Estimating software, online collaboration tools, Revit and Sketchup model viewers, etc. These systems allow for accurate pricing and tracking with a robust graphics output. The graphics from these systems ensure that all items have been included in the estimate and help to relay information to the client. They can be easily archived and referenced in later design updates for comparison.



Pan American Consulting Services, LLC

2016_06_17 - Ana Grace_Architectural.rvt



123 West Main Street
Chester, CT 06412
Phone: (860) 873.1196
E-mail: thardin@pacs-llc.net

Our Experience:

- * Guilford Emergency Services Center \$3.2M
- * North Stonington Emergency Services \$5.2M
- * Darien DPW Garage Complex \$6.7M
- * Danbury Animal Control Facility \$1.8M
- * Litchfield Judicial District Courthouse \$68M
- * Simsbury Meadows Performing Arts Center \$2.6M
- * Killington Community Center, Killingly CT \$23.5M
- * CDECCA Plant Demolition \$4.5M
- * New Haven Institute Library \$5.2M
- * Farmington 1928 Building Renovations / Additions \$14.5M
- * New London Recreation & Community Center \$21.5M
- * Danbury Firehouse \$6.8M
- * Hartford Fire 5 Engine Co Renovations, Hartford CT \$4.5M
- * Bristol Fire 3 Engine Co.—Bristol, CT \$9.65M
- * Colchester Senior Center, Colchester CT \$10.5M
- * Madison Senior Center \$3.5M
- * Madison Ambulance Facility \$2.8M
- * New York Public Library Renovations \$300M
- * Shain Library Renovation, CT College \$4M



Pan American Consulting Services,
LLC



**Lead Estimator Civil, General, Mechanical / Owner - Thomas C. Hardin, C.P.E.
LEED / AP**

Tom Hardin brings 25 years of construction industry expertise, specializing in estimating and pre-construction. He honed his skills during 18 years at a \$300M Construction Management firm before launching his own consultancy. Tom excels at guiding Designer/Owner teams through design and procurement while maintaining focus and budget discipline. His leadership spans the entire project lifecycle, from feasibility studies and proforma analysis through design and bidding. His extensive procurement experience with both Negotiated and Hard Bid work gives him deep insight into Schedule, Logistics, and project general conditions requirements.

Bachelors of Science, Construction Engineering, Roger Williams University, Bristol RI

Certified Professional Estimator 2004—American Society of Professional Estimators

LEED AP—US Green Building Council 2009

Electrical Estimator—Michael Ouillette

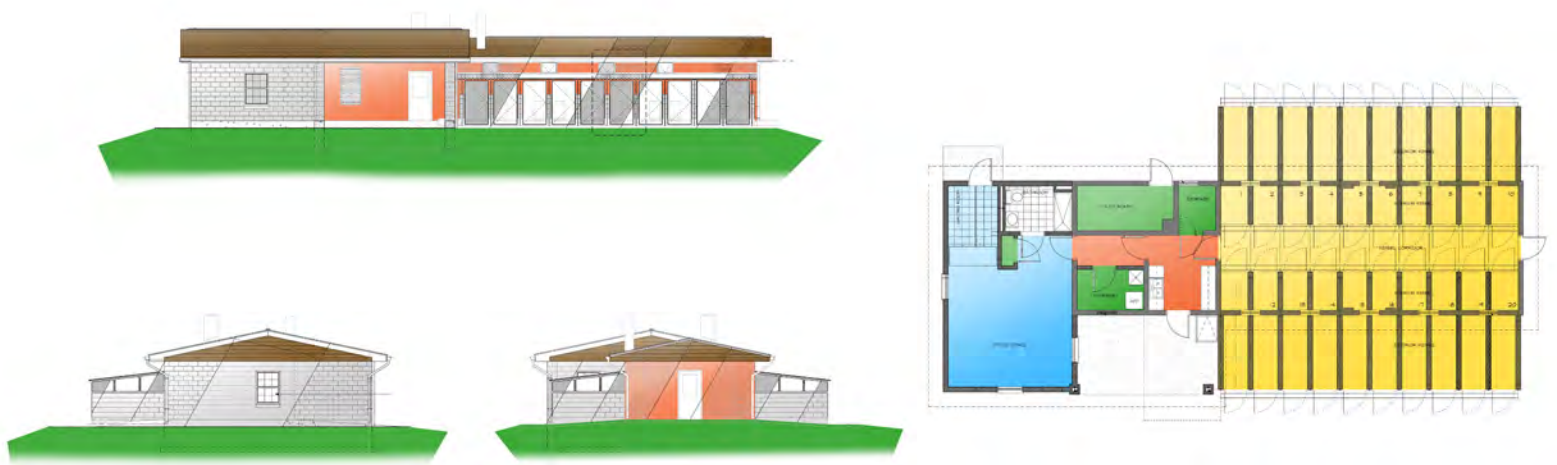
Michael contributes 40 years of experience in the construction industry with significant expertise in electrical estimating and pre-construction. Michael's experience includes electrical projects in excess of \$30M; he currently works part-time directly for one of the largest electrical contractors in New England. This daily participation in the industry allows Michael to keep a pulse on the current trends and market conditions..

Business Degree in Business Administration, Husson College, Bangor ME

Licensed Journeyman Electrician in MA, ME, NH, VT, CT, RI & MD



Similar Projects & References



Glastonbury Animal Shelter

Glastonbury, Connecticut

Friar Architecture was requested by the Town of Glastonbury to provide a design and estimate for a new 1,600 s.f. Animal Shelter with a building program to include a kennel, office space including an accessible toilet room (air conditioned), mechanical room, utility room with washer and dryer, and a storage area.

Following this initial phase, Friar was engaged to continue with the design of a larger facility which would incorporate Net Zero design philosophies to reduce energy consumption and determine whether a sustainable building could be achieved.

Through the design of a high-performance envelope and energy-efficient building systems along with a photovoltaic array on the roof, it was quickly determined that a Net Zero design was possible. The results will be a building that not only operate properly and efficiently, but also result in lower long-term maintenance and operation costs to the Owner.

Tremendous care and consideration were required during the design of the Glastonbury Animal Shelter as many local and state approvals were required for the project to succeed. Close coordination with the local Animal Control Officer(s), local officials and town agencies (Town Planning and Zoning Commission, Conservation Commission and the Architectural and Site Design Review Committee) and the Connecticut Department of Agriculture was crucial to the project's success.



Size

1,600 sf

Completion Date

2026 (est.)

Total Project Cost

\$3,500,000

Services Provided

Architecture

Client

Town of Glastonbury

Reference

Dave Sacchitella
Building Superintendent
Town of Glastonbury Facilities Services
860.652.7706
Dave.Sacchitella@glastonbury-ct.gov

Ellen Levy Animal Control Facility

Danbury, Connecticut

This was a **Design/Build Project to demolish an existing structure and construct a new 4,000 SF, pre-engineered building**, including concrete, masonry, roofing, windows, doors, metal stud framing, finishes, specialty items, heating/cooling, plumbing, electrical and site/ utilities and building demolition.

The project involved:

- Reviewing code requirements
- Developing a proposed plan, site layout and building elevations for review and approval
- Preparing 30% documents for a design-build package for the pre-engineered building structure and facade (including basic information for the foundation, building facade and roof materials, floor and ceiling plans, typical building and wall sections, simple door and finish schedules, and a short-term specification and other materials to meet bidding requirements)
- Providing a basis of design package for the building mechanical, electrical and plumbing systems sufficient for the design-build contract to bid.

“Friar Architecture has met and continues to meet the City of Danbury’s requirements to provide quality designs within the limitations of the schedule and budget. ”

Antonio Iadarola, P.E.
Director of Public Works, City of Danbury



Size

3,000 sf

Completion Date

2020

Total Project Cost

\$1,723,614

Services Provided

Architecture

Client

City of Danbury

Reference

Antonio Iadarola, PE
Director of Public Works
53 Newtown Road
Danbury, CT 06810
203.797.4537
a.iadarola@danbury-ct.gov

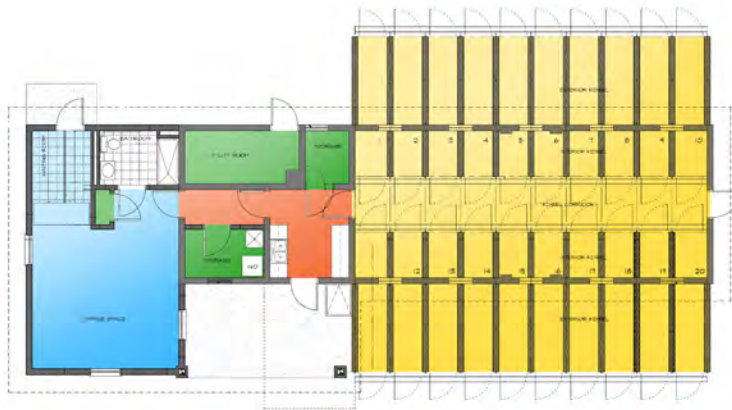
Canine Control Pound Facility

Berlin, Connecticut

Consisting of an addition and renovations to the existing kennel plus related work areas, the project accommodates an office and bathroom facilities.

Renovations to the existing structure included refinishing the interior and exterior kennel slab; removal and installation of new kennel enclosures; gates and hardware; new ceilings and building insulation; window and door replacement; repainting; and, new lighting and heating.

In addition, the work required the following site improvements: new fence enclosure, new bituminous paved parking and driveway, and exterior site lighting.



Completion Date

1999

Total Project Cost

\$362,626

Services Provided

Architecture, Engineering

Client

Town of Berlin

Vendor Overview

About Friar Architecture

Friar is an award-winning architectural firm with 50 years in business, offering a wide range of experience, developing building designs and solutions to suit the client's needs and budget.

History

Founded in 1974, Friar first became licensed as an architecture corporation in 1983 under the name Handler & Friar Associates, Inc. The firm has been licensed under its current name since 2017.

Leadership

Friar is capably led by President Michael Sorano, AIA, Vice President Robert Roach, AIA, Associate Principal Bryce Sens, AIA, and Associate Principal Keith Picz.

Employees

Full-time Staff: 19
Licensed Professionals: 6
In-House Staff Assigned to Project: 4
Subsidiary of Another Corporation: No

Location

21 Talcott Notch Road
Farmington, Connecticut 06032
This is our primary location & only office.

Primary Lines of Business

Architecture

We provide complete professional architectural services, including existing conditions, reports, conceptual design, feasibility studies, sustainable architecture, space planning, 3D modeling, construction documents preparation and coordination, grant writing, BIM / Revit documentation, bid process assistance, and contract administration through completion.

Master Planning

We work closely to assist clients in determining their facilities' needs and develop a comprehensive report that serves as an excellent decision-making tool.

Interior Design

We provide the full range of interior design services, including programming, space planning, interior floor plans, furniture / finish / equipment selection, and oversight of furniture / equipment installations.

Landscape Design

We create a variety of landscape designs that interface successfully with surroundings and associated structures.

Athletic Facilities & Ice Arenas

We offer design and contract administration of athletic facilities including athletic fields, gymnasiums, spectator seating, press boxes, concessions, and ice rinks. We specialize in "Net Zero" ice arenas, the first of their kind in the United States.

Third-Party Code Review

Our state certified building officials lead third party code review, in addition to ensuring that our projects meet the current local and state building code requirements.

Client Base



Reference	Contact Information
City of Danbury Ellen Levy Animal Control Facility Danbury Fire Training Facility Danbury Career Academy	Antonio Iadarola, PE Director of Public Works 155 Deer Hill Avenue Danbury, CT 06810 203.797.4537 a.iadarola@danbury-ct.gov
Town of Glastonbury Glastonbury Animal Shelter	Dave Sacchitella Building Superintendent Facilities Services 2155 Main Street Glastonbury, CT 06033 860.652.7706 Dave.Sacchitella@glastonbury-ct.gov
Town of Newington Town-wide Facility Study	Joe Salamone Director of Facilities Management 200 Garfield Street Newington, CT 06111 860.665.8579 jsalamone@newingtonct.gov
Town of East Hartford East Hartford Public Safety Garage	James Rovezzi Asst. Director of Facilities 734 Tolland Street East Hartford, CT 06108 860.622.5952 rovezzi.jl@easthartford.org

Words from Our Clients

"Friar Architecture has served the Town of Manchester for **over twenty years**. Repeat business is one of the best indicators of performance on past projects."

Christopher Till

Facilities Manager, Town of Manchester

"They consistently demonstrate a high level of creativity, leadership and technical knowledge along with being **great communicators** and having **unsurpassed professionalism**."

Thomas H. Hughes III

Construction Services Superintendent, Danbury

"Friar [Architecture]...is very skillful in guiding a project... [They] **work through construction phases flawlessly** and are **great teammates** in the very complex business of school design and construction."

Louis E. Allen, Jr.

Former Director, Science & Technology
Magnet High School, New London

"Friar was selected for on-call work, and quickly established themselves as one of our "go-to" firms because of their ability to handle a diverse array of tasks quickly, efficiently, and with a **high level of accuracy**."

Benjamin P. Whittaker

Chief Operating Officer, Town of East Hartford

"Friar Architecture did an excellent job of developing a schedule...that allowed for **timely completion** of required tasks, and any issues that arose during the process were satisfactorily and expediently handled."

Wayne Casper

Former Director of Facilities,
Bloomfield Public Schools

"The Friar team takes an idea and recommendations... and makes sure that the end product **reflects our mission and vision**."

Denise Gallucci

Former Deputy Executive Director,
Superintendent of Schools, CREC

"Your work is wonderful, your people professional and **easy to work with**. I cannot emphasize enough how pleasant it is to work with people who you feel want to see the best job done."

Pat Ellsworth

Assistant City Engineer, City of Danbury

"The committee felt that Friar would be the most effective (firm) in **working with our community**...That tipped the scale toward them."

Jay Hubelbank

Building Committee Chairman, Region 12

"Words cannot adequately express my gratitude to Friar and its staff for the **incredible design** of the 9/11 Memorial Sports Center."

Judy Keane

Richard M. Keane Foundation

Licensure & Certification

Licensure & Certification

Founded in 1974, Friar first became licensed as an architecture corporation in 1983 under the name Handler & Friar Associates, Inc. The firm has been licensed under its current name since 2017. Friar Architecture and/or staff members hold licenses throughout the Northeast.

Firm Name & Location

Friar Architecture Inc.
21 Talcott Notch Road
Farmington, CT 06032

Primary Contact

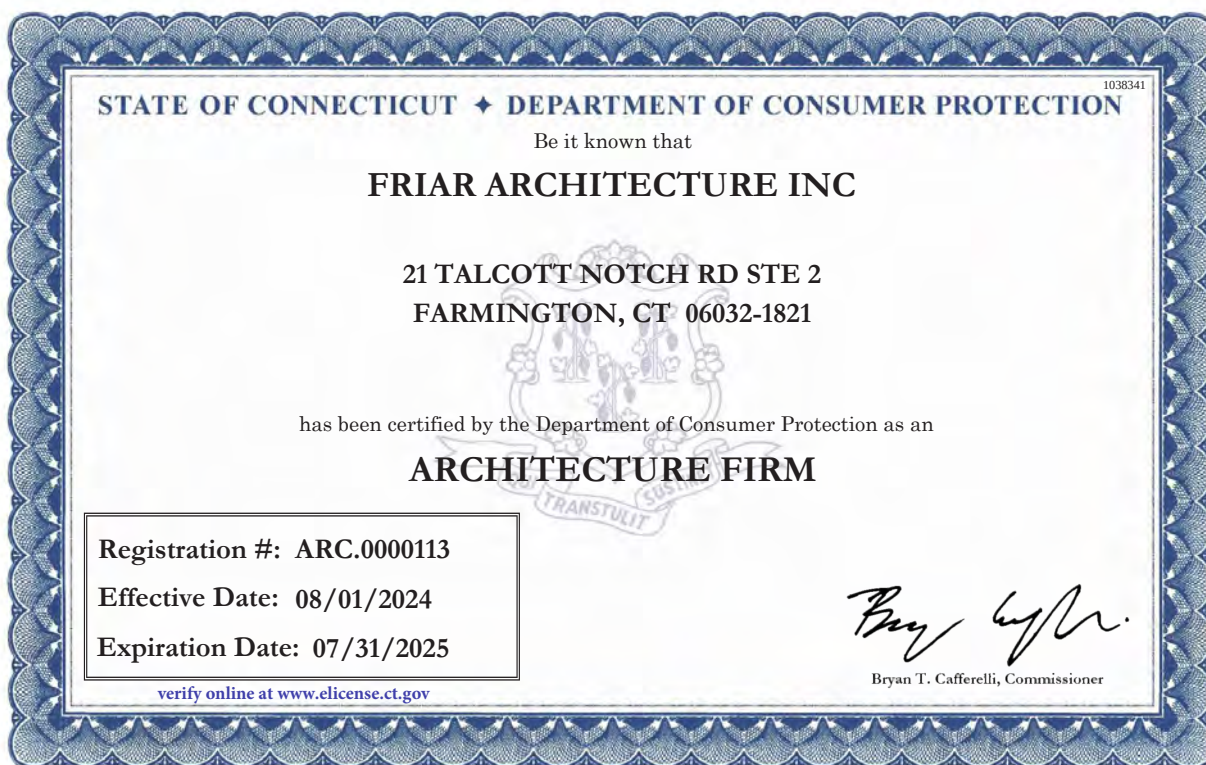
Robert W. Roach, AIA, Vice President
Phone: 860-678-1291 ext: 110
Email: rwr@friar.com

Licensure

Friar Architecture Inc.
State of CT: Licensed Architecture Corporation
License: #ARC.00001133
Expires: 07.31.2025

Certification

State of CT | Department of Administrative Services
Supplier Diversity Program
Certified Small Business Enterprise
Expires: 4.21.2026



Licensure & Certification cont'd

Secretary of the State of Connecticut Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Tuesday, January 21, 2025 9:35 AM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of incorporation for the below domestic Stock corporation was filed in this office.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far, as indicated by the records of this office, such corporation is in existence.

Business Details

Business Name FRIAR ARCHITECTURE INC.

Business ALEI US-CT.BER:0137872

Formation Date 12/29/1982



Secretary of the State

Business ALEI: US-CT.BER:0137872

Note: To verify this certificate, visit [Business.ct.gov](https://business.ct.gov)

Certificate Number: C-00154648

Page 1 of 1

LEED Certification & Additional Qualifications

LEED Silver Equivalent / HPBS Certification

We incorporate Sustainable Building Standards and design practices into all of our projects, regardless of size or scope. Construction projects completed in the past 10 years designed to LEED Silver Equivalency and meeting CT High Performance Building Standards and current ASHRAE Standards, include:

Project & Location	Type	Year	Square Feet	Total Cost
Danbury Career Academy <i>Danbury</i>	Building Conversion	2025 (anticip.)	2,100,000 sf (total) 245,000 sf (education)	\$132,500,000 (est.)
Windham High School <i>Willimantic</i>	Renovate as New	2025	259,763 sf	\$112,329,900 (est.)
Wendell L. Cross Elementary School, Waterbury	Additions / Renovation	2021	8,000 sf (renovation) 80,000 sf (new construction)	\$50,477,096
CREC—Aerospace Elementary School, Rocky Hill	New	2020	89,693 sf	\$61,572,181
CREC—Ana Grace Academy of the Arts, Bloomfield	New	2021	157,142 sf	\$108,136,000
CREC—Academy of Aerospace & Engineering Middle School / High School, Windsor	Addition / Renovation	2015	164,765 sf	\$81,000,000
Danbury High School, Danbury	Addition / Renovation	2018	62,000 sf (addition)	\$24,500,000
Rocky Hill High School <i>Rocky Hill</i>	Addition / Renovate as New	2017	152,326 sf	\$49,900,000

Public Safety Background & Experience

Our full portfolio includes renovation, code compliance and new facility design projects. This consists of completed state and municipal buildings, police and ambulance facilities, fire houses, community centers, schools, college / university buildings, office buildings, training facilities, commercial facilities and industrial buildings.

Professional Background

Our public safety contracts with the State of Connecticut have included:

Connecticut Fire Academy: Burn Buildings Structural Repairs and Renovations

State Department of Public Safety: Mulcahy Complex, Evaluation of 13 Buildings

Connecticut State Troop Facilities: Existing Conditions and Comprehensive Master Plan, Statewide

Connecticut Police Academy: Renovations and Additions, Meriden

State of Connecticut: Courthouse Security Improvements Evaluation, Statewide

Southern Connecticut State University: Granoff Hall, University Police Booking Area and Holding Cell Reconfiguration, New Haven

Connecticut Juvenile Training School: Campus Study

Manchester: Fire Department Buildings Existing Conditions Study and Master Plan

Meriden: Engine Company #3

Newington: Volunteer Ambulance; Facility Evaluations including Fire Departments

New Fairfield: Company A Fire Station Renovations

Rocky Hill: Fire & Ambulance Station #2; Police / Fire Training Facility

West Hartford: Fire Stations #2, 3, 4 & 5

West Redding: Fire Department Addition

Wethersfield: Firehouse #1 Renovations and Boiler Replacement; Firehouse #2 Boiler Replacement; Firehouse #3 Roof Replacement and Boiler Replacement

Our municipal public safety work includes new construction, renovation and master planning for local police departments, schools, and shared training facilities.

Bethel: Stony Hill Volunteer Fire Department, New Construction

Berlin: Facility Evaluations including Police and Fire Departments

Bristol: Firehouse Headquarters Facility Study; Fire Department #5 Renovations

Danbury: Fire Department Headquarters Master Plan / Fitness Room Addition; Fire Department Training Facility

East Hampton: Existing Conditions Study including Police Department

East Hartford: Public Safety Complex Storage Garage

East Lyme: Flanders Fire Station Addition

Additional Municipal Experience (Partial List)

City of Danbury

- Tarrywile Mansion, Boiler Conversion
- Hatters Park Pavilion, ADA Renovations and Bowling Lanes ADA Alterations and Addition
- City Hall, Kitchenette and ADA Toilet Room Modifications
- Danbury War Memorial Shelter, ADA Toilet and Shower Room Renovations
- Danbury (Historic) City Jail, Exterior Restoration
- Homeless Shelter, Energy and Security Upgrades.

Town of East Hartford

- Public Safety Complex Storage Garage
- East Hartford Town Hall Roof Replacement

Town of Manchester

- Manchester New Public Library
- Truck Wash Facility, Renovation
- Handicapped Pool, Air Handling Unit
- Water Treatment Facility, Renovation
- Manchester Garage Renovations
- Town Hall, Signage
- Town Hall, Roof Replacement
- Department of Public Works, Olcott Street, Roof Replacement
- MCC On Main, 901-903 Main Street, Roof Replacement & Ice Melt System
- Public Works Garage, Roof & ADA Renovations
- Northwest Park Building #1, Roof & Ice Melt System
- Old Manchester Museum, Exterior Renovations
- Manchester Housing Authority, 190 North Elm Street, Existing Conditions Assessment & Master Plan
- 49 Cooper Hill Street, Existing Roof Conditions Report
- 321 Olcott Street, ADA Evaluation Survey
- State Armory Building @ 330 Main Street, Existing Conditions Evaluation
- Center Springs Lodge, Envelope Renovations
- Salt Storage Building, Re-Roof
- Cheney Hall, Existing Conditions Study
- Weiss Center, Renovations
- Charter Oak Park Concession Stand, Design / Build Renovations.

Town of Rocky Hill

- Academy Hall ADA Entry Ramp and Bathrooms
- Community Center Fence and Landscaping
- Municipal Center, Pre-School Play Area Modifications
- Senior Center Renovations/Addition.

Town of Wethersfield

- Pitkin Community Center, Gymnasium Renovations & Addition
- Physical Services, Alterations
- Eight Town Facilities, Generator Replacements
- Standish House, ADA Ramp
- Town of Wethersfield MDF Room.

Town of Windham

- Windham Middle School, Microgrid & Emergency Shelter Renovations
- Windham Department of Emergency Management DEEP Grant Application, Microgrid
- Jillson Square Theatre, Existing Conditions & Feasibility Study for Re-use as Senior Center
- Kramer Early Childhood Center, Playground Canopy



Code Review Experience

We are a certified Small Business Enterprise with licensed architects, registered interior designers, and Building Officials on staff. The technical competence of our staff members involves three areas—knowledge of building types, knowledge of codes, and experience.

Licensed Building Official on Staff

Scott M. Mitchell, AIA Project Manager
James T. Wilson, Project Manager

Project Team & Staff

Our project teams utilize their training, our library of reference materials, and certified online resources in order to provide clear responses to issues using the most current, applicable references. Additionally, all of Friar's senior level architectural staff have extensive experience and have conducted numerous code evaluations, including ADA compliance reports.

The 2022 Connecticut State Building Code is based on the International Code Council's widely-adopted 2015 International Codes and references the ICC A117.1-2009 standard for accessibility, and applies to projects with permit applications filed from October 1, 2018.

The 2022 SBC adopts the following model codes:

- 2021 International Building Code.
- 2021 International Existing Building Code.
- 2021 International Plumbing Code.
- 2021 International Mechanical Code.
- 2021 International Residential Code.
- 2021 International Energy Conservation Code.
- 2021 National Electrical Code (NFPA 70).
- 2017 ICC A117.1 Accessible and Usable Buildings & Facilities.

Our entire staff is well-versed in the documents and Connecticut specific amendments that comprise the Connecticut State Building Code. We have considerable experience working with Local Building Officials, Office of the State Building Inspector, and Department of Construction Services to seek code interpretations and, if needed, modifications. Friar also provides Third Party Code Compliance Review services for municipal school projects.

In-House Quality Control

*Prior to state submission.

Rocky Hill High School, Rocky Hill

- Scope: Renovate as New Project (2017)
- 152,326 sf / \$49,900,000

In-House Quality Control (cont'd)

CREC—Academy of Aerospace & Engineering, Windsor

- Scope: New Construction & Renovation (2015)
- 164,765 sf / \$37,045,326

Carrington Elementary School, Waterbury

- Scope: Demolition of Existing School, Construction of a New School (2013)
- 75,000 sf / \$37,045,326

Third Party Code Compliance Review

North Stonington Public Schools

- Scope: North Stonington Elementary School Additions and Renovations Project, Wheeler Middle School and High School (2017)
- Size: 60,401 sf (Elementary School)
- Size: 162,735 sf (Middle/High School)
- Owner's Rep: Shawn Murphy, Former First Selectman, North Stonington, 860.535.2877

South Windsor Public Schools

- Scope: South Windsor New PreK-5 Projects, Orchard Hill and Eli Terry Elementary Schools (2018)
- Size: 70,000 sf
- Owner's Rep: Ann Walsh, South Windsor Public Schools, 860.291.1200

North Branford High School

- Scope: New High School (2021)
- Size: 108,740 sf
- Owner's Rep: Michael T. Paulhus, Town Manager, North Branford, 203.484.6000

Bristol City Hall

- Scope: Code Compliance Plan Review for Construction Documents (2021)
- Size: 60,000 sf
- Owner's Rep: Roger D. Rousseau, Purchasing Agent, Bristol, 860.584.6195

Memorial Boulevard Intra District Arts Magnet School, Bristol

- Scope: Renovations (2020)
- Size: 105,000 sf
- Owner's Rep: Roger D. Rousseau, Purchasing Agent, Bristol, 860.584.6195

City Forms

**REQUEST FOR PROPOSALS
CITY OF BRISTOL, CONNECTICUT 06010**



**Architectural/Engineering Services Relative to
Renovation of a Commercial Building Toward Use as
Municipal Animal Control Facility
RFP 2P25-056**

Due Date: 11:00 am, June 27, 2025

Mailing address:

City of Bristol, Connecticut
Purchasing Department
111 North Main Street
Bristol, CT 06010

Physical address:

111 North Main Street
Third Floor, Room 311
Bristol, CT 06010

In accordance with the City's requirements, the undersigned agrees to provide services as defined herein.

The undersigned is familiar with the conditions surrounding this Request for Qualifications, is aware that the City reserves the right to reject any and all submissions, and is making submission without collusion with any other person, individual or corporate.

<u>Dana C. Steeder</u>	<u>Robert W. Roach</u>
Witness	Signature
<u>Friar Architecture Inc.</u>	<u>Robert W. Roach</u>
Company Name	Printed Name
<u>21 Talcott Notch Road</u>	<u>Vice President</u>
Address	Title
<u>Farmington, CT 06032</u>	<u>June 27, 2025</u>
Town State Zip	Date
<u>06-1073712</u>	<u>860-678-1291 ext. 110</u>
Federal ID #	Telephone Number
<u>nwr@friar.com</u>	
Email address	



City of Bristol, Connecticut Non-Collusion Certification

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. 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.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

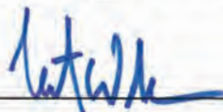
Legal Name of Bidder: Friar Architecture Inc.

Business Address: 21 Talcott Notch Road

Farmington, CT 06032

Name of Authorized Agent Robert W. Roach Title: Vice President

Phone: 860-678-1291 ext. 110 Email: rwr@friar.com

Signature:  Date: June 27, 2025

Non-Collusion Statement
PUR-006
February 2024

Employment
Information Form



City of Bristol
Workplace Analysis Affirmative Action Report
Employment Information Form

Purchasing Department
111 North Main Street
Bristol, CT 06010

Company Name	Friar Architecture Inc.	Contact Person	Phone Number	Date
Street Address	21 Talcott Notch Road	Robert W. Roach	860-678-1291 ext. 110	June 27, 2025
City State Zip	Farmington, CT 06032			

Report all permanent full-time or part-time employees, including apprentice and on-the-job trainees. Enter the number on all lines and in all columns.

JOB CATEGORY	A. OVERALL TOTALS (sum of all columns, B-F Male & Female)	B. WHITE (not of Hispanic origin)		C. BLACK (not of Hispanic origin)		D. HISPANIC		E. ASIAN/PACIFIC ISLANDER		F. AMERICAN INDIAN OR ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Officers/Managers	4	4	0	0	0	0	0	0	0	0	0
Professionals	7	5	1	0	0	0	0	0	0	0	0
Technicians	6	2	2	0	0	1	0	0	2	0	0
Sales Workers	0	0	0	0	0	0	0	0	0	0	0
Office/Clerical	2	0	2	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0	0
Service workers	0	0	0	0	0	0	0	0	0	0	0
TOTALS ABOVE	19	11	5	0	0	1	0	0	2	0	0

Do you use minority businesses as subcontractors or suppliers?	☒ Yes ☐ No	Explain:
If CT based, do you post all employment openings with the State Of CT Employment Service?	☒ Yes ☐ No	Explain:
Do you use an Affirmative Action Plan?	☒ Yes ☐ No	Explain:
Describe your recruitment, hiring, training and promotion anti-discrimination practices. Please refer to the following page, "Equal Opportunity and Affirmative Action."		

Reference Contract Number _____

Equal Opportunity & Affirmative Action

The employment policies and practices of Friar Architecture Inc. is to recruit and employ qualified job applicants without discrimination based on race, creed, color, religion, age, sex, marital status, national origin, physical or mental handicap or sexual orientation.

Friar Equal Employment Opportunity & Affirmative Action Statement

In order to provide equal employment and advancement opportunities to all individuals, employment decisions at Friar will be based on merit, qualifications, and abilities. Friar Architecture does not discriminate in employment opportunities or practices on the basis of race, color, religion, sex, national origin, age, disability, or any other characteristic protected by law.

We will make reasonable accommodations for qualified individuals with known disabilities unless doing so would result in an undue hardship. This policy covers all aspects of employment, including selection, job assignment, compensation, discipline, termination, and access to benefits and training.

If you have a question or concern about any type of discrimination in the workplace, you are encouraged to bring the issue to the attention of the Office Manager. At Friar, be assured that you can raise concerns and make reports without fear of reprisal. Further, anyone found to be engaged in any type of unlawful discrimination will be subject to disciplinary action, up to and including termination of employment.

Friar emphasizes this policy to assure compliance with the Civil Rights Act of 1964, as amended, and all other applicable laws that pertain to equal employment opportunity.

Friar recognizes that the effective application of the policy requires that certain positive steps be taken and will, therefore, undertake a program of affirmative action to make known its commitment in this regard.

Friar will additionally assert its leadership within the community to achieve full employment and effective utilization of the capabilities and productivity of all persons without regard for race, creed, color, religion, age, sex, sexual orientation, national origin, or handicap.

Actions shall include, but not be limited to, the following:

- Employment upgrading, demotion or transfer
- Recruitment or recruitment advertising
- Layoff or termination
- Rates of pay or the forms of compensation
- Selection for training, including apprenticeship
- Selection as a consultant.



THE CITY OF BRISTOL

RFQ 2P25-056

ARCHITECTURE & ENGINEERING SERVICES RELATIVE TO
RENOVATION OF COMMERCIAL BUILDING TOWARD USE AS
MUNICIPAL ANIMAL CONTROL FACILITY.



DESIGN SERVICES PROPOSAL





St. Mary's County Animal Adoption & Resources Center
California, MD

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Milton Animal Shelter
Milton, MA

A. LETTER OF TRANSMITTAL

**General**

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W: www.rfarchitects.com

East Coast Office

97 Broadway
Boston, MA 02116
T: (617) 338-0050

rauhaus freedenfeld architects

June 27, 2025

The City of Bristol
Purchasing Department
111 North Main Street
Bristol, CT 06010

Re: City of Bristol RFQ 2P25-056 Architectural/Engineering Services Relative to Renovation of Commercial Building toward use as Municipal Animal Control Facility

Dear Mr. Rousseau and the RFQ 2P25-056 Review Committee,

It is with great enthusiasm and interest that Rauhaus Freedenfeld Architects, LLC (**rfa**) responds to the City of Bristol's RFQ for Architectural/Engineering Services relative to Renovation of Commercial Building toward use as Municipal Animal Control Facility ("ACF"). **rfa** views this as an exciting opportunity to not only support the City's goal to improve animal control operations through state-of-the-art animal care design but also continue the important work of promoting the health, safety, and welfare of people and animals throughout the State of Connecticut. As you know, our office was awarded the previous new build version of this project. We are glad that the project is moving forward and sincerely hope we can continue to develop our great working relationship together.

The continuously-evolving design and technical requirements for animal care environments are unique and highly specialized. **rfa** has more than 40 years of experience, has spearheaded many advancements, and has thus become renowned across the United States as well as internationally as a leader and innovator in this unique discipline. The experience of **rfa**'s Principal -- Warren Freedenfeld, AIA, NCARB in designing over 600 animal care facilities (including 15 projects located in Connecticut and 19 municipal animal shelters throughout the last decade) positions the firm as uniquely qualified to assist the City of Bristol. Moreover, while technical expertise and exceptional design are paramount to this project, **rfa** also commits to completing this high quality of work on time and within budget.

Furthermore, each proposed consulting Design Team member in this statement of qualifications is included due to an existing working relationship with **rfa** across two current animal care design projects of particular interest to the City of Bristol: a new animal control center for the City of Stamford and a new animal shelter facility for the City of Boston. Thus, not only does this Design Team boast familiarity with animal care design projects and/or work experience surrounding the City of Bristol, but all have significant experience designing and building renovations within existing buildings. Altogether, the key personnel assigned is dedicated to delivering this project collaboratively with the City of Bristol.

By submitting this response, **rfa** certifies that all information contained herein is accurate and that the firm does not take exception to any of the contract considerations listed in Section III of the RFQ documentation. Passionate about the impact this project will have for the community of Bristol, this team is eager to design a unique and long-lasting facility for Bristol that is inspirational, healthy, secure, durable, affordable, and sustainable. Should the City have any questions about this statement of qualifications, Mr. Freedenfeld can be reached at the telephone number in the below signature.

Sincerely,

Warren Freedenfeld, AIA, NCARB
Principal
C: (617) 285-8088
E: warren@rfarchitects.com



Pleasant Paws Pet Center
Newtown, CT

B. DESCRIPTION OF WORK

PROJECT UNDERSTANDING

WORK PHASES & SCHEDULE



rauhaus freeddenfeld architects

Project Understanding

The proposed new Animal Control Facility (“ACF”) for the City of Bristol is a municipal project that combines housing, law enforcement, administration, and support functions to serve multiple species of animals, the public, and caregivers. Bringing together all of the highly-specialized equipment, systems, and finishes that are required to create success in this type of facility from Programming to occupancy demands an experienced and likewise specialized design team. This is especially true in an adaptive re-use of an existing commercial building.

As Design Team leader, **rfa**’s project approach will leverage consensus-building technique, specialized animal care expertise, and functional, practical design. Core elements of this approach include:

- Carefully evaluating the existing site and building
- Designing a facility that meets or exceeds the community’s animal care and control needs, incorporates appropriate waste removal and cleaning systems as well as materials to minimize upkeep, and provides a secure, humane, and low-stress environment for the animals, caregivers, and public visitors
- Identifying cost- and time-savings in the design that do not compromise safety, functionality, or durability
- Managing permitting, Planning, and Zoning, and code reviews, including compliance with Connecticut Department of Agriculture Dog Pound Regulations and other relevant animal care facility guidelines, to limit delays

Management of the new ACF project will be streamlined and straightforward. Associate and Senior Project Manager Geeta Shrestha will be the daily point of contact and responsible for all project management and communications. She is a seasoned architectural professional with more than ten years of experience at **rfa**, having managed 90+ animal care projects, including several projects in Connecticut and municipal shelter facilities in Massachusetts, New York, Rhode Island, and California. Mrs. Shrestha will be supported by Principal Architect Warren Freeddenfeld and Supervising Architect Eric Nelson leading the Design Team. James Howe will be responsible for technical detailing, Code compliance, and constructability reviews.

rfa performs a rigorous assurance process for achieving defined quality levels during the planning and implementation stages of each project undertaken, the protocols for which are subdivided into three areas as follows:

Quality Planning — planning to complete the work correctly the first time

Quality Management — implementing what has been planned

Quality Control — verifying that what was planned was achieved

This process as it applies to the new ACF project is as follows:

Quality Planning:

- Host a kick-off Design Team and stakeholder meeting to review the project parameters and define a complete scope of work. Review the existing programming and conceptual design narratives to identify any needed adjustments or reconsiderations.
- Review site conditions and constraints and gain a thorough understanding of the City of Bristol’s land use and Planning Regulations, etc. and schedule impacts.
- Review City of Bristol bidding/procurement protocols.



- Evaluate the estimated \$4.3-million budget and identify potential value engineering opportunities. If needed, consider program reductions, phasing, building envelope simplification, and material selections that balance cost, maintenance, and durability.
- Develop a preliminary engineering/architectural report consisting of scheduling milestones, budget implications, team responsibilities, owner review requirements, and permitting/Planning timeframes.

Quality Management:

- Distribute and review the preliminary engineering/architectural report for team buy-in.
- Hold regular (at minimum, monthly) project team meetings. Distribute meeting minutes, and track project progress and any issues that may arise throughout development.
- Leverage efficiency of **rfa** document management systems to store, organize, and quickly access critical project information, client directives, meeting minutes, etc.
- Leverage **rfa**'s utilization of sophisticated 3D-modeling / BIM documentation for animal care facilities to reduce production time and clearly communicate with stakeholders and team members, achieving a streamlined project delivery.
- Conduct periodic internal multi-disciplinary reviews, including for budget and schedule, at each phase of design to identify any issues and control the budget and schedule to ensure constructability and feasibility. Provide additional resources if adjustments are required.
- Develop clear, concise construction documentation that incorporates all Code requirements and is in full conformance with State of Connecticut and City of Bristol Purchasing Department protocols.
- Collect, track, and respond to RFIs in a timely manner, issue addenda as needed, and provide assistance with the evaluation of bids.
- Provide effective Construction Administration services for the duration of the project estimated at 12 months. The proposed team uses tablets with web-based document management systems to efficiently note construction progress and any issues in the field, distribute notes, and track corrections.

Quality Control:

rfa actively controls quality throughout the project as indicated above. In addition, at the end of each development phase, internal reviews are conducted by Warren Freedenfeld to ensure overall project quality. Finally, **rfa** leverages its leadership position in the animal care industry as an opportunity to remain informed with constantly-evolving animal care facility standards, many of which have been developed by the firm itself. Because **rfa** is a specialized design firm, its teams continually evaluate internal protocols, client satisfaction, equipment and material performance, and many other factors to keep abreast of industry changes and facilitate improvements on every project undertaken.

The presented work program on the proceeding pages outlines the time and resources needed to complete each phase of the project and identifies management overview at critical milestones.



rauhaus freedenfeld architects

Work Phases & Schedule

Phase One: Predesign

RFA completed the Programing phase of the previous new build version of this project with full approval of the previous board. Based on the success of this endeavor, we believe it will be a simple and straightfoward task for us to review, update and modify it to make the most of the existing building.
Note: RFA will provide this service at no cost to the city.

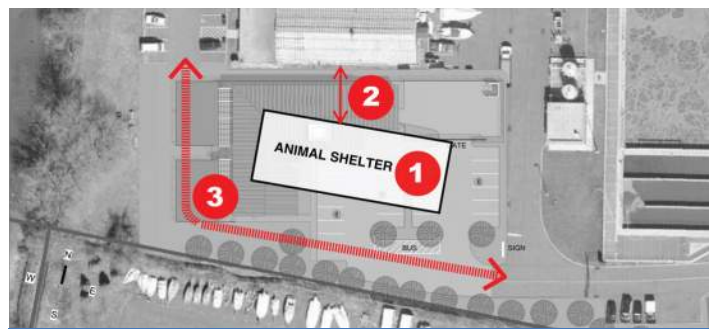
Based on our initial review of the project and associated permitting requirements, the following work will begin in this phase:

- Land Survey
- Welands Mapping
- Traffic Analysis (if needed)
- Initial Planning Dept meetings
- Initial Deep Permitting Review

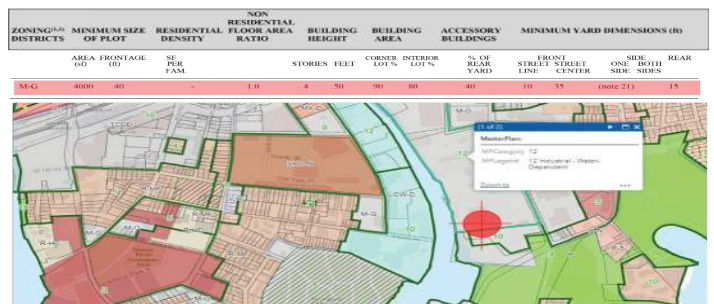
At its completion, this Phase will allow for the project team to fully understand all directives concerning existing site and building conditions, required work scope, budget, and schedule.



PROGRAMMING WORKSHOP



CITY OF STAMFORD ANIMAL CONTROL CENTER SITE CONCEPTUAL DESIGN EVALUATION



CITY OF STAMFORD ZONING CODE EVALUATION

MEETINGS: 1

DELIVERABLES:

Updated Project Program

Site Survey

Initial Budget & Schedule

OWNER REVIEW TIME: 1 week

COMPLETION TIME: 2-3 weeks (Survey 6-8 weeks)



Phase Two: Schematic Design (SD)

Once the updated Project Program is approved, Schematic Design will begin. If one considers the Project Program as a box full of puzzle pieces of each room/area, Schematic Design arranges them into a Floor Plan, in this case within the envelope of the existing building, that incorporates accessible circulation, operational methodologies, and critical site associations. Note: Both one and two-floor concepts will be investigated as required. In addition to a Floor Plan and Site Plan, Schematic Design will include Exterior Elevations and various 3-D Views of selected exterior/interior areas as necessary to fully convey design intent. Exterior elevations will show any modifications to the existing façades. With stakeholder input, a summary of furniture and finish options will be developed, and a Material Board will be assembled.

Initial Civil/Landscape design will begin in this phase. Structural, MEP and AV/IT/SEC consultants will develop narratives. Throughout Schematic Design, the Design Team will attend project meetings as required with the Building Committee, distributing any minutes as needed. The Design at the completion of this Phase, will then be presented to the Building Committee for review, comment, revision, and, ultimately, approval. The final approved Schematic Design package will be submitted for initial feedback by the Zoning and Building Departments as well as the Fire Marshal.

Value Engineering will be most impactful at this time. With stakeholder input, **rfa** will evaluate potential cost reductions. Because **rfa** develops animal care facilities at many price points, the firm houses a significant material resource library. Therein, the evaluation of life-cycle costs is a critical resource that allows for balance of durability, maintenance, and cost. Animal care environments are hard on materials; robust construction in heavy-impact, high-traffic, and animal housing areas is a must. As such, durable materials featuring natural weathering properties to minimize maintenance offer the best value. Furthermore, in a construction climate of increasing costs, implementing a wide variety of products will mitigate pricing and timeline impact. Additionally, considerations for building location, per the geotechnical/environmental investigation, can minimize work area and utility connections.

In conjunction with this initial value engineering process, a Preliminary Cost Estimate will be delivered.



CITY OF STAMFORD ANIMAL CONTROL CENTER EXTERIOR RENDERING



QUINCY ANIMAL SHELTER AXONOMETRIC RENDERING



OC ANIMAL CARE VALUE-ENGINEERED PLAN REDUCTION

MEETINGS: 1

DELIVERABLES:

100% SD Set

Preliminary Cost Estimate

OWNER REVIEW TIME: 1 week

COMPLETION TIME: 4 to 6 weeks

Phase Three: Design Development (DD)

Detailed technical development of the new ACF's design then begins. Civil and landscape design, structural and mechanical/electrical/plumbing engineering, and audio/visual and security systems design is developed. Specifications also begin to be developed and designs are further reviewed for conformance to all Federal, State, and local codes as well as the requirements identified in the initial phase of the project.

Addressing conditions such as dog run drainage, minimally impacting the existing floor slab and hazardous materials below and addressing building energy performance requirements in a building that currently has little to no insulation will also be addressed in this phase.

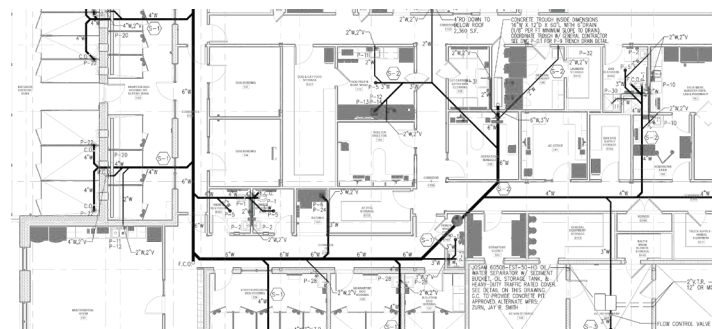
Sophisticated BIM software utilized by **rfa** (Autodesk Revit) enables all project team members to visualize the project three-dimensionally. This allows for the ability to efficiently and impactfully explore any cost-savings alternatives, which ultimately enables more informed and more cost-effective decisions. Once again, throughout Design Development, the design team will attend project meetings as required with the Building Committee, distributing any recorded minutes as needed. The Design at the completion of this Phase (approximately 50% Construction Documents) will be presented for review, comment, revision (especially as needed to adhere to the parameters of the budget), and, ultimately, approval.

FINISHES

4. FLOOR TILE
DANTE
MODEL: KERRI ROCK
COLOR: RUSTIC-REDWAX
SIZE: 12x12
5. TEMPERED GLASS COUNTER
COLOR: FROSTED
6. SOLID SURFACE COUNTER
CORIAN
COLOR: WHIPPED CREAM
7. MILLWORK
PAPAIRA
COLOR: NORTHERN OAK
FINISH: WHITE
8. BENCH FABRIC
ABC COPI
ALGOLUS: CASCADE AC411025040 40
9. WOOD DOOR FINISH
FORNICA
COLOR: NORTHERN OAK
FINISH: WHITE



QUINCY ANIMAL SHELTER: MATERIAL BOARD



QUINCY ANIMAL SHELTER PARTIAL PLUMBING PLAN



QUINCY ANIMAL SHELTER PARTIAL EQUIPMENT PLAN

MEETINGS: 2

DELIVERABLES:

100% DD Set & Specifications

Cost Estimate

OWNER REVIEW TIME: 1 week

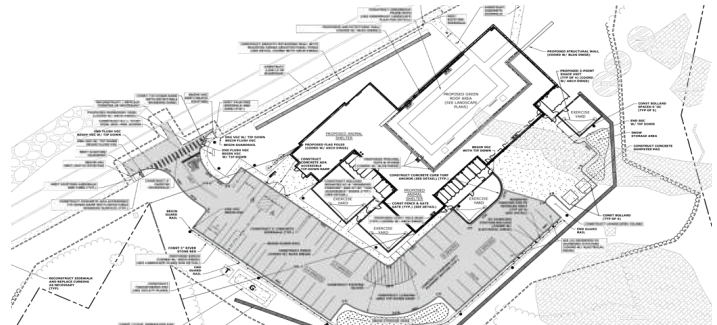
COMPLETION TIME: 6 to 7 weeks



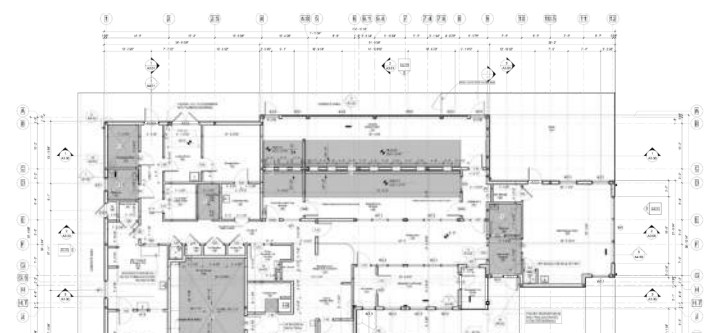
Phase Four: Construction Documentation (CD)

The complete Construction Documents will integrate all final materials, systems, details, and dimensions for the project. Each of these requires detailed specifications from manufacturers to then be reflected in the construction drawings and specifications. Any one modification inevitably leads to modification of other details, each of which must be integrated. As the Construction Documents become more detailed and specific, additional design issues inevitably emerge and the process of making the detail decisions continues. For this reason, the design team will continue to attend project meetings as required with the Building Committee, distributing any recorded meeting minutes as needed. The design at the 90% benchmark will be submitted to the Building Committee for review and approval to allow for any final comments to be addressed (especially as needed for the project to adhere to the parameters of the budget and schedule). At this juncture, **rfa** will also meet with the Fire Marshal Office and the Building Department to ensure that plans and specifications are code-compliant. The 100% Construction Documents package will then be submitted for permitting and bidding.

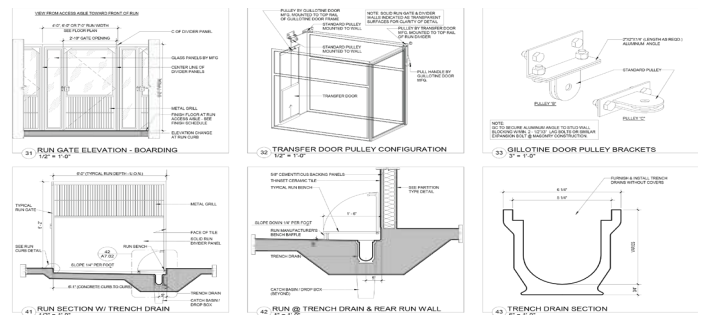
A final construction cost estimate will also be provided at this stage, and, if needed, additional Value Engineering will be explored.



QUINCY ANIMAL SHELTER CIVIL SITE PLAN



MILTON ANIMAL SHELTER: CONSTRUCTION DOCUMENTATION FLOOR PLAN



CONSTRUCTION DETAILS

MEETINGS: 2

DELIVERABLES:

100% Construction Documents (Plans & Specs)

Final Cost Estimate

OWNER REVIEW TIME: 2 weeks

COMPLETION TIME: 7 to 8 weeks



Phase Six: Construction Administration (CA)

The **rfa** team will monitor the work of the contractor through bi-weekly meetings, including monthly site visits to prepare observation reports. Construction of animal control/shelter facilities is unique and requires special attention to certain details, including: 1) coordination of proper dog run drainage, 2) dimensional control of partitions to accommodate modular equipment, 3) proper integration of complex mechanical, electrical, and plumbing systems, and 4) adherence to detailed and specific finishing requirements. A Schedule of Values and submittals will be reviewed, RFIs will be answered, and monthly requisitions for payment will be processed. The **rfa** team will also work collaboratively with the City's appointed commissioning agent and the project's engineering teams to assure quality assurance commissioning is provided at the highest standard. Any change orders are processed, and, ultimately, at the semi-completion and completion of the project. Punch Lists will be issued. At closeout, the final requisition for payment is issued, and the Certificate of Occupancy is secured.



OC ANIMAL CARE ON-SITE MEETING



Sheet
PUNCH A1.09

Location
Isolation Hold Dog Parvo Rm#
94.2

Created
Dec 19, 2017 at 5:54pm
jweaver@snyderlangston.com

Last Updated
Dec 21, 2017 at 5:02pm

Photos

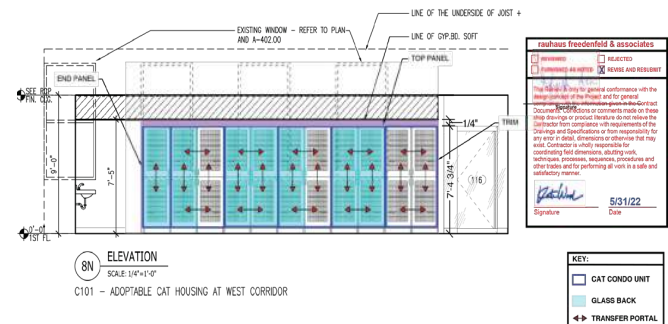


#1285 Millwork

Description
Install missing Under sink cabinet.

PUNCH 1.09 Issue markup

OC ANIMAL CARE PUNCH LIST REPORT



BIDEAWE MANHATTAN OPERATIONS CENTER: SHOP DRAWING

MEETINGS: bi-weekly (one per month on-site)

DELIVERABLES:

Construction Progress Reports

RFI Responses

Punch Lists

Certificate of Occupancy

COMPLETION TIME: 45 to 52 weeks



Quincy Animal Shelter
Quincy, MA

C. DESIGN TEAM & EXPERIENCE

ASSIGNED PERSONNEL

SIMILAR PROJECT EXPERIENCE

VENDOR INFORMATION

VALUE-ADDED CONSIDERATIONS



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Assigned Personnel

The team that **rfa** has assembled to design the new ACF possesses the experience, creativity, and resources to complete the project on time and within budget. The strategy for meeting the unique requirements for this important municipal project blends the specialized design skills and local experience from each team member as follows:



Rauhaus Freedenfeld & Architects, LLC, an award-winning, published leader in the planning, architecture, and interior design of animal care facilities, will lead the Design Team from its Boston office. The firm, having completed more than 600 projects in the past 40+ years, is licensed and regularly practices in nearly every state in the U.S. as well as internationally.

Warren Freedenfeld, AIA, NCARB - Principal / Project Programming / Quality Control

Eric Nelson, AIA, NCARB - Design Lead / Quality Management

Geeta Shrestha, Assoc. AIA, LEED AP BD+C - Project Manager

James Howe, CBO - Code/Constructability Reviewer



Godfrey Hoffman Hodge, LLC of Unionville is committed to providing professional land surveying, civil engineering, and permitting services throughout the State of Connecticut. The firm offers clients fast, accurate, and quality services through the use of the most advanced technologies, state-of-the-art field and office equipment, and a staff of highly trained experienced professionals.

Adam Hoffman, PLS - Principal-in-Charge

Calvin S. Weingart, PLS - Surveyor



Aris Land Studio, LLC was founded in 2009 by Aris W. Stalis, ASLA, LEED AP. Our driving philosophy is that well designed environments foster a healthier community. We create designs with a planning approach that holistically examines the environment.



McChord Engineering Associates, Inc., based in Wilton, will be responsible for civil engineering services. The firm brings a 35-year wealth of experience and strong familiarity with all local, State, and Federal approval processes. McChord is currently the civil engineering team on the City of Stamford's New Animal Care and Control Center project.

Thomas S. Nelson, PE - Principal-in-Charge / Managing Civil Design Engineer

Harry M. Rocheville, Jr., PE - Lead Civil Design Engineer



GZA GeoEnvironmental, Inc., working out of Glastonbury and Trumbull offices, will perform geotechnical and environmental services. With a 50-year track record of underground engineering excellence and tailored environmental / property condition assessment services, GZA's approach leads to practical, cost-effective, and timely solutions.

David M. Barstow, PE - Principal-in-Charge

Pamela Waters, PE - Geotechnical Engineering Project Manager

Adam T. Henry, PG, LEP - Environmental Services Project Manager



Husseini Design Group, based in Berkley MA, will provide transportation and traffic engineering services. The firm boasts over 40 years of experience serving a diverse pool of clientele, such as MassDOT and MBTA. It is currently teamed with **rfa** on the City of Boston's Franklin Park Animal Shelter project.

Fayssal Hussein, PE, PTOE - Transportation/Traffic Engineer



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DeStefano & Chamberlain, Inc., based in Fairfield, will design the structure. DS&C showcases a 40-year reputation of expertise and creative problem-solving and brings significant experience working with local builders, trades, and material suppliers. The firm is providing structural engineering services to Stamford's New Animal Care and Control Center project.

James B. DeStefano, PE, SE, AIA, F.SEI - Principal-in-Charge
Kevin Chamberlain, PE, SE - Structural Engineering Project Manager



Comfort Design, Inc. is based in Winchester VA and assigned as the Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP) engineers to this project. Due to the firm's 40-year relationship working with **rfa**, its systems design services are predominantly focused on animal care facilities.

Joshua L. Catlett, PE - Principal-in-Charge / Mechanical Engineer
Christopher R. Sprankle - Plumbing Engineer
Heather M. Bowers - Electrical Engineer



Edvance Technology Design of Andover MA will provide design services for the audio/visual, IT, and security systems. For over 25 years, Edvance has assisted architects during the design and construction processes to ensure that the technological goals of a new facility are properly represented. The firm is currently teamed with **rfa** on the Franklin Park Animal Shelter project for the City of Boston.

Douglas Faria - Principal-in-Charge / AV/IT & Security Engineer



Professional Construction Services, Inc., located in Stamford, will perform cost estimating. PCS provides conceptual and hard bid cost estimates at all phases of the design process for a variety of project types, including new construction, interior finish-out/remodels. PCS served as cost estimator to **rfa** on the new Animal Shelter project for the City of Stamford, CT.

Lewis Finkel - Cost Estimator

It is important to note that, as animal care design specialists, **rfa** regularly works with clients across the nation and has developed a successful approach that leverages sophisticated web-based project management and communications tools to provide effective service that is not compromised by distance. In this way, while **rfa** is not located in Bristol, the firm's nearby office in Boston has enabled regular travel to other projects in Connecticut. Therefore, **rfa** will certainly be present on-site when needed.



Years of Experience

With **rfa**: 18 years
Industry: 54 years

Education

Bachelor of Architecture
*Syracuse University,
Graduate School of Architecture*

Bachelor of Arts, Architecture
*Syracuse University
School of Liberal Arts*

Affiliations

American Institute of Architects
National Council of Architectural
Registration Boards, No. 15026
Boston Society of Architects (BSA)

Warren Freedenfeld, AIA, NCARB
Principal

Boston, MA

Warren has designed 450+ animal care facilities throughout North America, Europe, Asia, and Australia and brings his architectural expertise to a wide range of projects, including animal control facilities, animal shelters, veterinary hospitals, specialty clinics, emergency centers, wildlife rehabilitation centers, pet hotels and resorts, grooming facilities, and pet retail stores. Applying in-depth knowledge of the project development process, animal welfare expertise, and creative vision has enabled him to design facilities that set new standards in the animal care industry for visual appeal and functionality.

With decades of experience and a long track record of national design awards, Warren is an authority in animal care facility design and is licensed to practice in over 30 states and other U.S. territories and Canadian provinces. He has lectured nationally and internationally on subjects ranging from efficient floor plans to materials and systems best suited for animal care facilities and has written numerous articles for respected trade publications.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

In 2021, **rfa** programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, **rfa** was retained to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

St. Mary's County Animal Adoption & Resources Center

California, MD

In 2017, **rfa** conducted a feasibility study for St. Mary's County with respect to animal welfare and sheltering, beginning with an analysis of the neighboring Tri-County Animal Shelter in Hughesville. From this study came the decision to build a new 12,800 SF animal shelter serving St. Mary's County with an additional K-9 unit and an equine/stable area. Delivered as a design-build, the ribbon-cutting of this new facility was celebrated in August of 2022.

Milton Animal Shelter

Milton, MA

This project adapts an earlier design of a new animal shelter for the Town of Milton in order to respond to severe budget adjustments and an unprecedented construction climate. Utilizing a modular design approach, **rfa** optimized the floor plan at a reduced square-foot area so as to maintain sufficient adoption/surrender and animal control services, multipurpose functions, and appropriate well-being and socialization for dogs and cats.

Alabama	9372	Massachusetts	No. 3538	Oregon	ARI-11328
Arizona	No. 33183	Michigan	No. 13010-38998	Pennsylvania	RA008976B
California	No. C-24580	Mississippi	No. 3221	Rhode Island	No. 1567
Colorado	No. C-4749	Missouri	No. 2000160073	South Carolina	AR.4998
Connecticut	No. 6497	Montana	No. 2722	South Carolina (LLP)	ARF.101360
Florida	No. AR0011410	Nevada	No. 3524	Texas	No. 14095
Georgia	RA008233	New Hampshire	No. 1068	Utah	No. 380348-0301
Illinois	No. 00101867	New Jersey	No. AI-07422	Vermont	No. 003-0000966
Indiana	AR19600133	New Mexico	No. 6634	Virginia	No. 9406
Kansas	A4546	New York	No. 014160	Washington	No. 6218
Kentucky	No. 4355	North Carolina	No. 6863	Wisconsin	No. 8415
Maryland	No. 9888	Oklahoma	No. 4146		



Years of Experience

With **rfa**: 12 years
Industry: 35 years

Education

SMArchS, Building Technology
MIT

Bachelor of Architecture
Pratt Institute

Affiliations

American Institute of Architects

National Council of Architectural
Registration Boards

Boston Society of Architects (BSA)

U.S. Green Building Council

Eric Nelson, AIA, NCARB Associate, Supervising Architect

Boston, MA

Eric Nelson, a published, award-winning veteran architect of thirty years, is an Associate of **rfa** and our Supervising Architect. With a rich, diverse history of private practice and international project leadership, he brings a broad range of design, technical, and management skills to our firm.

In Eric's tenure at **rfa**, which began in 2011, he has led our project teams in the development of over 100 animal care facilities across the United States and abroad. Eric's experience and expertise in the animal care industry includes the design and project management of municipal and private animal shelters, pet resorts and daycare facilities, multi-species general veterinary practices, and animal specialty and emergency centers. He displays a wealth of knowledge in all aspects of animal shelter facility design, from space allocation and master planning to noise and odor control, fear-free design, material selection, and contagion control. Eric oversees the daily operations of **rfa**'s East Coast office, coordinating the efforts of our project managers and maintaining quality control.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

In 2021, **rfa** programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, **rfa** was retained through a separate competitive procurement process to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

St. Mary's County Animal Adoption & Resources Center

California, MD

In 2017, **rfa** conducted a feasibility study for St. Mary's County with respect to animal welfare and sheltering, beginning with an analysis of the neighboring Tri-County Animal Shelter in Hughesville. From this study came the decision to build a new 12,800 SF animal shelter serving St. Mary's County with an additional K-9 unit and an equine/stable area. Delivered as a design-build, the ribbon-cutting of this new facility was celebrated in August of 2022.

Milton Animal Shelter

Milton, MA

This project adapts an earlier design of a new animal shelter for the Town of Milton in order to respond to severe budget adjustments and an unprecedented construction climate. Utilizing a modular design approach, **rfa** optimized the floor plan at a reduced square-foot area so as to maintain sufficient adoption/surrender and animal control services, multipurpose functions, and appropriate well-being and socialization for dogs and cats.

WestCOG Regional Animal Control Study

Newtown, CT

This study, the final report for which was researched and prepared by **rfa**, aimed to explore regional options for animal sheltering among the eighteen towns within the Western Connecticut Council of Government's (WestCOG) jurisdiction. The existing conditions of ten animal control facilities were evaluated against established standards of care and the service needs of the communities they serve.

Bristol Animal Shelter

Bristol, RI

Bristol Animal Shelter boasts unique canine housing: canine cottages, first developed in the U.S. by **rfa**, as opposed to a linear model. These cottages replicate the scale, form, textures, materials, and natural light of the home environment. Other elements include a reception and waiting area, adoption/stray/quarantine dog housing with indoor/outdoor runs, isolation dog housing, a communal cat playroom, an animal control office, a stray cat ward, and an isolation cat ward.



Years of Experience

With **rfa**: 10 years
Industry: 20 years

Education

Bachelor of Architecture
*Institute of Engineering,
Tibhuvan University, Nepal*

History Preservation (Intern)
Getty Conservation Institute

Sustainable Development (Intern)
United Nations

Affiliations

LEED AP BD+C

Geeta Shrestha, Assoc. AIA, LEED AP BD+C Associate, Senior Project Manager

Boston, MA

Geeta Shrestha has been a practicing architecture professional since 2003. She received her formal training in her home city of Katmandu, Nepal. After working there for several years, she continued her training in Bonn, Germany and then at the Getty Conservation Institute in Los Angeles. Having lived and practiced in the United States since 2007, she has developed into a talented, mature professional and expert BIM modeler. Since joining **rfa** in 2013, she has completed construction documents for numerous animal shelters, pet boarding facilities, and veterinary hospitals, affording her intimate familiarity with the operations and technical requirements of these such specialized and complex facilities. Her attentive dedication to clients, consulting engineers, and contractors in the field across each and every project as well as her hands-on approach to mentorship of **rfa**'s junior staff has led to her appointment in 2021 as an Associate of the firm.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

In 2021, **rfa** programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, **rfa** was retained to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

St. Mary's County Animal Adoption & Resources Center

California, MD

In 2017, **rfa** conducted a feasibility study for St. Mary's County with respect to animal welfare and sheltering, beginning with an analysis of the neighboring Tri-County Animal Shelter in Hughesville. From this study came the decision to build a new 12,800 SF animal shelter serving St. Mary's County with an additional K-9 unit and an equine/stable area. Delivered as a design-build, the ribbon-cutting of this new facility was celebrated in August of 2022.

Pleasant Paws Pet Center

Newtown, CT

The 18,700 SF Pleasant Paws Pet Center provides all pet solutions under one roof for dogs, cats, birds, reptiles, and pocket pets. This two-storied facility incorporates veterinary and rehabilitative care, boarding and training areas, grooming services, and a pet retail component. Veterinary areas specifically serve treatments for post-operative orthopedic care, traumatic injuries, arthritis, and canine obesity. Indoor canine suites offer three different layouts complemented by outdoor yards.

Bristol Animal Shelter

Bristol, RI

Bristol Animal Shelter boasts unique canine housing: canine cottages, first developed in the U.S. by **rfa**, as opposed to a linear model. These cottages replicate the scale, form, textures, materials, and natural light of the home environment. Other elements include a reception and waiting area, adoption/stray/quarantine dog housing with indoor/outdoor runs, isolation dog housing, a communal cat playroom, an animal control office, a stray cat ward, and an isolation cat ward.



rauhaus freedenfeld architects



Years of Experience

With **rfa**: 3 years
Industry: 24 years

Education

Master of Architecture
Boston Architectural College

Bachelor of Architecture
Boston Architectural College

James Howe, CBO Project Manager

Fort Pierce, FL

With a Master's in Architecture from Boston Architectural College, Project Manager James Howe brings to **rfa** diversified design experience from the healthcare, laboratory/office, retail, and childcare sectors. As a former Plans Examiner for the City of Boston, James also acts as **rfa**'s lead Quality Assurance/Quality Control reviewer, a true expert in technical document coordination who ensures Building Code compliance while maintaining project expectations. From assisting clients in the realization of their design needs and goals, to creating safe and welcoming opportunities for interaction between people and animals, and to determining resolutions to unforeseen construction conditions, James enjoys the creativity that accompanies true problem-solving throughout all phases of a project.

Project Experience

St. Mary's County Animal Adoption & Resources Center

California, MD

In 2017, **rfa** conducted a feasibility study for St. Mary's County with respect to animal welfare and sheltering, beginning with an analysis of the neighboring Tri-County Animal Shelter in Hughesville. From this study came the decision to build a new 12,800 SF animal shelter serving St. Mary's County with an additional K-9 unit and an equine/stable area. Delivered as a design-build, the ribbon-cutting of this new facility was celebrated in August of 2022.

Milton Animal Shelter

Milton, MA

This project adapts an earlier design of a new animal shelter for the Town of Milton in order to respond to severe budget adjustments and an unprecedented construction climate. Utilizing a modular design approach, **rfa** optimized the floor plan at a reduced square-foot area so as to maintain sufficient adoption/surrender and animal control services, multipurpose functions, and appropriate well-being and socialization for dogs and cats.

Quincy Animal Shelter

Quincy, MA

rfa is currently working with the City of Quincy in Massachusetts on the development of the new Quincy Animal Shelter. The 14,900 square-foot shelter design not only includes housing and adoption facilities for lost and/or abandoned dogs and cats as well as exercise yards but also will include public spaces for humane education, training and obedience classes, public meetings, and K-9 Unit demonstrations. Indeed, there are designated areas for the Quincy Animal Control Unit and the Quincy K-9 Police Unit. Veterinary medical spaces include a treatment area, a surgery prep room, and a spay/neuter clinic. The building itself is nestled into a hillside in order to save on site costs, and construction is expected to begin in the autumn of 2022. Adjacent to the future shelter's location is the recently completed dog park and its access road. This park incorporates an active dog area as well as areas for senior and small dogs.



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Years of Experience

With **GHH**: 39 years
Industry: 46 years

Education

Associate of Applied Sciences, Forest
Technician / Survey Option Program
Paul Smith's College

Connecticut

No. 15168

Affiliations

Connecticut Association of
Land Surveyors, Board of Directors

National Society of
Professional Surveyors

The Southern Connecticut
Proprietors Council

Adam Hoffman, PLS Principal, Director of Surveying

Unionville, CT

Mr. Hoffman began his surveying career back in 1978 when he worked for his uncle, Bernard Godfrey. After graduating from Paul Smith's College, he worked his way from rod-man to transit-man and eventually party-chief. Adam is now responsible for the daily operation of GHH, managing, the survey department, contract negotiations, and estimating. He is involved with each project from inception through to completion, including design review, budgeting, cost controls, billing, and final client approval.

Project Experience

Beacon Hill

Greenwich, CT

Mr. Hoffman performed the property and topographical survey of six residential lots in central Greenwich. Following, he completed civil engineering design of a site for this 16-unit high-end condominium project. Finally, Mr. Hoffman was responsible for all construction stakeout as well as all condominium documents.

193 Silver Sands Road

East Haven, CT

This project involved a 24-acre property and topographical survey for an 80,000 SF commercial building supply yard. It included all work required by the Federal Aviation Administration due to the site being in flight path to Tweed New Haven Airport.

67 Sackett Point Road

North Haven, CT

Mr. Hoffman provided property and topographical surveying services for a 9.6 acre site for the construction of a 104-unit elderly apartment complex (Carman Anthony Apartments). This six-year project consisted of surveying and engineering to satisfy CHFA, HUD, DEP, CT Fish & Wildlife, DOT, North Haven ZBA, Inland Wetlands, and Planning & Zoning Commissions. It included a LOMA application and approval by FEMA, which saved the client hundreds of thousands of dollars annually in flood insurance.

Waterbury-Oxford Airport

Oxford, CT

Mr. Hoffman prepared an ALTA/ACSM land title survey for the acquisition of all properties leased by Keystone Aviation. This extensive survey was compounded by faulty lease information by the State of Connecticut and Keystone and required revisions to State mapping and redrafting of all metes and bounds description of the leases. The survey was also used in conjunction with the proposed addition of a new hangar to be built on site.

2800 Main Street

Bridgeport, CT

The property and topographical survey of this 7.8-acre medical center site was used for master planning purposes. Currently under construction is a 630-car parking garage. Future plans call for a new four-story pavilion to house a cancer center, an expanded and refurbished emergency department, and an education and conference center.



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Years of Experience

With **GHH**: 25 years
Industry: 25 years

Education

Bachelor of Arts, Political Science
University of Connecticut

Connecticut

No. 70411

Affiliations

Connecticut Association of
Land Surveyors

NSPS Certified Survey Technician,
Level III Boundary Party Chief
(#0605-2255)

Calvin S. Weingart, PLS Surveyor

Unionville, CT

Calvin began working at GHH in 1998 as a rod-man. Since then, he has worked in all areas of surveying, including record research, field data collection, CAD drafting and map preparation, construction stakeout, and office calculations. He also served in the U.S. Air Force Reserve as a Security Policeman from 1995 to 2000.

Project Experience

1040 State Street

New Haven, CT

Mr. Weingart provided property and topographical survey services in support of complete civil engineering design of 234 upscale apartments. Survey services included the layout of a soil swap scheme, coordination and stakeout of 1300 Helico piles driven to support the foundation, and drainage stakeout and base line control for foundation construction. Calvin also executed final as-built mapping and environmental land use restriction surveys.

Collinsville Dam

Canton, CT

Mr. Weingart performed in-depth land record research to determine the boundary and extent of property rights for CT DEEP property surrounding a historical dam. He also provided a property survey to determine lease parcels for a potential hydroelectric facility developer. Finally, he coordinated and provided Federal Energy Regulatory Commission (FERC) mapping.

Sacred Heart Academy

Hamden, CT

This topographic survey supported architectural and site design for an addition to an existing high school facility. The project included integration of drone technology to collect data in order to meet site challenges due to weather and vehicular parking. Mr. Weingart coordinated drafting of data from point cloud and executed field checks to validate data. He also coordinated a subsurface investigation to map underground utilities that were added to survey.

Waterbury-Oxford Airport

Oxford, CT

Mr. Weingart served on the team that prepared an ALTA/ACSM land title survey for the acquisition of all properties leased by Keystone Aviation. This extensive survey was compounded by faulty lease information by the State of Connecticut and Keystone and required revisions to State mapping and redrafting of all metes and bounds description of the leases. The survey was also used in conjunction with the proposed addition of a new hangar to be built on site.

Common Ground High School

New Haven, CT

Mr. Weingart prepared property and topographic surveys for master planning and construction of a new high school facility built to incorporate LEED characteristics, including geothermal heating, rain gardens, and pervious parking. The data provided supported site planning also performed by GHH. Calvin also provided survey services from construction and drainage layout to final as-built mapping.



Years of Experience
With **ALS**: 25 years
Industry: 33 years

Education
Bachelor of Landscape Architecture
State University of New York

College of Environmental Science and Forestry, Syracuse, NY

ARIS W. STALIS, ASLA, LEED AP

Owner

BRIDGEPORT, CT

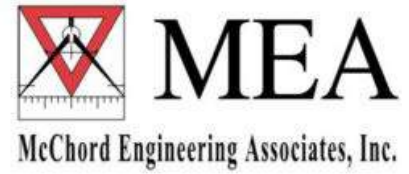
Aris W. Stalis, ASLA, LEED AP – Founder and President – brings more than 33 years of experience in the field of landscape architecture to clients. He loves the work that he does. Every place is different, and every personal interaction unique. The world offers an incredibly rich experience, and Aris strives to expose and share with others those riches. Consider the feat of the wood frog leaping 30 times their body length, or the colors of the bluebird as it flies through the air. These animals are a part of the environment that he considers.

Project Experience

Stamford Animal Shelter	Stamford, CT
EXISTING RELATIONSHIP WITH rfa	
rfa is currently working with the City of Stamford on the development of the new Stamford Animal Shelter. The 7,900 square-foot shelter design not only includes housing and adoption facilities for lost and/or abandoned dogs and cats as well as exercise yards but also will include public spaces for humane education, training and obedience classes, public meetings, and K-9 Unit demonstrations. The building is on a site that requires a and demolition of an existing building.	
Fire Station #7	Wallingford, CT
Town Hall	Seymour, CT
Town Hall	Stratford, CT
Wakeman Boys & Girls Club	Bridgeport, CT
Enlightenment School	Waterbury, CT
Fairhaven Middle School	New Haven, CT
ACES Mill Road School	North Haven, CT



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Years of Experience
With **MEA**: 19 years
Industry: 21 years

Education
Bachelor of Science,
Civil Engineering
State University of New York at Buffalo

Connecticut	No. 26595
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Thomas S. Nelson, PE President

Wilton, CT

Thomas Nelson is responsible for the management of a wide variety of site development projects from their inception to final occupancy. He closely coordinates engineering designs with the client, design team, and regulators to provide a finished product that meets both the client's objectives and municipal regulations in a timely and cost-effective manner. His experience base includes performing for site planning, subdivision of land to meet planning and zoning requirements, stormwater management design, site grading, preparation of erosion control plans, hydraulic design of sanitary and storm sewer systems, septic system design, coastal site development, and low impact development (LID) design techniques. Thomas is also well-versed in the timing and sequence of application procedures for a wide array of permits to local and State reviewing agencies and provides timely responses to RFIs and processing of submittals.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH rfa

In 2021, **rfa** programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, **rfa** was retained to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

Weston Dog Park

Weston, CT

The design of this dog park for the Town of Weston is sited on an undeveloped parcel also incorporates a new driveway, a parking lot, public pathways, and secure fenced areas. For this project, McChord Engineering Associates, Inc. provided all site engineering services, including coordination with Town officials, the layout and profile of the new driveway, the parking layout, stormwater management design, site grading, considerations for erosion control, permitting assistance, the creation of presentations to local commissions, and construction estimation.

170 Seleck Street

Stamford, CT

To this construction of a new commercial building on a previously-developed parcel that consisted of a parking lot and an adjoining commercial building, MEA provided all site engineering services, including driveway and parking layouts, stormwater management design, sanitary sewer connection, site utilities, site grading, erosion controls, permitting assistance, inspections, and final certifications.



rauhaus freedenfeld architects



MEA

McChord Engineering Associates, Inc.



Years of Experience

With MEA: 5 years
Industry: 11 years

Education

Bachelor of Science,
Civil Engineering
University of New Haven

Connecticut

No. 32002

Harry M. Rocheville, Jr., PE Project Manager

Wilton, CT

Harry Rocheville provides design services and manages a wide variety of site development projects, including those pertaining to site planning, parking facilities, sanitary and storm drainage facilities, site grading, erosion and sedimentation controls, and the coordination of underground utilities.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH rfa

In 2021, rfa programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, rfa was retained to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

Weston Dog Park

Weston, CT

The design of this dog park for the Town of Weston is sited on an undeveloped parcel also incorporates a new driveway, a parking lot, public pathways, and secure fenced areas. For this project, McChord Engineering Associates, Inc. provided all site engineering services, including coordination with Town officials, the layout and profile of the new driveway, the parking layout, stormwater management design, site grading, considerations for erosion control, permitting assistance, the creation of presentations to local commissions, and construction estimation.

170 Seleck Street

Stamford, CT

To this construction of a new commercial building on a previously-developed parcel that consisted of a parking lot and an adjoining commercial building, MEA provided all site engineering services, including driveway and parking layouts, stormwater management design, sanitary sewer connection, site utilities, site grading, erosion controls, permitting assistance, inspections, and final certifications.



Years of Experience

With **GZA**: 25 years
Industry: 25 years

Education

Masters in Civil Engineering
North Carolina State University

Bachelor of Science, Civil Engineering
University of Connecticut

Associate of Science, Engineering
Manchester Community Technical College

Connecticut	No. 23183
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Affiliations

Connecticut Society of Civil Engineers

Connecticut Building Congress,
Board of Directors

HAZWOPER Initial Training

OSHA-Construction Safety and Health

Fundamentals of Safety and
Nuclear Gage Operation

David M. Barstow, PE

Associate Principal

Glastonbury, CT

David Barstow is an Associate Principal in GZA's Glastonbury office with experience on both geotechnical and environmental projects. Geotechnical experience includes design of spread footing, pile, micropile, and helical pile; MSE retaining walls; developing and performing subsurface investigations; estimating settlements and preparing design-phase reports; as well as performing and overseeing construction monitoring. David's construction phase experience includes geotechnical inspection and site preparation, including deep and shallow foundation systems, blast monitoring, fill excavations and placement, geotextile membrane placement, piles, deep dynamic compaction, vibratory pile compaction, and geogrid reinforced wall systems. He has performed numerical computational wave equation analyses for pile hammer selection and pile driving stress analyses using GRLWEAP. He has performed field inspection and laboratory testing for asphalt, soils, concrete, groundwater and construction materials. Responsibilities also included construction phase environmental inspection including excavation of contaminated soil, storm water management, soil stockpile management and documentation of environmental controls.

Project Experience

Parking Garage, The Bushnell

Hartford, CT

David served as Principal-in-Charge of geotechnical design phase services during a design-build project for a five-story above-grade / one-story below-grade parking garage. The design included future provisions for adding up to two additional levels of above-grade parking. The garage has a footprint (planimetric) of approximately 24,450 SF. GZA performed a subsurface exploration program to evaluate the geotechnical properties of the soils. The site was underlain by compressible clay and silt deposits. GZA provided H-Pile deep foundation design and prepared geotechnical specifications for earthwork and pile foundations. GZA also reviewed design drawings for conformance to the geotechnical engineering report recommendations.

Hamden Economic Development Corporation (HEDC)

Hamden, CT

David acted as Principal-in-Charge of geotechnical design and construction recommendations on an on-call basis for residences in the Newhall and Highwood neighborhoods affected by construction on former landfill materials placed over a swamp. GZA evaluated the current condition of the house foundations and provided recommendations to mitigate the poor bearing soils and their effect to the structures.

Smilow Cancer Hospital

Greenwich, CT

David was Principal-in-Charge for the design phase services of a new 25,500 SF cancer center. The new facility was proposed to be up to three levels below-grade and four levels above-grade. GZA performed a subsurface exploration program to evaluate the geotechnical properties of the soils and pre-characterize the soils to be excavated for potential environmental impacts. Due to the deep excavations required and shallow groundwater, GZA provided design recommendations for waterproofing and a permanent underdrain system. In addition, recommendations for support of excavation and temporary dewatering were provided. GZA provided conceptual tie-down anchor design to resist hydrostatic pressure and prepared geotechnical bid specifications for earthwork, temporary lateral earth support, and tie-downs. GZA also reviewed design drawings for conformance to the geotechnical engineering report recommendations.



Years of Experience

With **GZA**: 8 years
Industry: 20 years

Education

Master of Science, Civil Eng. (Geotech.)
Clemson University

Bachelor of Science, Civil Engineering
Clemson University

Connecticut	No. 30196
South Carolina	No. 29943

Affiliations

American Society of Civil Engineers

HAZWOPER Initial Training

Fundamentals of Safety and
Nuclear Gage Operation

Pamela Waters, PE Project Manager

Trumbull, CT

Pamela Waters is a Project Manager in GZA's Trumbull, CT office with experience in geotechnical engineering projects. Mrs. Waters' geotechnical engineering experience includes design of shallow foundations, pile, and helical pile; developing and performing subsurface investigations in soil and rock; in-situ soil testing; estimating settlements and pavement thicknesses; and preparing design-phase reports as well as performing and overseeing construction monitoring. Construction phase geotechnical inspection and site preparation include deep and shallow foundation systems, fill excavations and placement, ground improvement, and pile installation.

Project Experience

Newhall Neighborhood Improvements Phase II

Hamden, CT

As Project Manager, Pamela was responsible for site inspections for residential homes affected by construction on former landfill materials placed over a swamp for structural evaluation on an on-call basis. GZA evaluated the current condition of the house foundations and provided recommendations to mitigate the poor bearing soils and their effect to the structures.

Multi-Story Mixed-Use Building

New Haven, CT

Serving as Project Manager, Pamela was responsible for and performed geotechnical investigation and analyses for the development of a new multi-story building at a previous industrial site. She provided oversight of field staff during field drilling and cone penetration test operations. In addition, she coordinated with the project's environmental engineer regarding environmental impacts. Finally, she prepared a geotechnical report with recommendations for new foundation design, the recommendations therein including suitable bearing stratum, bearing capacity, and ground improvement and pile foundation alternatives. Pamela's responsibilities also included management of project activities and budget. GZA also provided construction administration services and geopier installation oversight during construction as well as consultation during timber pile installation.

Auto Detailing Building

Hartford, CT

Pamela acted as Project Manager for the geotechnical investigation and analyses pertaining to the development of new automotive detailing building. She was responsible for preparing a geotechnical report with recommendations for new foundation design, which included those for suitable bearing stratum as well as ground improvement, pavement thickness, and site preparation. Responsibilities also included management of project activities and budget.

Sikorsky Memorial Airport

Bridgeport/Stratford, CT

As Project Manager, Pamela was performed geotechnical investigation for the pavement evaluation of aprons around the Atlantic Aviation hangars at Sikorsky Memorial Airport. She ultimately prepared a geotechnical report with recommendations for base course design, pavement drainage, and site preparation recommendations. GZA also provided oversight during construction.



Years of Experience

With **GZA**: 25 years
Industry: 30 years

Education

Master of Science, Geology
Virginia Tech

Bachelor of Science, Geology
University of New Hampshire

Connecticut	No. 473
Tennessee	No. 5120

Affiliations

Environmental Professionals'
Organization of Connecticut,
Secretary / Continuing Education
Committee Member

Adam T. Henry, PG, LEP Associate Principal

Glastonbury, CT

Mr. Henry is a Licensed Environmental Professional in Connecticut and a Licensed Professional Geologist in Tennessee with over 25 years of experience in site assessment, investigation, and remediation. He works closely with lenders, developers, business owners and attorneys to complete their environmental due diligence during real estate acquisitions, divestiture, and refinancing. In addition, Mr. Henry specializes in environmental transactions that involve the Connecticut Transfer Act and works closely with both real estate and environmental attorneys to satisfy the requirements of those regulations and has successfully verified over 30 sites. Mr. Henry also has conducted investigation and remediation at several facilities in Connecticut under State and federal brownfields programs and presented expert testimony on behalf of real estate and energy clients.

Project Experience

various

various, CT

Adam has been responsible for overseeing site assessments for several of Connecticut's fastest-growing locally-owned banks. GZA technical staff, under his direction, completed a variety of environmental assignments, including environmental transaction screenings, Phase I environmental site assessments, third-party report reviews, limited site investigations, underground storage tank evaluations and removal, coordination and oversight of contaminated soil removals, and preparation of remedial estimates. Property types have run a broad gamut from undeveloped tracts being evaluated as possible housing developments, to commercial and retail sites, and to a wide array of low- and high-impact industrial operations.

Stamford Media Village

Stamford, CT

During initial phases of the project, Adam, as Principal-in-Charge, participated in negotiations with the former owner regarding the extent of remediation warranted by site conditions and developed cost estimates for reaching regulatory closure under the Connecticut Transfer Act and for achieving compliance for PCBs under the EPA's Toxic Substance Control Act (TSCA). Under his direction, GZA, designed and implemented remedial actions to address PCB contamination beneath the site building as part of the redevelopment including soil excavation and dewatering. A concrete slab was installed to cap residual PCB impacts beneath the building and a deed restriction was recorded to prohibit disturbance of the cap.

City of New Haven Brownfields

New Haven, CT

GZA was retained by First Calvary Baptist Church, the recipient of an EPA grant through the City of New Haven, to conduct supplemental environmental investigations at a former dry cleaner and design and implement a remedial action plan to achieve compliance under the Connecticut Transfer Act. An engineered control consisting of an impermeable liner was installed over soils impacted with petroleum and solvents to prevent infiltration of rainwater, and the majority of the property was then paved to prevent exposure to underlying impacted soils. GZA, under Adam's direction, is working with the City of New Haven and St. Luke's Episcopal Church to conduct Phase I and Phase II environmental site assessments and hazardous building material surveys of four parcels adjacent to the church that were planned for redevelopment. The properties had a long history of use by automotive-related businesses and were occupied by tenants during the study. Adam worked with them and the church to accommodate concerns and conducted the work on an expedited schedule to meet the church's funding requirements.



Fayssal Husseini, PG, LEP Associate Principal

Glastonbury, CT

Fayssal Husseini has decades of practical experience in providing transportation and traffic engineering services. Most recently, a principal at one of the largest woman-owned engineering firms in New England, Fayssal was responsible for the business development, operations, and management of the traffic and transportation engineering business. He prides himself on a hands-on management style and has trained staff, conducted QA/QC, and worked collaboratively with his team to deliver top quality services to his clients. His experience includes highways and roadways, traffic signals and controls, surface parking facilities, airport terminal roadways, and site planning/design. He has managed transportation and traffic engineering studies and site design for more than 30 K-12 schools and higher education facilities. His traffic experience includes data collection, analysis, report preparation, peer reviews, and expert witness appearances. Fayssal is very passionate about his work as a traffic engineer and values his relationship with his clients, acting as both their partner and advocate.

Years of Experience

With HDG: 1 year
Industry: 39 years

Education

Master of Science, Transportation Eng.
Northeastern University

Bachelor of Science, Civil Engineering
Northeastern University

Connecticut	No. 0033274
Massachusetts	No. 36900
New Hampshire	No. 15707
Virginia	No. 0402060719

Affiliations

American Council of
Engineering Companies

Institute of Transportation Engineers

UMass Lowell, Civil & Environmental
Engineering Department Adj. Faculty

Project Experience

Franklin Park Animal Shelter

Boston, MA

EXISTING RELATIONSHIP WITH rfa

In 2022, rfa completed a study for the City of Boston that assessed the feasibility of a new animal shelter to replace the outdated and insufficient facility. The following year, rfa was retained to perform full architectural services for this project expected to be completed by April of 2025. The design of the new shelter aims to design the facility as an animal-friendly public asset within Franklin Park that educates, promotes life-long adoptions, and provides related animal care and control services. It will embody innovative animal care approaches, showcase sustainable practices, and accommodate future changes and/or expansion. Fayssal has been responsible for traffic data collection, its analysis, and the preparation of traffic impact reports for the project.

Project	Owner	Objectives	Scope	Role
Newton Highlands	MBTA	ADA compliance and station improvements	planning, design, and construction	Principal-in-Charge
Boston College	MBTA	ADA compliance	design and construction	Project Manager
Rockport	MBTA	site, transformer, and chargers	planning, design, and construction	Project Manager
various	MASSDOT Districts 1-6	traffic operation, safety, and condition enhancements	planning, design, and construction	Project Manager
on-call engineering and support	City of Boston Public Works	ADA, traffic operation, safety, and condition enhancements	planning, design, and construction	Project Manager
on-call asset management	City of Boston Transportation	city-wide signalized intersection assets management	field data collection, software application, AutoCAD documentation, and GIS	Project Manager
on-call engineering services	BTD	traffic operation, safety, and condition enhancements	data collection, planning, design, and construction	Project Manager
on-call engineering services	BTD, Municipal Parking	city-wide municipal parking	programming, planning, design, and construction	Project Manager
various dispensaries	various cities/towns in MA	traffic impact studies for local approving authorities	traffic data collection, analysis, and preparation of traffic impact reports	Traffic Engineer



James B. DeStefano, PE, SE, AIA, F.SEI President

Fairfield, CT

Jim DeStefano first founded DeStefano & Chamberlain, Inc. as DeStefano Associates in 1981. He then went on to serve as the President of the Connecticut Structural Engineers Coalition from 1994 to 1997. He has also served as a director of the National Council of Structural Engineers Associations (NCSEA) and of the Structural Insulated Panel Association (SIPA) and is past chairman of the *Structure* editorial board. In 1996 and again in 2008, Jim was awarded the Engineering Excellence Award from the American Council of Engineering Companies of Connecticut (ACEC/CT). He was also awarded the Connecticut AIA Chapter's Volunteer of the Year Award in 2014. Living in Westport, he has previously served in on the Town's land use boards, including the Planning and Zoning Commission and the Flood and Erosion Control Board.

Years of Experience

With **DS&C**: 42 years
Industry: 46 years

Education

Master of Science,
Structural Engineering
and Structural Mechanics
University of California, Berkeley

Bachelor of Science
Civil Engineering
University of Pennsylvania

Connecticut

No. 23183

+ 22 other states

Affiliations

Council of American Structural Engineers
(CASE)

Structural Engineering Institute (SEI)

Timber Frame Business Council (TFBC)

American Wood Council (AWC)

American Plywood Association (APA)

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH *rfa*

In 2021, *rfa* programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, *rfa* was retained to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

Department of Public Works Administration Building

Trumbull, CT

The Town of Trumbull needed a new building erected at the Highway site on Church Hill Road to consolidate several departments, including Public Works/Highway, Parks and Recreation, Arts Commission, and the Credit Union. The Town opted for a design-build approach due to a tight budget and schedule. Bismark Construction and DeStefano & Chamberlain, Inc. thus teamed to design and build the facility. DeStefano & Chamberlain presented a design meant to emulate the look and feel of a farm building but one that would not exceed the construction budget. An exposed timber frame was engineered to support the roof and define a centralized open office area. Construction was indeed completed without delays or cost overruns.

Lanphier Center

Wallingford, CT

This facility blends traditional STEM learning with the arts. Home to teaching spaces for subjects ranging from robotics to sculpture, the building acknowledges the increasing importance of design-related disciplines. In addition to classrooms and labs, the Lanphier Center includes informal gathering spaces where students can meet and study. The building has a U-shaped arrangement of classrooms with glass walls that look out on an ancient beech tree at the center of the courtyard. The structure also connects to the nearby Icahn Center by means of a footbridge that traverses a wetlands system.



Years of Experience
With **DS&C**: 27 years
Industry: 27 years

Education
Bachelor of Architectural Engineering,
Structural Option
Pennsylvania State University

Connecticut	No. 0022037
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+ 10 other states

Affiliations

American Council of Engineering
Companies of Connecticut (ACEC/CT)

Council of American Structural Engineers
(CASE)

Kevin Chamberlain, PE, SE CEO

Fairfield, CT

Kevin Chamberlain has been active in the structural engineering profession for many years. He served two terms on the Board of the Structural Engineers Coalition of the American Council of Engineering Companies of Connecticut (ACEC/CT), including two years as President, and currently serves on the Coalition's Code Advisory Committee. Kevin is Chairman of the Council of American Structural Engineers (CASE), the leading organization speaking for the business and professional practice interests of firms practicing structural engineering. He has also chaired CASE's Guidelines Committee, and recently co-authored "Structural Engineer's Guide to Working with a Geotechnical Engineer". In 2008, Kevin was awarded the Engineering Excellence Award from ACEC/CT for St. Patrick Church in Redding, a spectacular reproduction timber-framed structure. As a resident of Trumbull, Kevin has previously served on the Inland Wetlands and Watercourses Commission the Building Code Board of Appeals.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH *rfa*

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Years of Experience

With **CDi**: 26 years
Industry: 30 years

Education

Bachelor of Science,
Mechanical Engineering
West Virginia University

Connecticut

No. 0034503

Affiliations

American Society of Heating,
Refrigerating, & Air Conditioning
Engineers (ASHRAE)

American Society of Plumbing Engineers
(ASPE)

American Society of Mechanical
Engineers (ASME)

National Society of Professional
Engineers (NSPE)

National Fire Protection Agency (NFPA)

International Code Council (ICC)

National Council of Examiners for
Engineering and Surveying (NCEES)

Joshua L. Catlett, PE Vice President, Senior Mechanical Engineer

Winchester, VA

For over two decades, Joshua Catlett has provided heating, air conditioning, plumbing, industrial and commercial ventilation, high-velocity heat pump systems, water source heat pump systems, geothermal heat pump systems, radiant flooring, and many other systems designs to architects, owners, manufacturing companies, mechanical contractors, and builders. Having teamed with **rfa** for many years, he has been chiefly responsible for the mechanical and plumbing designs of numerous animal care facilities and veterinary hospitals.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH **rfa**

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St. Mary's County Animal Adoption & Resources Center

California, MD

PREVIOUS EXPERIENCE WITH **rfa**

In 2017, **rfa** conducted a feasibility study for St. Mary's County with respect to animal welfare and sheltering, beginning with an analysis of the neighboring Tri-County Animal Shelter in Hughesville. From this study came the decision to build a new 12,800 SF animal shelter serving St. Mary's County with an additional K-9 unit and an equine/stable area. Delivered as a design-build, the ribbon-cutting of this new facility was celebrated in August of 2022.

Bristol Animal Shelter

Bristol, RI

PREVIOUS EXPERIENCE WITH **rfa**

Bristol Animal Shelter boasts unique canine housing: canine cottages, first developed in the U.S. by **rfa**, as opposed to a linear model. These cottages replicate the scale, form, textures, materials, and natural light of the home environment. Other elements include a reception and waiting area, adoption/stray/quarantine dog housing with indoor/outdoor runs, isolation dog housing, a communal cat playroom, an animal control office, a stray cat ward, and an isolation cat ward.

Milton Animal Shelter

Milton, MA

EXISTING RELATIONSHIP WITH **rfa**

This project adapts an earlier design of a new animal shelter for the Town of Milton in order to respond to severe budget adjustments and an unprecedented construction climate. Utilizing a modular design approach, **rfa** optimized the floor plan at a reduced square-foot area so as to maintain sufficient adoption/surrender and animal control services, multipurpose functions, and appropriate well-being and socialization for dogs and cats.



Years of Experience

With **CDi**: 20 years
Industry: 25 years

Education

Bachelor of Science,
Mechanical Engineering
West Virginia University

Affiliations

American Society of Heating,
Refrigerating, & Air Conditioning
Engineers (ASHRAE)

American Society of Plumbing Engineers
(ASPE)

American Society of Mechanical
Engineers (ASME)

International Code Council (ICC)

National Council of Examiners for
Engineering and Surveying (NCEES)

Christopher R. Sprankle

Mechanical Engineer

Winchester, VA

Beginning his tenure at Comfort Design, Inc. in 2003 as an Engineering Technician, Christopher Sprankle has performed numerous HVAC designs, drawings, and specifications for industrial, commercial, and residential facilities. Over the last fifteen years, he has further been responsible for the mechanical and plumbing designs for numerous animal shelters, veterinary hospitals, human medical care facilities, government buildings, and many other building types. With a deep understanding in navigating international, federal, and local mechanical and plumbing codes, he is an integral asset in CDi's longstanding relationship with **rfa**'s development of numerous animal care facilities.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH **rfa**

In 2021, **rfa** programmed and designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford. This would replace an outdated facility failing to meet animal care health and safety requirements. Two years later, **rfa** was retained to provide the remainder of architectural services for the 7,300 SF design. The project is currently approaching completion of Design Development, and construction is expected to begin in the summer of 2024.

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Years of Experience

With **CDi**: 5 years
Industry: 5 years

Education

Bachelor of Science,
Electrical Engineering
Arizona State University

Affiliations

National Fire Protection Agency (NFPA)

National Electrical Code (NEC)

Heather M. Bowers
Electrical Engineer

Winchester, VA

As the resident electrical engineer at Comfort Design, Inc., Heather prepares designs, drawings, and specifications for electrical power and interior/exterior/site lighting primarily for animal shelters, veterinary hospitals, and other animal care facilities. Furthermore, she has experience performing such designs for government agencies, schools, offices, and commercial retail buildings.

Project Experience

City of Stamford Animal Control Center

Stamford, CT

EXISTING RELATIONSHIP WITH rfa

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Years of Experience

With ETD: 26 years
Industry: 30 years

Education

Electrical Technology
University of Massachusetts
(Mt. Ida College)

Douglas Faria Principal

Andover, MA

Douglas is a Certified Technology Specialist (Avixa CTS 404921) with over 25 years of experience as Principal of Edvance Technology Design, Inc., a premier communications technology design and consulting firm. Specializing in municipalities and education, Edvance has provided design and consulting services on over 700 major design and construction projects throughout New England. Edvance contributes to its design and construction projects through forward-thinking yet practical information technology design solutions. Edvance is committed to meeting the needs of its clients through time-tested design and project management, detailed coordination between technology and other design disciplines, and an unparalleled commitment to client satisfaction. Edvance is an independent consulting firm without ties to any vendor or manufacturer of equipment, providing unbiased consulting and engineering services to clients.

Project Experience

Franklin Park Animal Shelter

Boston, MA

EXISTING RELATIONSHIP WITH rfa

In 2022, rfa completed a study for the City of Boston that assessed the feasibility of a new animal shelter to replace the outdated and insufficient facility. The following year, rfa was retained to perform full architectural services for this project expected to be completed by April of 2025. The design of the new shelter aims to design the facility as an animal-friendly public asset within Franklin Park that educates, promotes life-long adoptions, and provides related animal care and control services. It will embody innovative animal care approaches, showcase sustainable practices, and accommodate future changes and/or expansion. Fayssal has been responsible for traffic data collection, its analysis, and the preparation of traffic impact reports for the project.

Areas of Expertise

- structured cabling systems (copper and fiber-optic communications cabling)
- distributed communication systems (public address systems with master and secondary clocks)
- A/V systems (large and small venue, instructional speech reinforcement, and digital signage systems)
- data communication systems (network switching and wireless access systems)
- security systems (intrusion detection, access control, and video surveillance systems)



Years of Experience

With **PCS**: 31 years
Industry: 50 years

Education

Bachelor of Science, Civil Engineering+
Construction Management
Drexel University

LEWIS FINKEL, F.C.P.E

Owner

Stamford, CT

Mr. Finkel is a construction estimator with over five decades of experience in all facets of construction for commercial, government, and high-end residential construction projects up to \$900M in value. As Owner of PCS, he provides services for preliminary, square-foot, conceptual and hard-bid estimating; quantity takeoffs; constructability review; and third-party validation and review estimating. Through a strong understanding of regional labor productivity rates, material pricing, and competitive practices, Mr. Finkel demonstrates thorough, accurate, and comprehensive cost estimating.

Project Experience

Stamford Animal Shelter

Stamford, CT

EXISTING RELATIONSHIP WITH rfa

rfa is currently working with the City of Stamford on the development of the new Stamford Animal Shelter. The 7,900 square-foot shelter design not only includes housing and adoption facilities for lost and/or abandoned dogs and cats as well as exercise yards but also will include public spaces for humane education, training and obedience classes, public meetings, and K-9 Unit demonstrations. The building is on a site that requires a demolition of an existing building.

New Britain Incubator Project

New Britain, CT

Transform factory building into a small business incubator use.

Monterey Community Center

Monterey, MA

Conversion of an office building into a community center.

Milford Police Department

Milford, MA

Additions and Alterations

Fairfield Recreation Department

Fairfield, CT

Convert office/factory building into Recreation Center



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Similar Project Experience



EXTERIOR RENDERING



FLOOR PLAN

City of Stamford Animal Control Center | Stamford, CT

In 2021, **rfa** designed a new animal control center for the Stamford Animal Shelter Alliance, a public/private partnership with the City of Stamford, to replace an outdated facility failing to meet animal care health and safety requirements. **rfa** was then separately retained by the City to complete the remaining architectural services for the 7,900 SF design. The project, consisting of the demolition of the existing facility on a site adjacent to the WPCA, construction expected to begin in the summer of 2025.



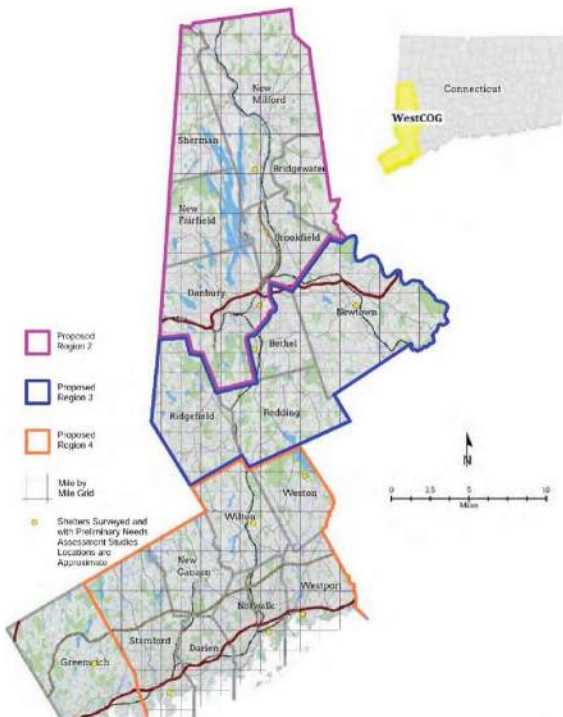
MASTER SITE PLAN

Reference: Nancy Freedman, Esq. - President, Stamford Animal Shelter Alliance

C: (203) 253-0571 **E:** nancyfreedman@outlook.com



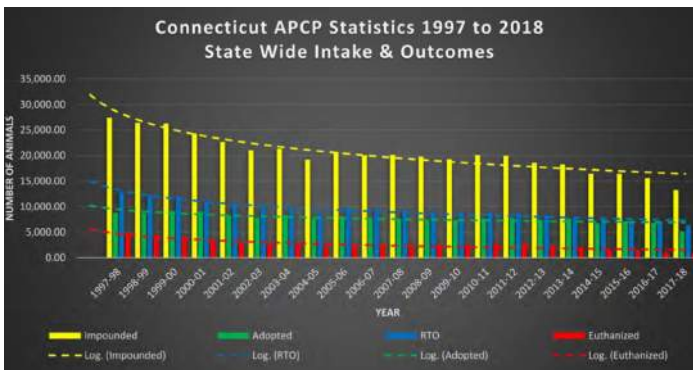
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WESTCOG PROPOSED SUB-REGIONAL SHELTER AREAS



EXISTING ANIMAL CONTROL FACILITIES



WestCOG Regional Animal Control Study

rfa was hired by the Western Connecticut Council of Governments in 2020 to deliver a study considering the viability of centralized regional animal care for 18 municipalities in Connecticut. The study included a review of State laws, animal care regulations, and existing facilities' physical conditions and operational protocols. Based further on community input, prioritized recommendations were made to address regional concerns and the efficient delivery of humane animal control and care.

Approximate Age of Facility: 33 years (Additions)

Approximate Size of Facility: 2,400 GSF

Barrier Free Compliance: Facility is non-compliant in multiple categories including restroom layout, door operation, and level changes at entrances.

General Condition of Facility:

The single building has an asphalt shingle roof with CMU and wood siding walls that are in fair to poor condition. All interior areas are old, worn out, and in generally fair to poor condition.

No.	Item	Quan.	Size (ft)	Type	Condition	Notes:
1	Dog Runs - General	30	3.5 X 5	Galvanized Chain Link*	Fair	
2	Dog Runs - Isolation/Quarantine	0				
3	Dog Runs - Exterior	29	3.5 X 10	Galvanized Chain Link*	Fair	Two approximately 20 X 40 ft chain link Exercise Yards
4	Run Drainage			Open Trench Drain at Aisle**	Poor	Unfinished, cracking, and spalling
5	Cages	15	3.5 X 2.5 X 2.5	3-compartment Laminate Condos	Fair	
6	Floor Finish - Runs			Sealed Concrete	Poor	Cracking/unsealed areas; open joints at CMU walls
7	Floor Finish - Other		0.75 X 0.75	Ceramic Tile	Poor	Cracking/unsealed areas; open joints at CMU walls
8	Wall Finish - Runs			Painted CMU	Fair	
9	Wall Finish - Other			Painted CMU	Fair	
10	Ceiling Finish - Runs			Gypsum/Hard Board	Fair	Some open seams and punctures
11	Ceiling Finish - Other		2 X 4	Gypsum/Hard Board Acoustical Tile	Fair Poor	
12	Daylighting				Fair	Small clerestory windows in run ward
13	Temperature Control			Forced Air Heat (AC unknown)	Unknown	Old systems but operational
14	Ventilation			Thru-wall Fans	Unknown	Not operating during visit
15	Sound control			Open Styrofoam on Ceiling	Poor	
16	Fire alarm/Sprinkler				N/A	None observed
17	Cleaning Systems			Bathing / Laundry / Run cleaning system	Acceptable	
18	Food Prep/Wash			Separate Kitchen	Fair	Separate Food Storage Room

SAMPLE FACILITY ASSESSMENT

Reference: Michael Towle - Deputy Director, WestCOG

O: (475) 323-2064 E: mtowle@westcog.org



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BUILDING EXTERIOR



COMMUNAL CAT PLAY ROOM



EXTERIOR DOG RUNS & EXERCISE YARD

St. Mary's County Animal Shelter | California, MD

In 2017, **rfa** conducted a feasibility study for St. Mary's County with respect to animal welfare and sheltering, beginning with an analysis of the neighboring Tri-County Animal Shelter in Hughesville. From this study came the decision to build a new 12,800 SF animal shelter serving St. Mary's County with an additional K-9 unit and an equine/stable area. Delivered as a design-build, the ribbon-cutting of this new facility was celebrated in August of 2022.



EQUINE STABLES

Reference: Drew Kelly - Project Engineering Manager (St. Mary's County)

C: (240) 538-5063



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BUILDING EXTERIOR



RECEPTION DESK & WAITING AREA



EXTERIOR DOG RUNS (CANINE COTTAGES)

Bristol Animal Shelter | Bristol, RI

Program elements for Bristol Animal Shelter consisted of a reception and waiting area, adoption/stray/quarantine dog and cat housing, indoor/outdoor runs, a communal cat playroom, isolation and treatment wards, an animal control office, and a humane education room. Budget and schedule controls for this project included a simplified building envelope and the elimination of a previous multi-building design, a reduction of square-foot area to meet community need without compromising function, wood truss and frame construction, and a successful fundraising program.



CAT PLAY STRUCTURE

Reference: Diane Williamson - Director, Community Development (Town of Bristol)



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EXISTING BUILDING EXTERIOR



FLOOR PLAN



NEW EXTERIOR



INTERIOR TREATMENT AREA



MILTON ANIMAL SHELTER PREFABRICATION EXTERIOR RENDERING

Tanasbourne Veterinary Hospital | Beaverton, OR

Tanasbourne Veterinary Emergency is a privately-owned referral hospital located seven miles west of Portland, Oregon in Beaverton. The owner of this thriving practice asked rfa to design a 18,600 SF state-of-the-art facility that includes eleven exam rooms, a six-table treatment area, three surgery rooms, cardiology, specialty procedures, CT scan, and all support functions needed for this size and type of hospital. A dramatic high-bay waiting area incorporates several special design features, including a unique primary doctor's route to the waiting area.

Special Consideration: Adaptive Reuse

RFA has designed and built several animal shelters and other animal care facilities within existing buildings. Obtaining accurate existing conditions, adapting programming to fit without sacrificing functionality and updating the existing building envelope and utility systems to comply with current Codes are critical to achieving success.

Reference: Shawn Thomas, DVM, owner

C: (503) 269-3392 **E:** Shaenthomas133@hotmail.com



rauhaus freeddenfeld architects

Vendor Information

A. Vendor Overview

Name and Location of Firm: Rauhaus Freeddenfeld Architects, LLC / 97 Broadway, Boston MA 02116

Brief, General Description of Business: Rauhaus Freeddenfeld Architects, LLC (**rfa**) is a planning, architecture, and interior design firm based in Boston, MA. In addition to commercial and hospitality architecture studios, the firm is especially renowned as animal care architects, specializing in the design of animal shelters, veterinary hospitals, and pet boarding facilities. Having completed more than 600 projects over the past 40+ years, **rfa** is licensed and regularly practices in nearly every state in the U.S. as well as internationally.

Number of Years in Business: 18

Subsidiary Status: None

Number of Personnel Employed: 10 (Four staff members are dedicated to provide the services requested.)

Primary Line of Business: animal care (veterinary, animal control, animal rescue/welfare, pet services)

B. Client Base

STAMFORD ANIMAL SHELTER ALLIANCE Stamford, CT • 7,300 SF municipal animal care and control facility • located in the State of Connecticut • demolition of existing facility; new construction of replacement facility on same site adjacent to WPCA Vendor Role: Programming & Schematic Design	Project Start Date: September 2020 Contact: Nancy Freedman, Esq. President (203) 253-0571
ST. MARY'S COUNTY ANIMAL SHELTER California, MD • 13,900 SF new construction for municipal animal care and control facility Vendor Role: Programming, Schematic Design, Design Development, Construction Documentation, Construction Administration (Design-Build)	Project Start Date: January 2020 Contact: Drew Kelly Project Engineering Manager (St. Mary's County) (240) 538-5063
TANASBOURNE VETERINARY HOSPITAL BEAVERTON, OR • 18,600 SF private veterinary hospital • adaptive re-use of existing big box furniture store Vendor Role: Programming, Schematic Design, Design Development, Construction Documentation, Construction Administration	Project Start Date: January 2021 Contact: Shawn Thomas, DVM, owner (503) 269-3392



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Value-Added Considerations

Consensus-Building

Every municipal agency or animal care organization consists of a unique set of stakeholders and decision-makers with varying interests and agendas. Keeping stakeholders informed, providing means for involvement, and managing expectations are three factors critical to positive group participation. Having worked with many municipalities throughout the last four decades, **rfa** has developed a few simple recommendations to streamline the process: (1) identify a leader/ultimate decision maker, (2) organize a small number of individual representatives from key stakeholder groups [department heads, management, municipal oversight, advocacy group(s), volunteers, etc.] to engage in the process, and (3) formulate a plan of when/how each group will be engaged and share responsibility for decisions.

Consensus building starts at the inception of every project with the Programming Workshop. In this face-to-face meeting (or series of meetings), all key stakeholders are encouraged to share their input in developing project objectives. The project begins to take shape through discussion, notation, sketching, and review of many relevant examples. Every goal and objective is discussed, ideas are tested, alternatives are explored, and outcomes are meticulously noted in the ensuing Project Program. Once issued, the Project Program is reviewed by relevant stakeholders, adjusted as needed, and, ultimately approved as the basis for moving forward in the development of the project.

A collaborative design is subsequently developed and presented in formats (Plans, Renderings, material samples, budgets, etc.) that can be easily understood by all, so that prudent, informed, and thoughtful decisions can be made within an appropriate time frame. Feedback from the stakeholders is meticulously recorded and documented, and adjustments to the design are made as needed until consensus is reached and a final design is approved.

Later project phases, including development of technical detailing and specifications, scheduling, bidding, and contractor selection, follow similar patterns of collaboration but generally involve smaller, more focused groups. Ultimately, every phase of the project will be developed, reviewed, and approved in a process that is carefully designed to involve the collaboration of all key stakeholders and build consensus.

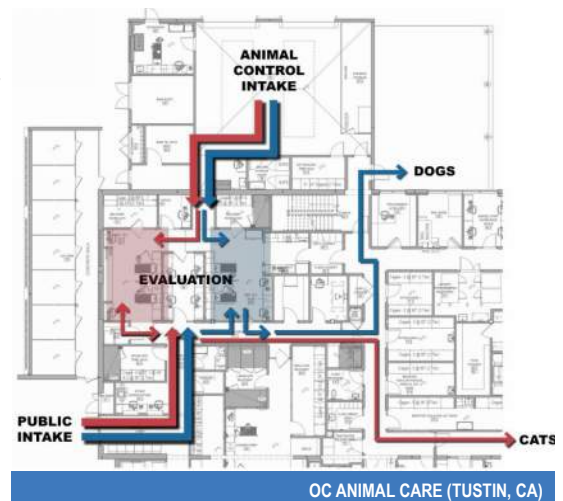
Low-Stress Animal Care Design

Minimizing stress and anxiety levels in animal shelter facilities benefits the animals, staff, volunteers, and the public. **rfa** has found that two design measures in significantly contribute to stress reduction: (1) separating animal species without sacrificing openness and efficiency and (2) tailoring environments to support the disposition and behavior of specific species. Shelter size, species served, and services offered by the shelter will affect which strategies are utilized.

A few of the many examples of this type of design include the following:

- separate dog and cat waiting areas, and, if possible, entry/exit flow
- provision of an exterior dog yard/canine relief area
- small, isolated seating niches for less social animals
- eye-level cat carrier shelves behind cat waiting area seating
- provision of visual stimuli for cats, such as an aquarium
- separate dog and cat intake rooms
- separate dog and cat treatment areas
- separate dog and cat housing wards

In addition, adequate noise control and zoning of ventilation systems is a critical element of low-stress animal welfare design that **rfa** provides.





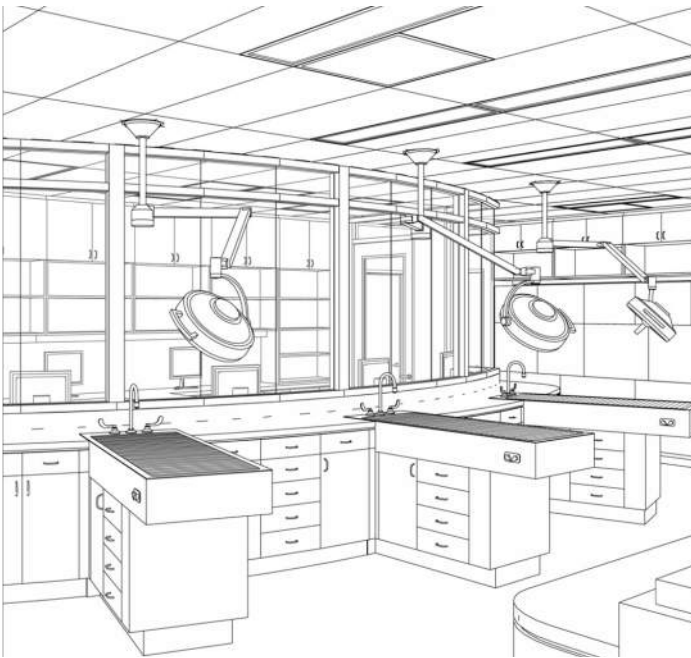
rauhaus freedenfeld architects

BIM Project Development

Every **rfa** project for over a decade has been developed using Autodesk Revit, a sophisticated Building Information Modeling (BIM) software. The firm continually evaluates and leverages the benefits of this powerful tool to improve project delivery and save clients time and money. All Design Team members are highly experienced in its use, which provides clients with 3-D visualizations to effectively evaluate potential concepts during design and the integration of structure, equipment, and mechanical systems during the development of the Construction Documents. During construction, BIM models foster:

- better scheduling of trades and materials with fewer changes during construction
- informed decision-making based on high quality 3- and 4-D information
- improved communication between all team members
- streamlined LEED accreditation and future facility management

During the recent development of a large animal care facility project in New Jersey, **rfa** worked with structural engineers to shape the exposed structural steel tube frame in a dramatic, double-height waiting area. After identifying the specific relationships of the frame components, it was determined that some of the bracing elements were not desirable to express in the space, and **rfa** worked with the engineers to offset them into the wall construction. After further evaluation, **rfa** determined that there would be a significant cost savings if the framing was changed to standard steel sections with bolted connections above a certain height.



PACIFIC ANIMAL HOSPITAL (OCEANSIDE, CA)



Apex Vets (Adaptive Re-use of commercial building)
Wheaton, MD

D. SUPPORTING DOCUMENTATION



STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

This is your Architect license certificate. Such license shall be shown to any properly interested person on request and shall not be transferred to or used by any other person than to whom the license was issued. Please note, the address has been removed from the certificate, however, the Department of Consumer Protection must be notified of any name or address change. Changes and questions can be emailed to dcp.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account with your User ID and Password at www.elicense.ct.gov to verify, add or change your email address. Email on file to be used for receiving correspondence from this department: warren@rfarchitects.com

Visit our website for online services, applications, rosters and to verify licensure at www.ct.gov/dcp.

WARREN FREEDENFELD
97 BROADWAY
BOSTON, MA 02116

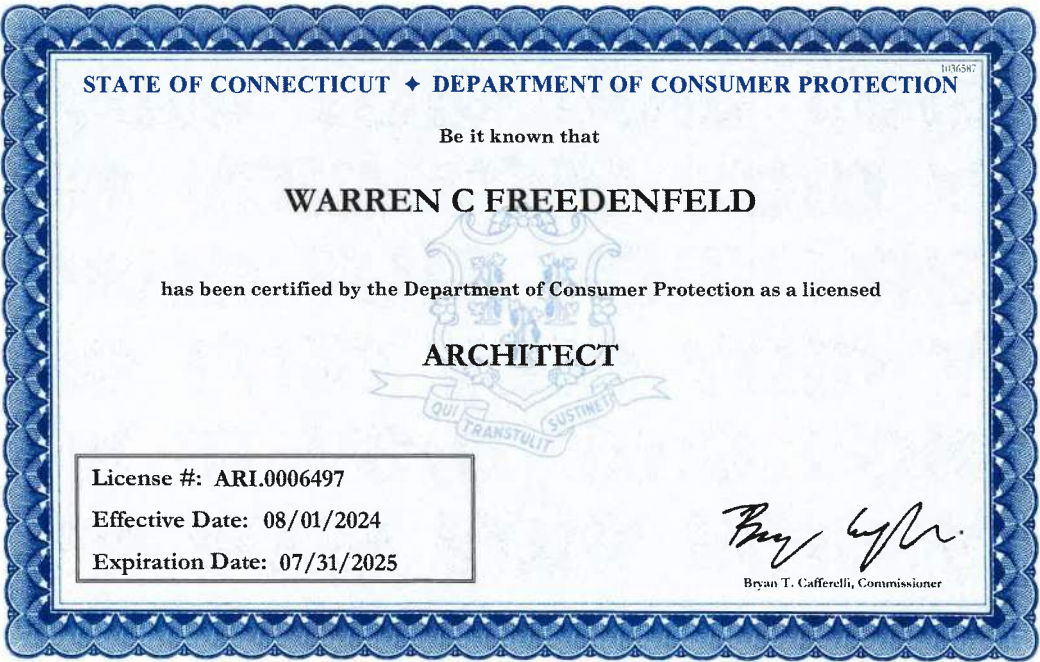
STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

ARCHITECT

WARREN C FREEDENFELD

License #	Effective	Expiration
ARI.0006497	08/01/2024	07/31/2025

SIGNED



Because Rauhaus Freedendfeld Architects, LLC operates as a Limited Liability Corporation (LLC), it is not required to be licensed to do business within the State of Connecticut. Rauhaus Freedendfeld Architects, LLC has provided architectural services to projects within the State of Connecticut since 1995 and is currently leading the design team for the City of Stamford's New Animal Control Center project.



rauhaus freedenfeld architects

REQUEST FOR PROPOSALS
CITY OF BRISTOL, CONNECTICUT 06010



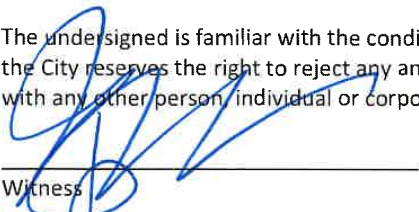
Architectural/Engineering Services Relative to
Renovation of a Commercial Building Toward Use as
Municipal Animal Control Facility
RFP 2P25-056

Due Date: 11:00 am, June 27, 2025

Mailing address:	Physical address:
City of Bristol, Connecticut	111 North Main Street
Purchasing Department	Third Floor, Room 311
111 North Main Street	Bristol, CT 06010
Bristol, CT 06010	

In accordance with the City's requirements, the undersigned agrees to provide services as defined herein.

The undersigned is familiar with the conditions surrounding this Request for Qualifications, is aware that the City reserves the right to reject any and all submissions, and is making submission without collusion with any other person, individual or corporate.

Witness	Signature
	
Rauhaus Freedenfeld Architects, LLC	Warren Freedenfeld, AIA
Company Name	Printed Name
97 Broadway	Principal
Address	Title
Boston MA 02116	27 June 2025
Town State Zip	Date
33-4549994	617-285-8088
Federal ID #	Telephone Number
warren@rfarchitects.com	
Email address	



rauhaus freedenfeld architects



City of Bristol, Connecticut
Non-Collusion Certification

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. 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.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

Legal Name of Bidder: Rauhaus Freedenfeld Architects, LLC
Business Address: 97 Broadway
Boston, MA 02116

Name of Authorized Agent Warren Freedenfeld, AIA Title: Principal
Phone: 617-285-8088 Email: warren@rfarchitects.com

Signature:  Date: 27 June 2025



Employment
Information Form



City of Bristol

Workplace Analysis Affirmative Action Report
Employment Information Form

Purchasing Department
111 North Main Street
Bristol, CT 06010

Company Name	Rauhaus Freedenfeld Architects, LLC	Contact Person	Warren Freedenfeld, AIA	Phone Number	617-285-8088	Date	27 June 2025
Street Address	97 Broadway						
City State Zip	Boston, MA 02116						

Report all permanent full-time or part-time employees, including apprentice and on-the-job trainees. Enter the number on all lines and in all columns.

JOB CATEGORY	A. OVERALL TOTALS (sum of all columns, B-F Male & Female)	B. WHITE (not of Hispanic origin)		C. BLACK (not of Hispanic origin)		D. HISPANIC		E. ASIAN/PACIFIC ISLANDER		F. AMERICAN INDIAN OR ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Officers/Managers	3	2						1			
Professionals	3	3									
Technicians	2	1				1					
Sales Workers											
Office/Clerical	2	1	1								
Craft Workers (skilled)											
Operatives (semi-skilled)											
Laborers (unskilled)											
Service workers											
TOTALS ABOVE	10	7	1					1	1		

Do you use minority businesses as subcontractors or suppliers?	Explain:
☒ Yes ☐ No	Rauhaus Freedenfeld Architects, LLC prioritizes shared work opportunities with minority-owned, woman-owned, and/or otherwise disadvantaged business enterprises as an extension of its internal diversity, equity and inclusion initiatives.
If CT based, do you post all employment openings with the State Of CT Employment Service?	Explain:
☐ Yes ☐ No	N.A.
Do you use an Affirmative Action Plan?	Explain:
☐ Yes ☒ No	Rauhaus Freedenfeld Architects, LLC does not contract with the federal government and is thus not required to implement a formal Affirmative Action Plan.
Describe your recruitment, hiring, training and promotion anti-discrimination practices.	
Rauhaus Freedenfeld Architects, LLC places high value on developing long-term, mutually-beneficial relationships with staff. The firm offers competitive benefits packages and opportunities for professional growth and career advancement through continuing education and hands-on mentorship. In addition, Rauhaus Freedenfeld Architects, LLC is a proud Equal Opportunity Employer	

Reference Contract Number 617-320-2290



A rendering of the multi-purpose room at The Little Guild Animal Shelter.

architecture and engineering services **Renovations of a Commercial Building for a Municipal Animal Control Facility**

City of Bristol | RFP# 2P25-056 | June 27, 2025

REQUEST FOR PROPOSALS
CITY OF BRISTOL, CONNECTICUT 06010



**Architectural/Engineering Services Relative to
Renovation of a Commercial Building Toward Use as
Municipal Animal Control Facility
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The undersigned is familiar with the conditions surrounding this Request for Qualifications, is aware that the City reserves the right to reject any and all submissions, and is making submission without collusion with any other person, individual or corporate.

Denise La Rosa
Witness

[Signature]
Signature

Silver, Petrucelli & Associates, Inc.

David J. Stein, AIA

Company Name

Printed Name

3190 Whitney Avenue

Vice President

Address

Title

Hamden, CT 06518

6/25/2025

Town State Zip

Date

06-1329866

203-230-9007 x 201

Federal ID #

Telephone Number

dstein@silverpetrucelli.com

Email address

June 27, 2025

Mr. Roger Rousseau
Purchasing Agent
City of Bristol
111 North Main Street, Second Floor
Bristol, CT 06010
Via Email to: rogerrousseau@bristolct.gov

Re: Animal Control Facility
RFP #2P25-056
S/P+A Project No. 25.127

Dear Mr. Rousseau:

SP+A is pleased to bring our love of animals and design to the proposed Animal Control Facility at 30 Cross Street.

SP+A brings strong programming, design and construction of animal control facilities to this project, including two that are currently under construction in Cornwall and Montville. The new \$2.7M regional animal shelter in Torrington was completed in 2023 and serves the communities of Torrington, Litchfield and Goshen. We worked with local leaders, police, and public works staff on programming, design and fundraising for this regional facility.

And, we are proud of our work on the *Animal Respite and Control Facility* for the Town of Stratford where we designed a new, state-of-the-art shelter working closely with the Town, animal control officer, and volunteer staff to develop a preliminary plan for the development of this large animal control facility. We prepared construction documents and closely administered the project with tight schedules for completing a facility that is so central to this community. Other projects in Monroe, New Haven, Ansonia, Windham, Woodbridge, and Middletown round out our experience.



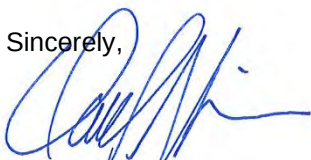
The proposed reception area for The Little Guild.

Our “integrated” in-house team includes architects, engineers and interior designers, an attribute that cannot be found in most Connecticut firms. Having these skill sets in-house results in a tightly coordinated set of construction documents. Our team is supported by leading edge computing and workplace technology for design, programming, drawing documentation and production, project management, scheduling, specification, and construction administration.

We are excited about expanding our experience in Bristol which includes Firehouse #3 currently under construction, mechanical improvements at Hubbell Elementary School and Chippens Hill ES and roof replacements on Stafford, Chippens Hill and Northeast Middle schools. We have also evaluated several city-owned buildings for ADA compliance.

We look forward to continuing our work with the City of Bristol on this project. Please let us know if you have any questions. You can reach me at 203-230-9007 ext. 201 or dstein@silverpetrucelli.com. Thank you.

Sincerely,



David J. Stejn, AIA
Principal | Vice President

1

Project Approach & Schedule

Project Approach & Schedule

We will initiate this project with a project team meeting to review project expectations and deliverables. We will gather and review existing documents, reports, concept plans, budgets, etc. together.

SITE EVALUATION

We will field verify the existing conditions of the 30 Cross Street building against the previous reports and studies, including utility locations and other site elements that are scheduled to remain or be preserved and which are to be integrated into the project.

Our review will include:

- Evaluation of accessibility.
- Review of local zoning, land use, fire marshal, and City engineering requirements.
- Site analysis, reviewing transportation, pedestrian, vegetative, and utility services currently available.
- We will conduct an A2/T2 Survey of the property and delineate any wetlands

It is noted that the City does not anticipate any environmental concerns based on the Phase I and II site assessments already completed.

SCHEMATIC DESIGN

We will conduct a programming review meeting with City and Shelter staff to review the conceptual layout produced as part of the 2024 building analysis and update information on the animal shelter use patterns and volume, scheduling, diversity and use of facilities, furniture and equipment particulars, space requirements, use patterns, community use, etc.

We will carefully translate your needs into alternative design solutions, presenting options of use and space relationships that will be reviewed in detail with the staff. Utility incentives will be reviewed and presented.

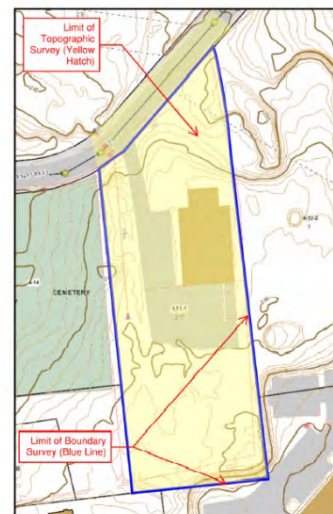
A schematic site plan will be prepared showing the layout, grading, drainage systems and landscaping.

We anticipate meeting with the City and AC Building Committee regularly to discuss the development of the designs, revising the selected conceptual layouts and plans as you require, providing greater detail to fully demonstrate the space improvements, configurations, features and designs, reissuing them as need for approval.

A schematic design cost estimate will be produced by our professional cost estimator to make sure the project is within budget. We will evaluate value engineering considerations, potential substitutions and other cost savings alternatives.

We will prepare the preliminary engineering/architectural report that includes the following:

- Project schedule
- Conceptual budget
- Areas of concern associated with schedule/budget
- List of anticipated drawings and specifications



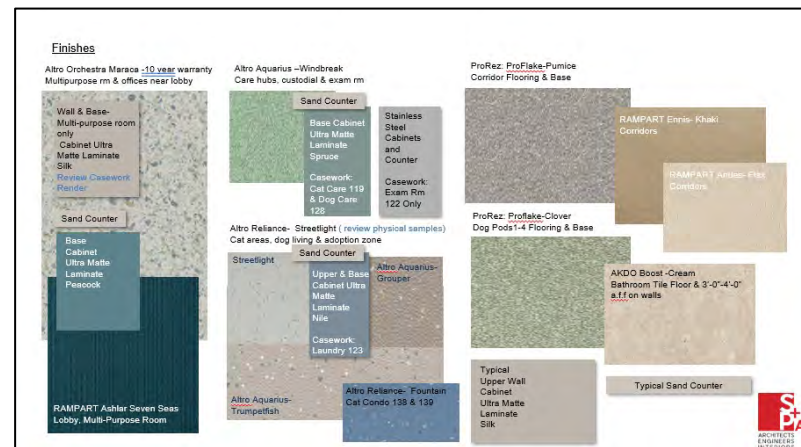
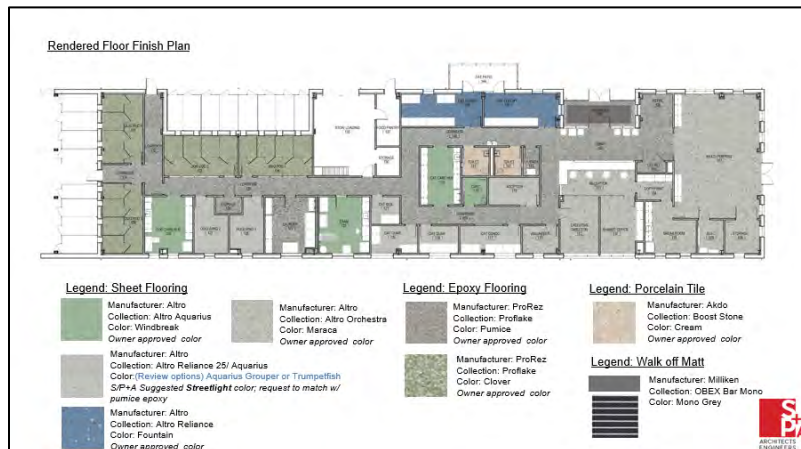
DESIGN DEVELOPMENT

The project's design, materials, and options will be developed in greater detail. Technology systems, mechanical and electrical systems along with selections of finishes, moldings, trim, plumbing fixtures, lighting fixtures and special design elements, etc. will be reviewed. Coordination with other design consultants (structural, civil, landscape, etc.) will take place.

Final design documents, including plans, elevations and site plans as well as a rendering will be developed for your final review and comment. Accessibility details will be developed during this stage, including the requirements of the Americans with Disabilities Act (ADA).

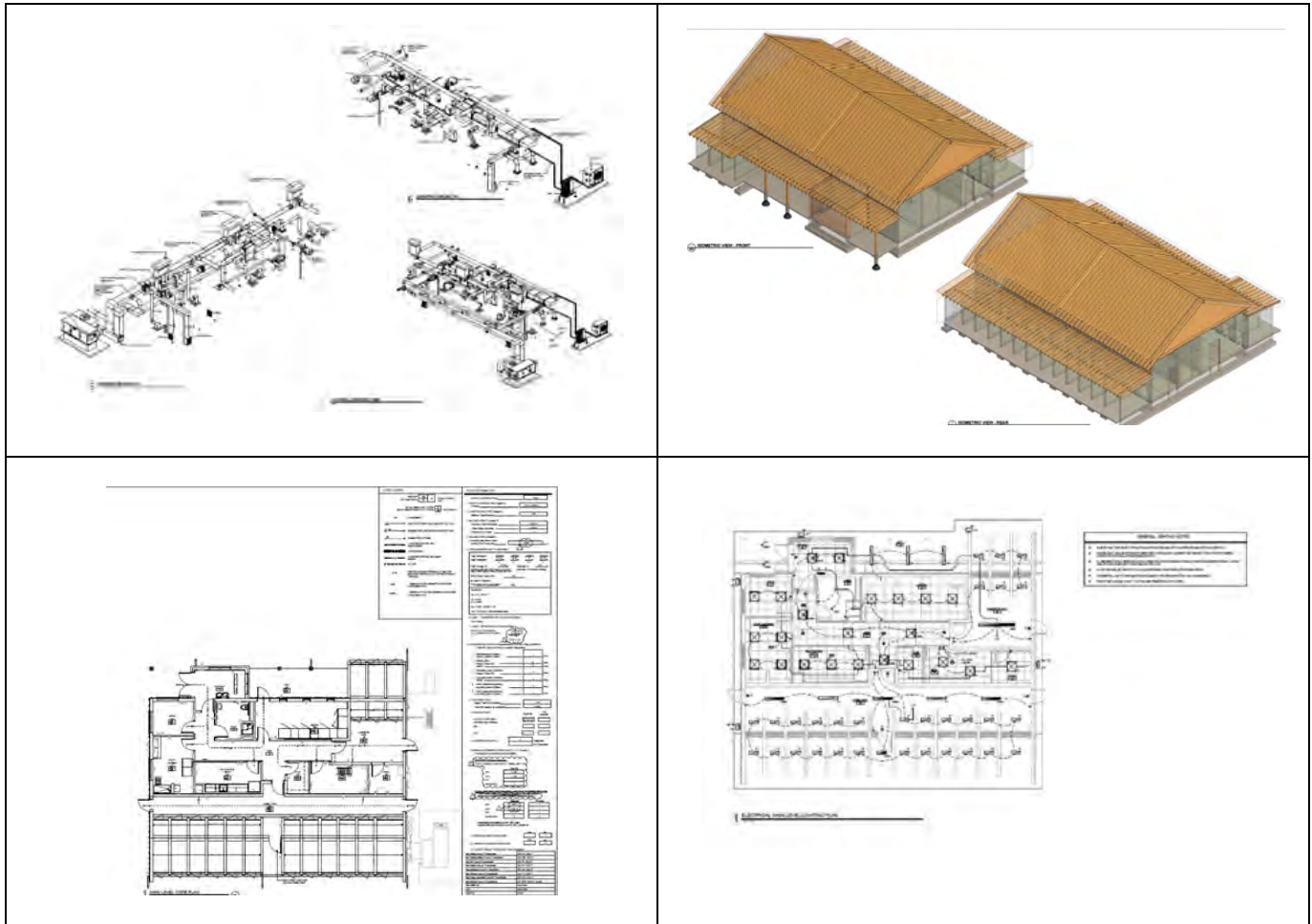
The schematic design cost estimate will be updated to include additional information regarding design decisions and any changes to the scope or quality of the project. We will evaluate value engineering considerations, potential substitutions and other cost savings alternatives.

An outline specification meeting State of CT Department of Agriculture regulations and conforming to federal, other state and local codes will be prepared, itemizing the sections and materials that we anticipate will be prepared during the construction documents stage of the project.



CONSTRUCTION DOCUMENTS

A complete set of construction documents will include drawings, technical details, notes and specifications will be developed. We will prepare code and general information plans, site plans, site details, demolition plans, floor plans, enlarged plans, elevations, sections, details and schedules, civil, structural, electrical and mechanical engineering drawings. Specifications for Divisions 1 through 40 will also be further detailed and finalized.



During the preparation of the construction documents, we will meet with you regularly to review the details, confirming that all your special needs, adaptations and other conditions are included in the plans.

After our in-house quality review, we will issue a final review set of documents to the Building Committee for review and comment. We will also participate in local building and fire department plan review process, making adjustments to the plans as reasonably required and coordinating with the local code official's signoffs necessary to obtain permits.

A final construction cost estimate will be provided.

With the Building Committee's approval, we will edit the final plans and issue the documents, including specifications, for the City's printing and distribution to potential bidders.

BIDDING

We will assist the Purchasing Department during the bid period by responding to contractor's inquiries and requests for additional information or approval of material substitutions.

Addenda will be prepared as required to clarify the scope of the work and specifications of material, products and the execution of the work.

We will attend and direct the pre-bid meetings at the site with the contractors, and attend the bid opening session at the Purchasing Department.

We will review the bid proposals, working with the City of Bristol to prepare a bid summary for the staff's review. We will also check the contractor's references and work experience, as well as verifying the completeness of the bid submissions.

CONSTRUCTION ADMINISTRATION

We will provide the full range of construction administration services to meet the project needs, and fully expect to be actively involved. We will provide the following services during the construction phase:

- Shop drawing review and approval
- Design modifications and sketch preparation
- Requisition review and approval
- Job coordination and progress meetings
- Contract interpretation and response to inquiries
- Periodic site visits to assure quality standards are being met and general conformity to the construction documents Change order preparation and review
- Punch list and contract closeout

We will respond to inquiries regarding the warranties and corrective work required by the contractor during the warranty period. We will also review the contractor's as-built drawing set, make corrections and forward them to the City for your archives.

We will conduct a post construction evaluation of the project, determining the financial and schedule performance of the team, the responsiveness of the designs to the program and other related issues.

SCHEDULE

Our schedule assumes 12 months of construction per the RFP

	2025						2026												2027					
TASK TITLE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	FEB	MAR	APR	MAY	JUNE	
Schematic Design																								
Programming Review																								
Sustainability Planning																								
Concept Development Review/Revisions																								
Building M/E/P System Planning																								
Schematic Design Budget																								
Design Development																								
Floor Plan & Site Plan Development																								
Sustainability Option Investigation																								
Building M/E/P System Development																								
Design Development Budget																								
Construction Documents																								
Drawing Set Completion																								
Specification Completion																								
100% CD Budget																								
Bid																								
Attend Contractor Pre-Bid Conference																								
Answer RFI's; Issue Addenda																								
Attend Bid Opening																								
Bid Evaluation Assistance																								
Construction Administration																								
Attend Construction Site Meetings																								
Answer RFI's																								
Review Change Orders																								
Prepare Project Reports																								
Prepare/Review Punch Lists																								
Project Close-Out																								

2

Organization Chart & Resumes

CITY OF BRISTOL

PROJECT TEAM LEADERSHIP



David Stein, AIA
PRINCIPAL/QA/QC



Christopher Nardi, AIA
PROJECT MANAGER

DESIGN & PLANNING



Dean Petrucelli, AIA
DESIGN PRINCIPAL



Marco Costantini, AIA
PROJECT ARCHITECT



James Nall
ARCHITECTURAL DESIGNER



Amanda Cleveland, NCIDQ
PRINCIPAL INTERIOR DESIGNER



Bob Banning, P.E.
PRINCIPAL ENGINEER



Ken Eldridge, P.E.
CHIEF MECHANICAL ENGINEER

CONSTRUCTION SERVICES



Rebecca Bouchard, CDT, CSI
SPECIFICATIONS WRITER



Kevin Iassogna
CONSTRUCTION ADMINISTRATOR

CONSULTANTS



MHAI
Michael Horton Associates, Inc.
STRUCTURAL ENGINEERS



benesch
CIVIL/SITE/SURVEY/TRAFFIC
LANDSCAPE ARCHITECTURE



David Stein, AIA | Principal

David Stein transitioned his 20+ years of design and project management for the firm to leading the firm's business development efforts. He has extensive experience working with and managing large scale projects with multi-disciplinary teams. He has an excellent record as a team builder and effectively manages client and community relations for design projects. His design and project management background includes educational, municipal and financial projects. David manages the firm's decades-long relationships with some of the region's most prominent financial institutions and law firms.



With SP+A since 1993

Professional Registrations

- Registered Architect: CT, VT, NY, RI, ME, MA
- Registered Interior Designer: CT
- Historic Architect: CT

Education

- Bachelor of Architecture, Pratt Institute
- A.S. Architectural Engineering, Norwalk State Technical College
- Summer Program, Rhode Island School of Design
- Design Certificate, University of Copenhagen

Affiliations and Activities

- Design Juror, Architectural Program, Norwalk Community College
- American Institute of Architects
- Connecticut Society of Architects
- Board of Directors, AIA Connecticut
- Architectural Department Advisory Board member, Norwalk Community College

Representative Community Building Experience

Senior Center Renovations - Woodbridge
1928 High School Building Reuse - Farmington
Pierson Park and Locker Rooms Study - Cromwell
Bigelow Senior Center Study & Renovations - Fairfield
New Community/Rec Center – New London
Cultural Community Center Renovations - Woodbridge
Shennecosset Golf Course Maintenance & Restroom Renovations - Groton
Old Train Station Adaptive Reuse - Wallingford
New Senior Center – Colchester
Athletic Brewing Company Renovations – Stratford
Electric Railway Museum Renovations - Branford
Blackstone Memorial Library Renovations and Expansion – Branford
H. Smith Richardson Golf Course New Clubhouse – Fairfield
Community Pool Conceptual Design - Wallingford
Belden Library Renovation and Expansion – Cromwell
Animal Shelter Renovation and Expansion – Woodbridge
Town Hall Office Conversion of Former Middle School - East Haddam
East Side Youth Center Historic Rehabilitative Reuse - Manchester



Christopher Nardi, AIA | Principal

Chris Nardi maintains a leadership role in all of his projects from start to finish. He has designed a wide range of projects from small to large across various practice areas including education, municipal, residential, and mixed-use. He is dedicated to collaborating with both the internal and external team members to achieve a seamless and timeless design solution, approaching each by combining all of the components including the client and user needs, challenges, site conditions, as well as the budget and schedule into a unique solution for each project. Chris's commitment to his clients begins with listening and an attention to detail to transform the customer experience into the buildings he designs.



With SP+A since 2009

Professional Registrations

- Registered Architect: CT
- Historic Architect: CT

Education

- B. Architecture, cum laude, Roger Williams University

Affiliations and Activities

- AIA Member
- Tau Sigma Delta Honor Society
- ACE Mentor, 2005-2008
- Fieldstone Farm Architectural Committee, Wallingford, Chairperson
- City of Bristol Planning Commission

Representative Experience

1928 Building Renovations - Farmington
New Firehouse #3 - Bristol
The Little Guild Animal Shelter - West Cornwall
New Hartford Public Library (HPL) Barbour Street Branch - Hartford
Eckersley Hall Senior Center (c. 1929) - Middletown
Hartford Public Library @ Swift Building (c. 1895-1948) - Hartford
Klein Auditorium (c. 1940) Expansion - Bridgeport
Russell Library (c. 1876) Feasibility Study & Pre-Ref Design - Middletown
HPL Albany Avenue Branch Additions/Renovations (c. 1891) - Hartford
Asylum Hill Station #5 Renovations - Hartford
ACES @ Chase Alterations - Waterbury
John Wardlaw Apartments Exterior Renovations - Hartford
Engine #9 Assessment - Hartford
New Senior Center - Colchester
Heminway Municipal Complex Town Hall Conversion - Watertown
Sisson Avenue Firehouse Interior Renovations - Hartford
Fire Training School Design - Willimantic
NECCOG Animal Shelter - Dayville
New Animal Shelter - Harwinton
James Blackstone Memorial Library (c. 1896) Renovations - Branford
Animal Shelter Renovation and Expansion - Woodbridge
New Ambulance Headquarters - Newtown
COG of Central Naugatuck Valley Regional Animal Shelter Study - Waterbury
Greater New Haven Transit District Site Selection & Facility Design - Hamden
Enrico Fermi High School Reuse Study - Enfield
Town Buildings Facilities Assessments - Thomaston
901 Main Street Renovations - Manchester
Town Buildings Space Needs Assessment - Seymour
Bishop's Corner Library Interior Renovations - West Hartford
Town Hall Space Needs Analysis - Stonington
Town Hall Vault Expansion Study - Manchester
EASTCONN Administrative Office Additions & Renovations - Hampton
UConn Marine Science Bldg. Interior Renovations - Avery Point
CRCOG Animal Shelter Site Assessment Study - Hartford
Manchester CC Cheney Dining Room Renovations - Manchester
Wiggin & Dana Interior Renovations to Law Offices - New Haven
Opera House Assessment (c.1884) - Thomaston



Dean Petrucelli, AIA | Principal

Dean Petrucelli co-founded SP+A in 1991. He brings design vision, leadership and expertise to the firm's design approach. He is a creative and talented designer, and leads in the production of all projects. His extensive knowledge of sustainable design, code and construction underlies his approach to design. Dean has built and maintained strong relationships with local school districts and municipal leaders. He is the lead designer on most of the firm's high-profile projects and leads each project through the entire design and construction process, mentoring design staff along the way.



With SP+A since 1991

Professional Registrations

- Registered Architect: CT
- Registered Interior Designer: CT

Education

- B.S. Architectural Engineering Technology, New York Institute of Technology
- A.S. Architectural Engineering, Norwalk State Technical College

Affiliations and Activities

- Lecturer, Building Official Career Development Program, CT Department of Public Safety
- Design Juror, Architectural Program, Norwalk Community College
- American Institute of Architects
- Connecticut Society of Architects
- Architectural Advisory Committee and Design Critique, Norwalk Community Tech. College

Representative Community Building Experience

New Community/Rec Center – New London
Community/Rec Center Expansion - Norwalk
Danbury War Memorial Renovations - Danbury
Generations Family Health Renovations - Willimantic
High Watch Café Renovation – Kent
H. Smith Richardson Golf Course New Clubhouse – Fairfield
New Senior Center – Colchester
Cornerstone Aquatic Center Roof Replacement – West Hartford
Heminway Municipal Complex Conversion – Watertown
Police Department Renovations - Windham
Senior Center Expansion and Renovations – New Milford
James Blackstone Memorial Library (c. 1896) - Restoration & Improvements - Branford
Beardsley Park Comfort Station Renovations - Bridgeport
Community Health Center Additions - Bridgeport
Ellsworth Park Concession Stand Renovations - Bridgeport
Seaside Park Renovations - Bridgeport
United Congregational Church Roof Re-coating & Preservation - Bridgeport
Town Hall Offices Conversion of Former Middle School - East Haddam
Town Hall Council Chambers Interior Renovations - Farmington
Anderson Community Center Renovations & Expansion - Hartford
Bugbee Memorial Library Historic Restoration - Killingly
St. Francis of Assisi Parish Hall & Kitchen Renovations - New Britain
Town Buildings Facilities Study - New Fairfield
Senior Center Renovations & Expansion - Newington
Town Hall Renovations & Improvements - North Branford
New Senior Center - Oxford
St. Joseph Roman Catholic Church Parish Hall & Kitchen Improvements - Shelton
St. Mary's Church Roof Replacement - Simsbury
Ballantine Park Pool House Renovations - Southbury
New Senior Center - Southbury
Birdseye Municipal Center Historic Restoration/Rehabilitative Reuse - Stratford
CRCOG Animal Shelter Site Assessment Study - Multiple Locations Studied
New Animal Shelter - Stratford
Town Electric Division Office Renovations - Wallingford
Bishop's Corner Library & Senior Center Expansion - West Hartford
Oceanside Park Concession & Comfort Station Renovations - West Haven



Marco Costantini, AIA | Senior Architect

Marco Costantini is an accomplished Project Architect with diverse and large-scale commercial project experience, including numerous educational projects throughout the state; managing these projects from their early conceptual stages through construction. He has also managed multiple projects while meeting project schedules, design constraints, and client expectations. Costantini's expertise also spans to challenging restoration and rehabilitation projects, working on large scale façade, masonry and roof replacement projects.



With SP+A since 2009

Professional Registrations

- Registered Architect: CT

Education

- B. Architecture, New York Institute of Technology

Representative Experience

ACES 88 Bassett Road Renovate as New – North Haven
Mile Creek School Renovate as New - Region 18
Three Rivers Community College Exterior Renovations - Norwich
Roger Sherman Elementary School Interior Renovation – Fairfield
Mill Hill Elementary School Expansion and Renovations – Fairfield
High Watch Recovery Center Expansion and Renovation – Kent
Radiall Corporation Plant Consolidation – New Haven
UCONN Alumni House Roof Replacement - Storrs
North Farms Fire Station New Construction – Wallingford
Easton Public Library Interior Renovations and Addition – Easton
ACES Offices Structural and Façade Repairs – North Haven
Town Hall Offices Conversion of Former Middle School - East Haddam
Saint Margaret Church Community Hall Interior Renovation - Madison
U.S. Naval War College Building 1 Granite Stone Repairs - Newport (RI)
ACES @ Leeder Hill Renovate as New – Hamden
Enfield High School Renovate as New – Enfield
Berlin High School Renovate as New Additions - Berlin
Highville Charter School Relocation and Renovations – Hamden
Guilford High School Science Wing Repurposing - Guilford
Chatfield - LoPresti Elementary School Renovate-as-New - Seymour
Northwest Community College Greenwoods Hall Renovations - Winsted
Walter C. Polson Middle School Roof Replacement - Madison
West Haven High School Roof Replacement - West Haven
Helen Street Elementary School Roof Replacement - Hamden
Shepherd Glen Elementary School Roof Replacement - Hamden



James Nall, Assoc. AIA | Architectural Designer

James Nall is a versatile architect with a keen eye for complex projects. His attention to detail is an asset when putting together high-quality architectural design drawings, code research, product research, and document coordination. His technical expertise includes AutoCAD and Revit. James creates and develops architectural concepts and plans for various projects, ensuring they meet client needs, building codes, and aesthetic standards.



With SP+A since 2015

Education

- B.A. Architecture, Boston Architectural College

Affiliations and Activities

- Eagle Scout

Representative Experience

New Emergency Communications Center - Meriden
911 Center Study - Middletown
Police Department Dispatch - Woodbridge
Pop-Up Bagel Retail Stores - Connecticut & New York
New Little Guild Animal Shelter - Cornwall
Willimantic 911 Center Renovations - Willimantic
Superior Court Security Upgrades - Bridgeport
ACES Wintergreen Magnet School Renovate as New – North Haven
Government Center Restroom Renovations – Stamford
Stowe Early Learning Center Restroom Renovations - Enfield
Achievement First K-8 Consolidation – New Haven
ACES Window Replacement – North Haven
New Truck Wash Bay – Killingly
3 Municipal Buildings Renovation – Windham
Mattabassett Canoe Club ADA Improvements – Middletown
People's United Bank New Seaport Branch – Boston
Police Department Expansion – Willimantic
Government Center Restroom Renovations – Stamford
Memorial School Window Replacement – Killingly
Toquam Magnet School Elevator Replacement – Stamford
Fairfield Woods Branch Library Elevator Replacement – Fairfield
Athletic Brewing Company Renovations – Stratford
Hockanum School Renovations – East Hartford
Masuk Field House Improvements – Monroe
Mattabassett Canoe Club (c. 1906) Elevator Addition – Middletown
People's United Bank New QU Branch – Hamden
West Rocks Middle School Window Replacement – Norwalk
People's United Bank Pennsylvania Plaza Branch – New York
Stamford HS Plaza Reconstruction & Window Replacement – Stamford
Police Department Renovations – Windham
Slade Ely House (c. 1905) Renovation for Vocational Ed Program – New Haven
4 Schools Window and Roof Replacement – Killingly
United States Postal Service On Call A/E Services CT, Western MA, RI
People's United Bank On Call A/E Services Regional – 25 branches



Amanda Cleveland, NCIDQ | Interior Design Principal

Amanda Cleveland is a talented leader and interior designer with a track record of successful interiors projects for school, municipal, emergency services, and corporate clients. As the founding member of SP+A's interiors department she has grown the interiors practice to be an integral part of the firm's services while having it be equally strong on its own. She integrates effective communication, collaboration, consensus building, and coordination within her busy interiors design team. Amanda balances client requirements with project constraints and translates them into creative design solutions. She is an active member of IIDA.



With SP+A since 2009

Professional Registrations

- Registered Interior Designer: CT
- NCIDQ Certificate

Education

- B.S. Interior Design, Wentworth Institute of Technology

Affiliations and Activities

- Member of IIDA
- Director, IIDA New England Hartford City Center Chapter

Representative Experience

Community/Rec Center Expansion - Norwalk
Boys and Girls Club Renovations - Waterbury
Hartford Public Library Barbour Street Branch - Hartford
Innovation Center & Chamber Offices - New London
New Community/Rec Center - New London
M&T Bank Center Redesign - Bridgeport
ACES@Chase Alterations - Waterbury
Brainerd Memorial Library Renovations - Haddam
Senior Center Renovations - Portland
Health and Human Services Space Evaluation - Milford
Evolution Gaming Offices - Fairfield
Scient FCU Branch Renovations - Groton
High Watch Recovery Center Renovation and Expansion - Kent
Law Offices Conversion to Pediatrics Office - North Haven
SoNo Library Interior Renovation - Norwalk
Chelsea Groton Bank Branch Refresh - Norwich, Mystic & Niantic
Roger Sherman Elementary School Interior Renovation - Fairfield
High Watch Cafe Renovations - Kent
H. Smith Richardson Golf Course New Clubhouse - Fairfield
Belden Library Renovation and Expansion - Cromwell
People's United Bank Facilities Inventories - Connecticut
Gallup Hill School Renovate as New - Ledyard
Portland Public Library Interior Renovations/Modernization - Portland
Pine Orchards Country Club Grille Room Addition - Branford
Ferguson Library Bennett Branch Interior Renovations - Stamford
People's United Bank New Branch Seaport District - Boston
Abbey Road Advisors Lobby Renovations - Westport
Pullman & Comley Renovations - Westport
Guilford Savings Bank Operations Center Renovations - Guilford
Pullman & Comley Office Consolidation - Waterbury
People's United Bank Leasing Office Renovations - Philadelphia (PA)
Ledyard Middle School Renovate as New - Ledyard
Silas Bronson Library Interior Renovations - Waterbury
Liberty Bay CU Multiple Office Relocations - Braintree (MA)
Enfield High School Renovate as New - Enfield
New Ambulance Facility - Newtown
Pullman & Comley Law Office Renovations - Hartford
Chatfield - LoPresti Elem. School Expansion/Renovations - Seymour
Crystal Lake Elementary School Renovate as New - Ellington
East Shore Middle School Renovations - Milford
EASTCONN Administrative Office Additions & Renovations - Hampton



Robert Banning, PE | Principal Engineer & Chief Electrical Engineer

Bob Banning leads SP+A's electrical and mechanical engineering practice. He reviews construction shop drawings for compliance with the current codes and standards and handles all phases of projects, including client contact, programming, design development, construction document production, consultant coordination, and construction administration. As chief electrical engineer he manages the electrical engineering team in the preparation of specifications and plans for electrical power systems, utility and emergency back-up power distribution, interior and exterior lighting, fire alarms, security, access control, instrumentation and control systems including inspection and evaluation of existing electrical systems.



With SP+A Since 1993

Professional Registrations

- Licensed Engineer: CT, MA

Education

- B.S. Electrical Engineering, University of Connecticut
- A.S. Nuclear Technology, Thames Valley Technical College

Affiliations and Activities

- Member, Bozrah Volunteer Fire Department
- Certified EMT
- Eagle Scout

Representative Experience

Old Greenwich ES Renovate as New - Greenwich
Community/Rec Center Expansion - Norwalk
Region 18 HVAC Upgrades - Lyme/Old Lyme
1928 Building Renovations - Farmington
New Community/Rec Center – New London
High Watch Recovery Center Expansion and Renovation – Kent
Hinsdale Elementary School Renovate as New – Winsted
Emergency Generator Design for WPCA – Fairfield
CT Juvenile Detention Center Interior Renovations – Hamden
Mansfield Middle School Roof PV Design – Mansfield
City Hill Middle School Roof PV Design - Naugatuck
H. Smith Richardson Golf Course New Clubhouse – Fairfield
Region 13 Schools HS and Strong School Pump House – Durham
Melissa Jones School Door, Window and Elevator Replacement – Guilford
Enfield High School Renovate as New - Enfield
Memorial School Generator Replacement – Middlefield
Courthouse Elevator Modernization – New Britain
Electric Railway Museum Renovations - Branford
Fort Trumbull Pier Stabilization and Renovation – New London
City-wide Fire Stations Capital Needs Assessments – New Britain
Police Department Relocation and Renovations – East Lyme
City of Hartford On-Call A/E Services
ACES @ Leeder Hill Renovate as New – Hamden
Berlin High School Renovate as New Additions – Berlin
Bergin Housing Complex Intercom Renovations – Waterbury
Police Communication Tower – East Haddam
Field Memorial School Fire Alarm Panel Replacement – Bozrah
New Fire Station #5 & Maintenance Facility – East Hartford
High School Athletic Fields Lighting Engineering Services – Enfield
Multiple School Security Improvements – Waterbury
Northeast School Generator Replacement – Stamford
Police Department Generator Replacement – Bristol
Polson Middle School Photovoltaic Roof System – Madison
M/E/P/FP for New Multi-Level Garage @ St. Francis Hospital – Hartford
University of Connecticut – On Call MEP/Life Safety & Fire Protection
Wormser Congregate Elderly Housing Emergency Generator & Fireline
Backflow Prevention System Stamford



Ken Eldridge, PE | Associate/Chief Mechanical Engineer

Ken Eldridge leads SP+A's mechanical engineering team in the preparation of specifications and plans for mechanical, plumbing and HVAC systems. His team inspects and evaluates existing HVAC systems and prepares heating and cooling load calculations, selects and evaluates HVAC equipment; and designs central heating and cooling plants and distribution systems. Ken supervises all plumbing design work including sanitary and domestic water piping systems; traps and interceptors; natural gas piping; and backflow prevention devices. He also coordinates fire suppression and fire sprinkler design work. He is involved in the construction inspection of the mechanical systems designed and reviews all plans for conformance with energy construction code.



With SP+A since 2016

Education

- B.S. Mechanical Engineering University of New Haven

Affiliations & Activities

- Professional Engineer: CT, MA, RI, NY
- National and Local Member of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Representative Experience

1928 Building Renovations - Farmington
Community/Rec Center Expansion - Norwalk
Waveny Mansion HVAC Study and Design - New Canaan
New Community/Rec Center – New London
Burns Latino Studies Academy Renovate as New – Hartford
War Memorial Improvements - Danbury
Mill Hill Elementary School Extensions and Alterations – Fairfield
Guilford Public Schools Covid Compliance Assessments – Guilford
Fairfield Public Schools Covid Compliance Assessments – Fairfield
ACES Wintergreen Magnet School Renovate as New – North Haven
Suffield Middle School Band Room Addition – Suffield
High Watch Recovery Center Expansion – Kent
Hinsdale Elementary School Renovate as New – Winchester
Public Works Department Facilities Study – Guilford
Wood Memorial Library HVAC Upgrades – South Windsor
CT Judicial On-Call Services – Statewide Courthouses
Transfer Station Facilities Plan - Fairfield
Silverbrook Estates Fire Protection Study – Orange
Highland School Boiler Replacement – Cheshire
Alcorn and Stowe Schools Boiler Replacement - Enfield
Cox School HVAC Replacement – Guilford
North School HVAC Replacement – Windsor
Roger Sherman Elementary School Interior Renovation – Fairfield
Hebron Elementary School Lead Pipe Contamination Remediation – Hebron
Hamden High School Pool and Gym Improvements – Hamden
ACES @ Leeder Hill Renovate as New – Hamden
Colebrook Consolidated School Mechanical Improvements – Colebrook
New Haven Juvenile Court Cooling Tower – New Haven
Cultural Community Center HVAC Replacements – East Hartford
Police & Public Safety Buildings HVAC Studies – Waterford
911 Center Cooling Tower Replacement – Stamford
Animal Shelter Expansion – Woodbridge
Bridgeport Courthouse Elevator Replacement – Bridgeport
Town Hall/Youth Services HVAC Study + Performance Spec – Waterford
UConn Health Center Steam Hot Water System Replacement - Farmington
Kramer Building HVAC Study – Windham
Rockville Courthouse RTU Replacement – Rockville
Wappinger Elementary School Study – South Windsor
University of Connecticut Rome Hall Code Remediation – Storrs
Dolan School Elevator Replacement – Stamford
People's United Bank Boylston Street Branch Renovations – Boston (MA)



Rebecca Bouchard, CSI, CDT | Specifications Writer

Rebecca Bouchard leads our in-house spec writing team in the production of specifications for the company, collaborating with designers, architects and engineers in the development of construction document packages for our projects. She has a broad background in all the projects completed by SP+A from school renovations and additions to municipal building design, and roof replacement projects. Rebecca researches and evaluates manufacturers' product information to assure applicability and resiliency and she manages the firm's continuing education initiative by bringing in product experts that meet SP+A's educational requirements. She is active in the Construction Specification Institute (CSI) and holds her Certified Document Technologist (CDT) certification.



With SP+A since 2000

Professional Registrations

- Certified Document Technologist (CDT)

Education

- B.S. Architectural Engineering Technology, University of Hartford

Affiliations and Activities

- Emerging Architectural Community – Habitat for Humanity

Representative Experience

Community/Rec Center - New London
Wood Memorial Library HVAC - South Windsor
Town Hall Office Renovations - South Windsor
Superior County Security Upgrades - Bridgeport
Town Hall Window Replacements - South Windsor
CT Juvenile Detention Center Interior Renovations – Hamden
Maplewood Terrace Housing Window and Door Replacement – Middletown
High Watch Recovery Center Renovations and Expansion – Kent
Manchester Fire Department Roof Replacement – Manchester
Electric Railway Museum Renovation – Branford
Government Center Restroom Renovations – Stamford
J.C. Penney Crystal Mall Roof Repairs – Waterford
Public Works Department Vehicle Truck Wash – Killingly
H. Smith Richardson Golf Course Clubhouse Renovations – Fairfield
Heminway Municipal Complex Conversion – Watertown
Seymour Housing Authority Intercom Replacement – Seymour
Guilford Community Center Ceiling Replacement – Guilford
Old Firehouse Renovations – Woodbridge
Waterbury Courthouse HVAC Improvements – Waterbury
Superior Court Plaza Reconstruction – New Britain
Recreation Building Mechanical Upgrades – Waterbury
Belden Library Renovation and Expansion – Cromwell
Lanesville Fire Station Expansion – New Milford
Smith Street Apartments Efficiency Upgrades – Seymour
Town Hall Boiler Replacement – Terryville
Police Department Cell Block Renovations – Willimantic
Fire Headquarters & Public Works Complex Expansion - Branford
New Fire Station #5 & Maintenance Facility - East Hartford
Blackstone Memorial Library Renovation and Expansion - Branford
Derby Police Department Roof Replacement & Fascia Repairs - Derby
Firehouse Modernization & Expansion - Sherman
Glenbrook Community Center Historic Renovations - Stamford
New Ambulance Facility - New Milford
Community Center HVAC Study – Seymour
Senior Center Conversion of Former School - Middletown
Wormser Congregate Elderly Housing Emergency Generator & Fireline Backflow Prevention System - Stamford



Kevin lassogna | Construction Administrator

Kevin lassogna is responsible for the construction administration on projects that are designed or overseen by the firm. Kevin has over 20 years of experience in facilities management, system maintenance and oversight of contractors. His experience includes day to day facilities operations for 19 school buildings and direct management of more than 150 staff and tradesman. He is knowledgeable of school and corridor work order systems. Kevin is well versed in the RFI process, submittals and shop drawings with strong ability in preparing, reviewing and tracking change orders.



With SP+ A since 2024

Representative Experience

Colchester Senior Center New Construction - Colchester
ACES Bassett School - North Haven
Fire Apparatus Expansion - Guilford
Klein Memorial Auditorium Upgrades - Bridgeport
Fire Station #3 New Construction - Bristol
Ulbrich Housing Renovations - Wallingford
Hop Brook School Window Replacement - Naugatuck
Solnit Roof Replacement - Middletown
Snow School Roof Replacement - Middletown
Community Center Renovations - Woodbridge
USPS Overhead Door Replacement - Springfield (MA)
McKinley School Roof Replacement - Fairfield
Hop Brook School Window Replacement - Naugatuck
USPS Restroom Upgrades - Springfield (MA)
Norman Ray House Roof Replacement - Seymour



William Walter, PE, LEED AP

Senior Project Manager

Will Walter is well versed in all aspects of land development, bringing over 25 years of design and project management experience for public and private clients to his work. Key areas of expertise include permitting, site demolition, grading and drainage, utilities, erosion and sediment control, and construction phase services. He is experienced in total site design, which meet criteria and performance standards for numerous local, state, and federal guidelines, including requirements for: local zoning and inland wetlands; state DOT stormwater design; state DEEP stormwater quality and erosion and sediment; federal NPDES; and LEED requirements.

Elmwood Community Center & Feasibility Study – West Hartford, CT

Project Manager for the site portion for the re-purposing of an existing school building to a community center and library. The study focused on connectivity to adjacent sites, site access, and placemaking.

Wickham Library Addition – East Hartford, CT

Project Manager: Project includes a small building addition for an elevator to the existing East Hartford Public Library. Project also includes main entrance revisions and a new parking lot, including sidewalks, stairs, and landscaping amenities. Utilities include new light poles/fixtures, natural gas and water. Local stormwater requirements for peak flow detention and water quality treatment were met with LID features, including parking lot leakoffs, grassed swales and a rain garden.

Stonington Free Library – Stonington, CT

Project Manager: The project involved a building addition and interior renovation. The addition created a disturbance to the site drainage system, facilitating a need to capture and treat new peak flow associated with the addition. Will coordinated with the architect's plumbing engineers to route roof discharge around a tight site with landscaping and other utilities. The exterior drainage system was retrofitted with a new dry well to ensure infiltration and peak flow detention, in accordance with local regulations.

Parking Lot Reconstruction – Trumbull, CT

Project Manager: Provided design and construction oversight for the reconstruction of a 240-space parking lot and associated site amenities at this cooperative education service's special needs school. Construction was performed within a two-week period so as not to conflict with school operations. Will worked with the owner and a contractor to design in-place reclamation, allowing the project to be completed within the required time frame.

Plymouth Fire Station – Plymouth, CT

Project Manager for the renovation/addition to the existing fire house in Plymouth, CT. Site design included site circulation/parking, grading, drainage, utilities, landscaping and erosion control. The design included interior vehicle washing, which required a DEEP Vehicle Maintenance Wastewater permit.

Department of Public Works Facility – Canton, CT

Project Manager: Managed the design of a new DPW facility in Canton, CT. Site design included site circulation/parking, grading, drainage, utilities, landscaping and erosion control. The site, located adjacent to the Farmington River in a FEMA flood hazard area, was designed per local flood ordinance regulations and other town requirements. The design also included a new curb cut onto a state route, requiring a CTDOT encroachment permit.

Education

Bachelor of Science - Civil Engineering
Worcester Polytechnic Institute

Years of Experience: 25

Registrations and Certifications

Professional Engineer:
Connecticut #23146 ; New York #103092; Massachusetts #54033; Rhode Island #12234

LEED® Accredited Professional

William Walter, PE, LEED AP

Senior Project Manager

(cont.)

Brewer Street Firehouse, Fire Station No. 5 – East Hartford, CT

Civil Engineer: Provided integrated design services for this new facility. The 16,000 square-foot station houses a fire company, as well as fire/rescue equipment maintenance facilities. Planning services included the preparation of base survey plans for the site, wetland delineation, evaluation of various options for site layout, stormwater management, and traffic control technology. Design services included stormwater management facilities, site utilities, exterior facilities, landscaping for buffering and site enhancement, and designs of emergency traffic control systems. The project also included LEED coordination for certification of the project for site elements, local permitting, CTDOT permitting, and construction phase services.

Quinebaug Valley Community College - Department of Construction Services – Danielson, CT

Civil Engineer: Project encompassed design of parking lot renovations for approximately 3.5 acres of campus parking. Oversaw a comprehensive evaluation of the existing pavement and base material to determine what material was available for reuse. The design included a combination of pavement removal and replacement, in-place reclamation, and full-depth replacement.

Suffield Volunteer Ambulance Association – Suffield, CT

Civil Engineer: Provided total site design services for this 9,000-sf facility, including parking layout, grading and drainage, utilities, and erosion and sediment control. Water quality swales and existing wetlands were utilized to meet state water quality and local drainage requirements, as well as successfully steering the project through the Conservation Commission and Planning & Zoning process.

Ryan C. Deane, PLA

Landscape Architect

Ryan has 18 years of experience in master planning, site development, and construction administration. His expertise in 3D visualizations are focused in campus planning and design for public, corporate and collegiate clients. Ryan's skills go beyond landscape architecture, exhibiting a passion to develop and utilize cutting edge technology that have helped shape modern workflows and virtual reality presentations.

Glastonbury Boulevard Green Improvements – Glastonbury, CT

Project Manager: Benesch's scope consists of the redesign of a courtyard plaza at the 180 and 200 Glastonbury Boulevard buildings. Benesch is performing survey services along with the preparation of design documents for improved outdoor placemaking for gathering, including a central fire pit plaza, and extensive plantings. Benesch will also provide permitting services and construction administration.

The Ridge – Danbury, CT

Landscape Architect: An adaptive reuse study done for the Union Carbide building in Danbury Connecticut. Study included improvements to entry and arrival for both residential units as well as renovated office space. Adding human scale elements to the site of the 2 million square foot Kevin Roche development, aimed to attract business tenants and residents alike. A new arrival roundabout, urban arrival plaza with market and Eatery, a pool pavilion and par 3 golf course were all integrated into the project vision.

CREC Public Safety Academy – Enfield, CT

Landscape Architect: New 150,000-SF state-of-the-art facility for 700 students, grades 6-12. Site design included, drop-off, parking, and new synthetic turf field and track. Project designed to meet CT High Performance Building standards, LEED Gold equivalent.

Greenwich Country Day School (Formerly The Stanwich School) – Greenwich, CT

Landscape Architect & PM: Developed a new private academic campus in Greenwich, CT for grades 7-12. Design of campus included siting of 4 new buildings, campus loop road, parking, a wastewater treatment facility and two synthetic turf fields. Campus construction required substantial earthwork and permitting, and was substantially completed in 2019.

Rutgers University, Richard Weeks Hall of Engineering – Piscataway, NJ

Landscape Architect: New 112,500-SF facility for Civil/Environmental Engineering, Electrical/Computer Engineering with a focus on wireless communication technologies and an Advanced Manufacturing Institute for Chemical and Biochemical, Mechanical and Aerospace and Industrial and Systems Engineering. Spaces will include labs, research, computer wet & dry labs, high bay lab, clean room, smart classrooms, team-based learning (TBL) lecture hall, offices, conference rooms and various collaborative spaces. Ryan was responsible for landscape architecture and construction administration.

Elmwood Community Center & Feasibility Study – West Hartford, CT

Landscape Architect for the site portion for the re-purposing of an existing school building to a community center and library. The study focused on connectivity to adjacent sites, site access, and placemaking.

Eastern Connecticut State University, Fine Arts Instructional Center – Willimantic, CT

Landscape Architect: New, approx. 136,000-SF facility to house the entire fine arts program for ECSU, including 3 theaters (1100-seat auditorium, 350-seat proscenium theatre, and 150-seat black box theatre), classrooms, faculty offices, galleries, cafe, gift shop, and student lounge. Site improvements included new drop off, performance amphitheater and creation of new campus green. Ryan was responsible for landscape architecture and construction administration. 2009 CTASLA Jury Award of Excellence.

Education

BS, Landscape Architecture and Regional Planning - University of Massachusetts, Amherst

AS, Environmental Sciences and Human Ecology - Greenfield Community College

Years of Experience: 18

Registrations and Certifications

Professional Landscape Architect: CT, RI, MA, NY

Professional Affiliations

American Society of Landscape Architects (ASLA)

Stephen R. Ulman, PE, PTOE

Senior Traffic Engineer

Steve Ulman has a unique blend of traffic signal system hardware and intersection design experience. Prior to joining Alfred Benesch & Company (Benesch), he served as a signal systems engineer with automatic Signal Division, a Mark IV Company. Steve has utilized his computer expertise to write several custom programs for traffic engineering applications. He has also assisted in the customization of Benesch's AUTOCAD environment for use in roadway and traffic design.

Mr. Ulman's work with Benesch has included providing Project Management and Project Engineering roles for traffic capacity and parking analysis, evaluation of existing signal equipment, and the design of traffic signal and geometric improvements at intersections throughout Connecticut and Massachusetts. He has experience using signal system analysis programs and has analyzed numerous signal systems, existing and proposed, in conjunction with various projects. Steve has extensive experience in performing traffic impact studies for a wide range of developments and corridor improvements, requiring both local and state regulatory agency approvals.

Mr. Ulman has extensive experience in performing traffic impact studies, requiring both local and state regulatory agency approvals for education facilities, ranging from Pre-K to Universities:

- Ansonia High School – Ansonia, CT
- Avon High School Expansion – Avon, CT
- Bennet Elementary School – Manchester, CT
- Bulkeley High School - Hartford, CT
- CREC – Academy for Advanced Design and Technology – East Hartford, CT
- CREC - Academy of Aerospace and Engineering – Windsor, CT
- CREC - Public Safety Academy – Enfield, CT
- CREC - Reggio Magnet School – Avon, CT
- Eastern Connecticut State University (ECSU) Athletic Fields – Windham, CT
- Eastern Connecticut State University (ECSU) Master Plan Traffic Study – Windham, CT
- East Hartford / Glastonbury Magnet School – East Hartford, CT
- East Haven High School – East Haven, CT
- East Lyme Middle School – East Lyme, CT
- Ellsworth Avenue Elementary School – Danbury, CT
- Helen Keller Middle School Expansion – Easton, CT
- Kaynor Technical High School – Waterbury, CT
- Naugatuck Valley Community College – Waterbury, CT
- Newtown High School - Newtown, CT
- North Attleboro Middle School – North Attleboro, MA
- Northampton High School – Northampton, MA
- Norwalk Community College – Norwalk, CT
- Plymouth Middle School – Plymouth, MA
- Public Safety Academy – Enfield, CT
- Quinebaug Regional Tech Park – Putnam, CT
- Quinebaug Valley Middle College High School – Plainfield, CT
- Silas Deane Middle School – Wethersfield, CT
- Simsbury High School – Simsbury, CT
- South End Elementary School – Southington, CT
- Southern Connecticut State University (SCSU) Dormitory Addition – New Haven, CT
- Southern Connecticut State University (SCSU) Master Plan Traffic Study – New Haven, CT
- Southern Connecticut State University (SCSU) Parking Study – New Haven, CT
- Talmadge Elementary School Site Circulation Study – Springfield, MA
- Torrington High/Middle School - Torrington, CT

Education

BEEE - Manhattan College

Years of Experience: 42

Years with Benesch: 27

Registrations and Certifications

Professional Engineer: CT
(#0018591), MA (#48468)

Professional Traffic Operations
Engineer (PTOE) Certificate No:
2699

David A. Caricchio, LS

Senior Surveyor

As Senior Surveyor in Benesch's Glastonbury, Connecticut Office, David Caricchio, serves as project manager for all of our surveying projects. A licensed professional Land Surveyor in Connecticut and Maine, he has over 30 years' experience in the field. Along with providing client liaison and overseeing the survey team, Dave's expertise encompasses ALTA/ACSM, bathymetric, boundary, record, topographic, landfill, utility, wetlands location, and G.P.S. surveys; aerial photogrammetric control; construction layout; condominium plans; environmental land use restriction plans (ELUR); easement plans; land records research; legal descriptions, and right-of-way and taking plans. He is proficient in all phases of field and office survey work as well as with survey instrumentation, G.P.S equipment, robotic totalstation, data collectors, and with Civil 3D software.

Bristol Memorial Boulevard School – Monument Relocation – Bristol, CT

Senior Surveyor: The City of Bristol enlisted Benesch due to its connection with the engineering for the school project for the relocation of the existing USGS monument. Benesch performed an initial verification survey and will perform the final coordination with USGS once the final monument is installed.

Torrington High School – Torrington, CT

Senior Surveyor: The high school campus proper (35 acres) as well as approximately 15 acres of off-site land was utilized for improvements associated with the new high school. The survey included A2 boundary, topographic, and utility research, as required for local/state permitting and construction.

Annie Fisher Baseball, Football and Soccer Development Plan – Hartford, CT

Senior Surveyor: Benesch services included a Boundary and Topographic Survey of the existing natural grass football field and grading and drainage improvements to support the new synthetic turf baseball, football and soccer complex with additional site features. Local permitting included Floodplain, Inland Wetlands and Planning & Zoning commission review. Dave provided oversight of all surveying efforts associated with the project.

Bulkeley High School Renovate as New – Hartford, CT

Senior Surveyor: Benesch, working in association with the S/L/A/M Collaborative, is providing survey and civil engineering services for this \$149 million renovate-as-new educational facility. Dave oversaw a boundary and topographic survey for the entire 20-acre parcel, along with an interior floor slab and pool deck survey. Underground utility location and utility research and field location of all site amendments was also provided. Benesch performed an A2/T2 topography and boundary survey of the 20-acre school site which included: buildings, utilities and all topographic features. The survey also included interior floor elevations of a significant portion of the building to check against slab settling. Benesch utilized an underground-utility, local subconsultant to determine the exact depth and location of all utilities.

Smalley Elementary School – New Britain, CT

Senior Surveyor: Benesch performed a boundary and topographic survey for this newly renovated elementary school. Located in an urban, residential neighborhood, the design consisted of site improvements for the full renovation of the 80,000 SF existing facility and a 25,000 SF addition. Benesch developed the site grading and drainage plan for the renovated school and parking areas. Engineering services also included utility design, erosion and sedimentation controls, and traffic engineering. Services were provided in association with architect, Kaestle Boos Associates, Inc.

Education

Associate of Science,
Architectural and Civil Drafting
and Design, Porter and Chester
Institute

Years of Experience: 36

Registrations and Certifications

Professional Land Surveyor:
Connecticut (#LSX.0070036);
Maine (2265)

Field Survey Technology Equipment

- Trimble S6 Robotic Total Station
- Trimble G.P.S. R10 GNSS Receiver
- Civil 3D 2014

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Education

Platt Vocational Technical School
Architectural Construction, 1981

Business Administration,
University of New Haven, 1994
Masonry Design and Construction, 1997
Masonry Design and Construction, 1998
American Concrete Institute Cert., 2000

Affiliation

American Society of Civil Engineers
American Institute of Steel Construction,
Professional Member
American Concrete Institute
American Institute of Architects,
Affiliate Member
Connecticut Building Congress,
Board of Directors

ALFRED D. LOMBARDI, JR. President

Al Lombardi is positioned as President of the firm with over 35 years of experience in design, document preparation and site inspections. Mr. Lombardi's project experience ranges from residential buildings to multi-million-dollar facilities, including projects in both the public and private sectors.

East Greenwich Community Center
Greenwich, CT

New Construction

Meriden Public Library
Meriden, CT

Additions / Renovations

**H. Smith Richardson
Golf Course Clubhouse**
Fairfield, CT

New Construction

Darien Public Works Garage Complex
Darien, CT

Additions / Renovations

Blackstone Library
Branford, CT

Additions / Renovations

Somers Library
Somers, CT

Additions / Renovations

New Haven Public Works Garage
New Haven, CT

Additions / Renovations

Old Saybrook Town Hall
Old Saybrook, CT

Evaluation of Structure

New Haven City Hall
New Haven, CT

Restoration

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Registration

Connecticut
Massachusetts
New Hampshire
New York
Vermont
Maine
Pennsylvania
Virginia
Maryland
North Carolina

Education

Naugatuck Valley Community College
AS - CADD/Design Engineering
Technology

Central Connecticut State University
BS Civil Engineering

Professional Organization

American Institute Steel of Construction
Connecticut Structural Engineering Coalition

PAUL J. SHEEHAN, P.E. Vice-President

Paul Sheehan is positioned as Vice President with the firm with 25 years of experience in design, document preparation and site inspections. Mr. Sheehan's project experience ranges from multi-story residential buildings to multi-million-dollar educational facilities, including projects in both the public and private sectors.

Northwest Hills Regional Animal Facility
Harwinton, Connecticut

New Construction

Heminway Municipal Complex
Watertown, Connecticut

Renovation

Prosser Library
Bloomfield, CT

New Construction

Belden Public Library
Cromwell, Connecticut

Additions / Alterations

**H. Smith Richardson
Golf Course Clubhouse**
Fairfield, CT

New Construction

Darien Public Works Garage Complex
Darien, CT

Additions / Renovations

East Haddam Town Hall
East Haddam, Connecticut

Renovation

**Middletown Senior and Community
Center**
Middletown, Connecticut

Additions / Renovations

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Education

University of Hartford
BS Civil Engineering

University of Hartford
Master of Engineering

Luigi V. Peronace Project Manager / Senior Engineer

Luigi Peronace is positioned as a Project Manager / Senior Engineer with the firm, with 18 years of experience in design, document preparation and site inspections. Mr. Peronace's project experience includes analysis, design, inspection and management of commercial, residential and telecommunication projects, with extensive knowledge in existing structural investigation, renovation and rehabilitation.

Dan Cosgrove Animal Shelter
Branford, Connecticut

Addition / Alterations

Hole In The Wall Gang Camp
Ashford, Connecticut

New Construction

**Boys & Girls Village
Upper School Expansion**
Milford, Connecticut

Addition

Meriden Public Library
Meriden, CT

Additions / Renovations

**New Britain Senior Center
Health Annex**
New Britain, CT

Additions / Renovations

Darien Public Works Garage Complex
Darien, CT

Additions / Renovations

Pan American Consulting Services, LLC



Who are we:

Lead Estimator Civil, General, Mechanical / Owner—Thomas C Hardin C.P.E. LEED / AP

Tom contributes 25 years' experience in the construction industry with significant expertise in estimating and pre-construction. The majority of his career has consisted of primarily Pre Construction Services and client collaboration. Tom gained experience in this Capacity during his 18 years with a \$300M Construction Management firm, prior to starting his own consultancy. As Director of Estimating for this firm, he was known for his hands-on technical knowledge and ability to lead Designer / Owner teams through the design and procurement process, ensuring all parties stayed focused and on budget. Tom has led the process from feasibility studies, proforma analysis through design and bidding. Many years heading up the Procurement for both Negotiated and Hard Bid work has provided him the opportunity to understand the importance of Schedule, Logistics and project general conditions requirements.



Bachelors of Science, Construction Engineering, Roger Williams University, Bristol RI
Certified Professional Estimator 2004—American Society of Professional Estimators
LEED AP—US Green Building Council 2009

Electrical Estimator—Michael Ouillette

Michael contributes 40 years' experience in the construction industry with significant expertise in Electrical estimating and pre-construction. Michaels experience includes Electrical projects in excess of \$30M and he currently spends some of his time working directly for one of the largest Electrical Contractors in New England, This daily participation in the Industry allows Michael to keep a pulse on the current trends and market conditions..



Business Degree in Business Administration from Husson College, Bangor ME
Licensed Journeyman Electrician in MA, ME, NH, VT, CT, RI & MD

3

Team Experience

FIRM PROFILE



SP+A is an award-winning, integrated architecture, engineering, and interior design practice. We value project opportunities that make a positive impact in the community whether its preserving a treasured historic building, creating a state-of-the-art learning facility, modernizing workspaces, or designing public safety and civic projects including libraries, senior/community centers and municipal buildings.

We share a vision that combines design excellence and innovation with tested processes to meet the needs of our projects. Projects include new construction, renovate-as-new, expansion, repair and renovation, code conformance improvements, HVAC and electrical system design, window, door and roof replacements and more.

Advanced technologies are fully integrated in house to enhance both design and construction and the firm is committed to sustainability and LEED-inspired design solutions that are environmentally responsive and resource efficient.

The firm is a team of dedicated individuals working together to achieve excellence in architecture, engineering and design. Over the past three decades we have grown organically working on new projects and challenges and adding new staff with the skills, experience and expertise our projects need.

SP+A has earned the trust of many of our clients who have returned to us to provide design services for multiple projects. We are proud of the impact our projects have on the communities in which we all work and live.

Year Established: 1991

Total Staff: 52

Principals

Dean A. Petrucelli, AIA, President
David J. Stein, AIA, Vice President
Robert R. Banning, PE, Principal
Amanda M. Cleveland, NCIDQ, Principal
Christopher T. Nardi, AIA, Principal

Design Awards

High Watch Recovery Center, Kent, CT
Eastern CT Fire Training School, Willimantic, CT
James Blackstone Memorial Library, Branford, CT
West Shore Middle School, Milford, CT
Enfield High School Additions and Renovations
Fire Headquarters, Branford, CT
Fire Station #5, East Hartford, CT
Stratfield Elementary School, Fairfield, CT
Fire Headquarters, Woodbridge, CT

Historic Preservation Awards

James Blackstone Memorial Library, Branford, CT
The Ferguson Library, Stamford, CT (2)
First United Church of Christ, Milford, CT

LEED Accredited Projects

Fire Station #5, East Hartford, CT (Gold)
Eckersley Hall Senior Center, Middletown, CT (Silver)
Fire Headquarters, Branford, CT (Silver)
QVCC Advanced Manufacturing Facility, Danielson, CT

Architecture

Feasibility Studies & Building Assessments
Design (new construction/renovation)
Historic Preservation & Adaptive Reuse
Specifications
Construction Administration
Grant Assistance

Engineering

Mechanical and Electrical
Plumbing/Fire Protection
Geothermal & Photovoltaic System Design
Energy Analysis and Audit
Life-Cycle Analysis
Utility Rebate Assistance

Interior Design

Space Planning
Programming
Casework Elevations and Detailing
Floor Pattern Planning
Finish Selection (paint, flooring, ceilings)
FF&E Inventory & Specification

STRATFORD, CT
Animal Respite and Control Facility



This new facility includes indoor space and 2,800 square feet of outdoor runs. There are 30 state-of-the-art indoor kennels, including quarantine kennels. Also included in the facility is a cattery totaling 320 square feet.

A state-of –the-art kitchen preparation area, community room, staff offices, as well as an observation room were included in the design.

The facility is a one story masonry facility, with ample parking for 23 automobiles including handicap vans.

The landscaping includes indigenous plant material in an effort to promote a sustainable and environmentally friendly design. The site planning also included a low impact storm drainage system including impervious asphalt pavement.

The Animal Shelter property has been integrated into the Town's Green Way project.

Project Size: 8,800 s.f.
Construction Cost: \$2.2 Million
GC/CM: Olympus Construction
Completion: 2011

STRATFORD, CT
Animal Respite and Control Facility



CORNWALL, CT
Little Guild Animal Shelter



Project Size: 9,000 s.f.
Construction Cost: \$4.9 Million
GC/CM: Burlington Construction
Completion: 2025

For more than 60 years, The Little Guild has been dedicated to rescuing, healing and individually nurturing homeless dogs and cats.

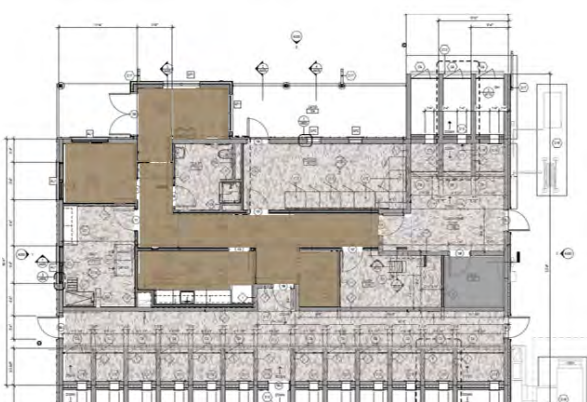
This new single-story animal shelter will replace the existing facility which will be kept operational during construction and demolished after the new facility is built. A number of fundraising campaigns and events have been ongoing throughout the design process.

The new design allows for quarantining capabilities for both dogs and cats, allowing the organization to take in more surrenders, aid more local shelters, and protect the dog and cat population at the Little Guild.

The kennels incorporate noise reduction and air filtration capabilities and the cat rooms will have increased space, outdoor windows and a catio allowing for outdoor enrichment.

A new large community room will make possible increased offerings of events for pet owner support, pet health, training, animal welfare education, and volunteer opportunities.

MONTVILLE, CT
Animal Shelter



Four sites were evaluated for construction of a new animal control facility.

Designs for the new facility include the following:

- Administrative office
- “Meet and greet” area for public
- Small staff kitchenette
- 12 kennels for dogs
- 2-3 quarantine kennels
- Cattery – space for 20 cages
- Washroom (dog wash tub)
- Storage rooms
- Indoor/outdoor kennel runs

Sound dampening and acoustic control will be especially important inside the building.

Project Size: 2,775, s.f.
Construction Cost: \$2.7 Million
GC/CM: Orlando Annulli & Sons
Completion : 2025

TORRINGTON, CT
Northwest Hills Regional Animal Shelter

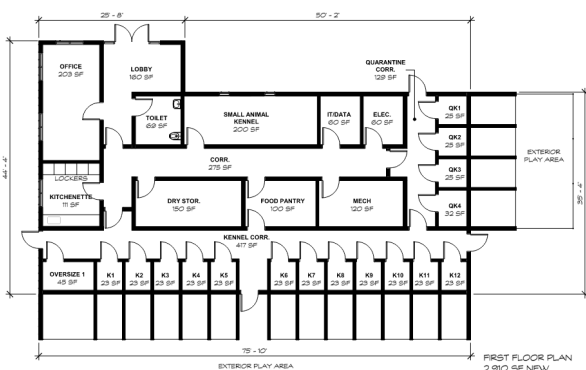


The Northwest Hills Council of Government (NHCOG) is comprised of twenty-one municipalities in northwest Connecticut. A new animal shelter was designed to serve Torrington, Litchfield and Goshen.

The project site is home to a 744 s.f., 50-year old shelter building that has been demolished. Designs have been completed for a new facility that includes 20 dog kennels/runs and 20 cat condos within a 3,454 s.f. building with an alternate design for an additional 5 or 10 additional dog kennels/runs.

The project received funding and grants in 2022 including \$1 million in ARPA money.

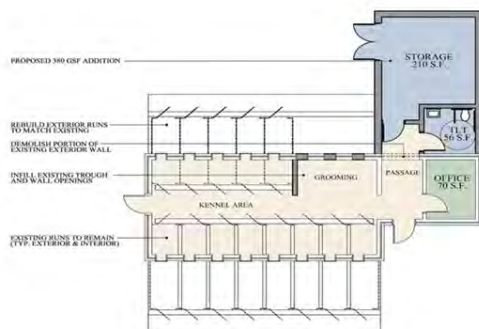
Project Size: 3,454 s.f.
Construction Cost: \$2.7 Million (\$1M from ARP)
GC/CM: Lawrence Brunoli, Inc.
Completion: 2023



The three options considered minimal renovations, renovations and a small 250 s.f. addition, and a 2,910 s.f. new facility.

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ANSONIA, CT
Animal Shelter Expansion



The existing animal control facility, built in the late 1960's, is a 780 s.f. masonry facility lacked many of the amenities common to modern animal control facilities.

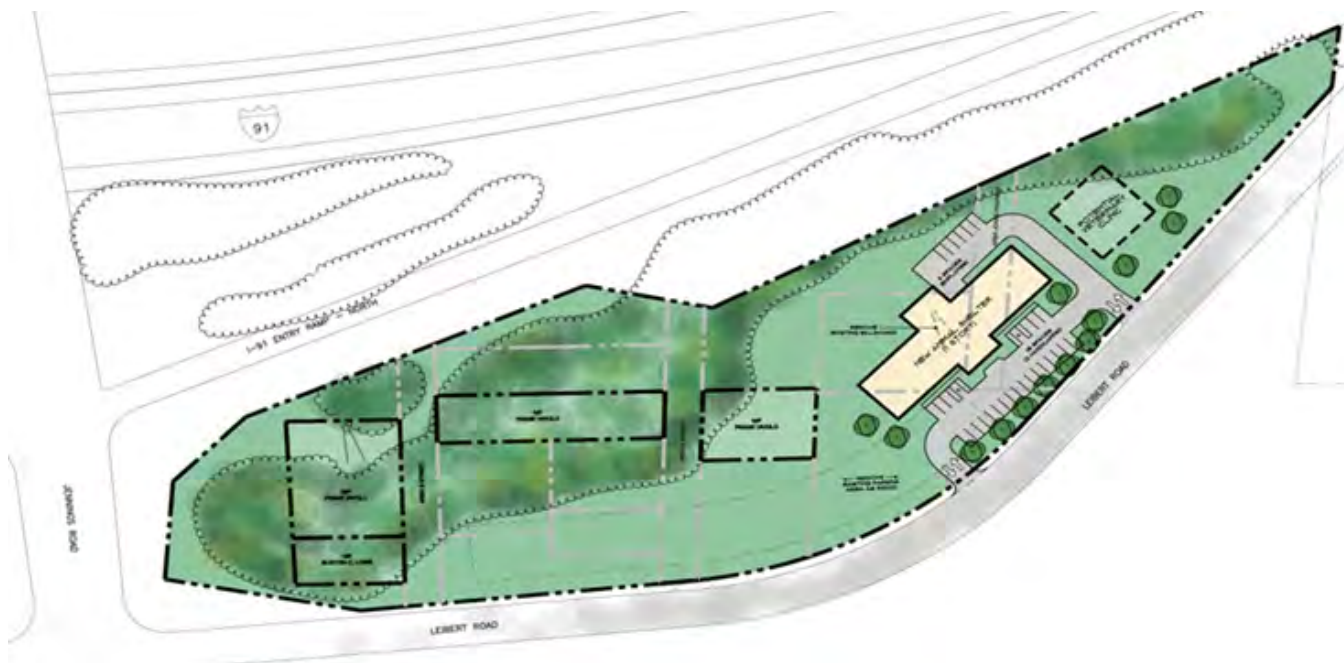
Specifically, the facility did not have any toilet or bathing facilities, dedicated office space, animal grooming or exam areas, or adequate storage space. There had been a few minor improvements over the years however the infrastructure and layout of the facility was insufficient and does not meet the Connecticut General Statutes for Dog Pound Regulations. The most significant violations in the facility were undersized dog runs and dog pens and the lack of functional mechanical ventilation.

Architecture and engineering design services were provided for an addition and renovation to the existing facility that includes dedicated storage and toilet facilities, renovations of the existing smaller, storage/office into a solely purposed office, and removal of (3) dog runs that were not currently in use for future use as a dog washing/grooming area. Improvements to the electrical and mechanical ventilation requirements were also part of the design.

Project Size: 380 s.f.
Construction Cost: \$100,000
GC/CM: Total Interiors, LLC
Completion: 2016

Reference: Sheila O'Malley
Director Economic Development
somalley@ansoniac.org; 203-922-3942

HARTFORD, CT
CRCOG Animal Shelter Site Assessment Study



The firm was commissioned by the Capital Regional Council of Governments (CRCOG) to analyze three sites in the greater Hartford area (East Hartford, Manchester and South Windsor), and to assess the feasibility and costs associated with providing a new animal shelter facility at each of these potential sites.

Floor plans, site plans and conceptual cost estimates were developed along with a list of advantages and disadvantages associated with developing each site.

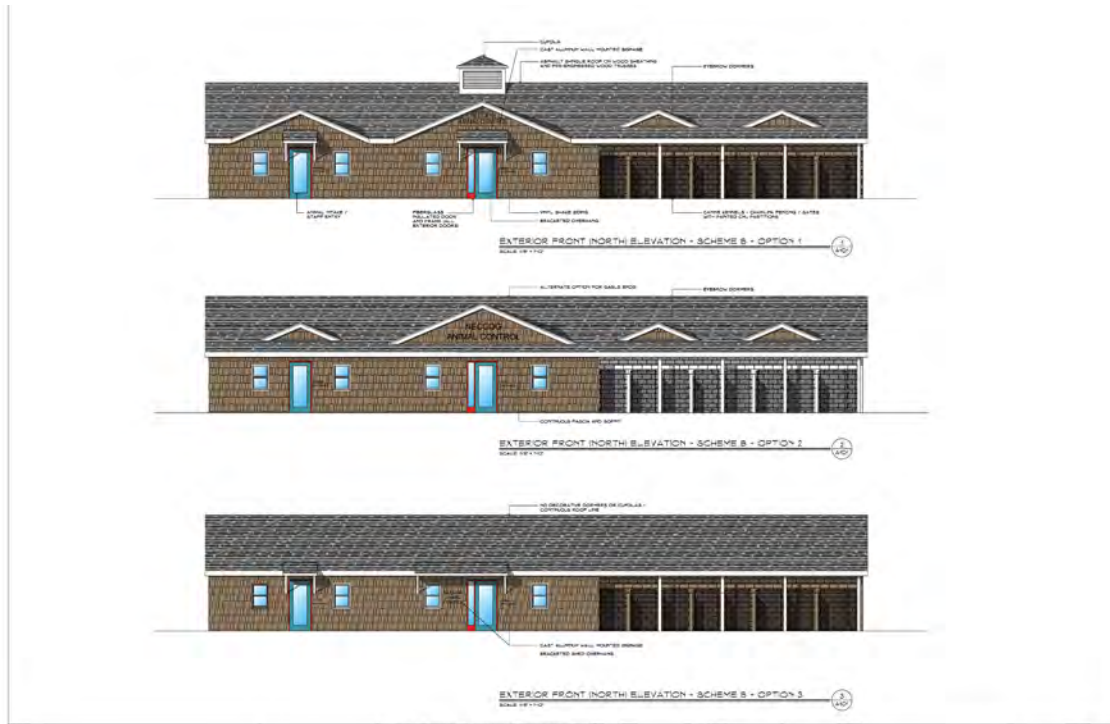
The findings were summarized in a report and incorporated into an overall site scoring evaluation, taking into account site development and demolition costs, potential hazardous materials, and environmental impacts, among others.

Three different building designs and cost estimates were developed for the buildings and the sites.

Project Size: 12,000 s.f.
Construction Cost: \$4.8 - \$5.2 Million (expected)
Completion: 2010

Reference: Cheryl Assis
Director of Public Safety & Homeland Security
cassis@crcog.org; 860-724-4271

KILLINGLY, CT
NECCOG Animal Shelter Design Study



NECCOG operates a regional animal services program for the towns of Brooklyn, Canterbury, Chaplin, Hampton, Killingly, Pomfret, Putnam, Sterling, Voluntown and Woodstock.

The existing animal shelter facility is not fully compliant with all State animal shelter codes and did not meet the full needs of the regional program.

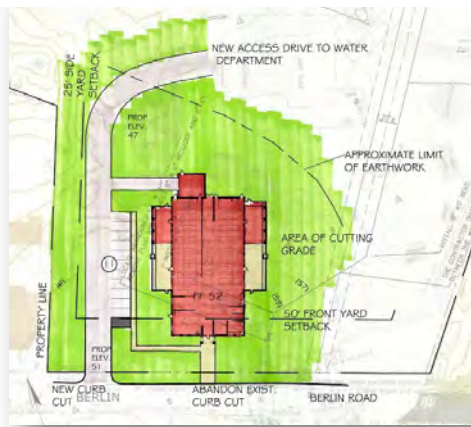
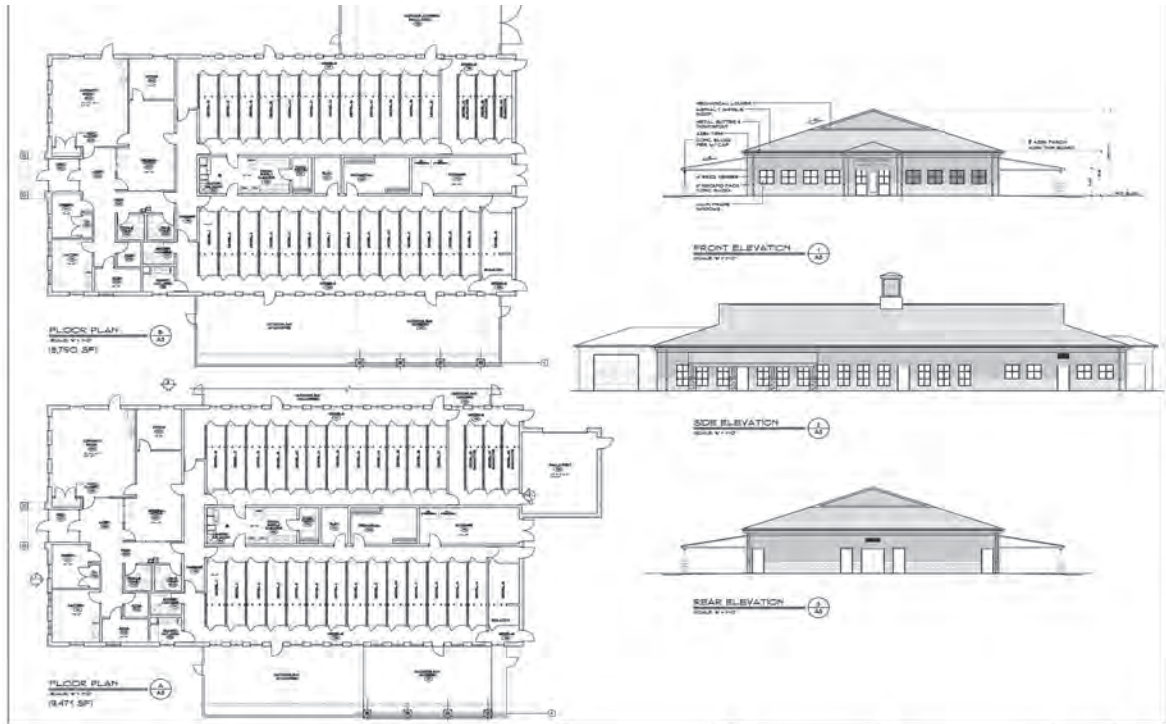
Proposed facility modifications include a regional cattery for up to 75 cates, a quarantine room for up to 12 cats and an isolation room for cats first entering the facility. The cattery includes proper housing, communal viewing/play area, health/wellness care and adoption facilities.

The facility also includes an adoption room. Currently, the facility has no indoor place dedicated to adoptions of dogs or cats. Additionally, this proposal would add four isolation kennels for dogs first entering the facility (minimizes disease transmission) and a bathing/examination room to improve animal health and presentation. New ventilation systems are also proposed to enhance air quality for the animals.

Project Size: 3,912 s.f.
Construction Cost: \$1 Million
Completion: 2018

Reference: John Flichak, Executive Director
jflchak@neccog; 860-774-1253 x 14

MIDDLETOWN, CT
Animal Shelter Conceptual Design Study



Conceptual design services were provided to the City for a new animal control facility to serve several surrounding towns.

Working with the Animal Control Officer and the Police Division Commander, three conceptual design options were prepared based on the programming and building space needs for the new shelter.

In addition to the dog kennel, cat cages and quarantine cages, and covered dog runs, some of the other features included a sally port, community space and emergency generator backup.

Many of the features between options were interchangeable such as building materials and space sizes. Similarly, some program spaces, such as kennel size and construction remained consistent throughout all options.

The City ultimately chose to lease a former pet daycare facility for their new shelter.

Project Size: 7,473 s.f. – 9,499 s.f.
Construction Cost: \$2.1 Million - \$3.9 Million
Completion: 2016
Reference: Gail Petras, Animal Control Officer
gpetras@middletownpolice.com; 860-638-4030

NEW HAVEN, CT
Animal Shelter Addition and Renovations



The New Haven Animal Shelter is the second-largest municipal animal shelter in the state, attracting 3,200 visitors annually and taking in about 1,400 dogs and cats every year. The shelter is supported by 35-40 members of the Friends of the New Haven Animal Shelter who regularly volunteer at the facility.

The shelter building, located on Fournier Street, had not had a major renovation since the mid-1980s and was in dire need of an upgrade. A \$95K grant was awarded by the John T. and Jane A. Wiederhold Foundation which is part of the Torrington-based Northwest Connecticut Community Foundation. Additional funds to complete the renovation were provided by the Friends of the New Haven Animal Shelter organization.

Renovations included a new reception area, new personnel office, space for a new cat facility and an enclosure to the pen used when folks visit animals. The existing reception area was turned into a spacious new cat room named after the Wiederhold Foundation. The new room gives prospective owners more space to mingle with the felines. The former cat room was expanded into a courtyard to make a new welcome desk. Noise abatement features improve conditions for the animals. New mechanical and electrical systems serve the new spaces to accommodate current and future computer setups. The improvements make the shelter more welcoming and less stressful for the animals.

Project Size: 118 s.f.
Construction Cost: \$200,000
GC/CM: Total Interiors, LLC
Completion: 2017

WATERBURY, CT
Regional Animal Shelter Design Study



Project Size: 8,413 s.f.
Construction Cost: \$3 Million
Completion: 2013

The Naugatuck Council of Governments (NVCOG) serves the communities of Beacon Falls, Bethlehem, Middlebury, Naugatuck, Prospect, Southbury, and Woodbury, Connecticut.

A feasibility study and preliminary designs were completed for a new regional animal shelter serving seven towns in the Central Naugatuck Valley region.

The study included an analysis of all existing shelters. It then compared human populations, impound statistics, space needs and projections to determine the most centralized location for the new facility.

This proposed facility provides for a cattery and 44 interior dog runs, public visitation and viewing of animals, and office/support space for staff.

An analysis of management structures and staffing requirements also helped the agency determine the most effective option.

WOODBIDGE, CT
Animal Shelter Addition and Renovations



A regional animal control facility located in Woodbridge serves the communities of Woodbridge, Bethany and Seymour.

The physical shelter was in need of renovation and expansion to address the increased need for impound services.

Conceptual planning and design services were provided to modernize the outdated facility and expand the capacity both inside and in the outdoor pen area.

The project was partially funded by a \$400K state Small Town Economic Assistance Program (STEAP) grant and the firm provided additional grant research and fundraising assistance.

Project Size: 3,454 s.f.
Construction Cost: \$400,000
GC/CM: Total Interiors, LLC
Completion: 2019

VALUE FOCUSED.

COMMUNITY MINDED.

QUALITY DRIVEN.

Serving a broad range of markets, Benesch is committed to enhancing infrastructure and communities across the country.

Roads, bridges, schools, parks and airports are just a few examples of where you can find our work. Through planning, engineering and design, we create spaces and provide connections in ways that make a difference. We exercise innovation whenever possible and resist relying on how things have been done before.

Since our founding in 1946, Benesch has grown into a mid-sized firm nimble enough to remain responsive to client needs, yet large enough to offer exceptional bench strength.

Today, we are ranked among the Top 500 Design Firms in the country by Engineering News-Record.



WHAT WE DO



Site Development



Land Survey



Roadway



Municipal



Landscape Architecture



Drainage Design



1,000+ EMPLOYEES | 46 LOCATIONS | 20 STATES | 1 TEAM

We routinely tap into our firm's high-level expertise to solve project challenges for clients across the country. Each of our offices benefit from the wealth of engineering, design and planning resources of the combined Benesch Team. Through proactive knowledge sharing, state-of-the-art communications technology and work sharing, we turn our nationwide capacity and expertise into high-value solutions for local infrastructure challenges.

Glastonbury Animal Shelter

Town of Glastonbury



Eastern Elevation - Entrance*

Background: The existing town animal shelter, located on the high school property, was built in 1969 and was insufficient for the required program. The facility was outdated and in need of an upgrade. A new replacement shelter will be built in the same location and will include all code required features relative to animal shelters. The new facility will provide office space, storage, restrooms and other related spaces. Security, cameras, electronic access and data are also included.

Scope: Benesch performed site design and permitting, including building layout, parking/access drive layout, grading, drainage and utilities. Site design included pedestrian connection, accessibility and fencing. Stormwater design included adherence to the applicable DEEP stormwater quality treatment requirements and town MS4 and peak-flow reduction requirements. Utility design included connection to public water, sewer, gas and electric.

Benesch also provided permitting services through the town, including wetlands and special permitting.

Key Issues

- Permitting
- Green design
- Full site design

Dates of Service

07/2022 - Ongoing

Project Cost

\$1M



Southern Elevation - Kennel Access*

**Renderings by Friar Architecture*

Little Guild Animal Shelter

Town of Cornwall, CT



Rendering by Silver Petrucelli

Background: The Little Guild Animal Shelter, in Cornwall, CT, is dilapidated and in need of replacement. The existing site contains significant topographical challenges and sits adjacent to an open space reserve as well as a river.

Scope: The project required extensive feasibility studies and planning to determine whether a new building or a building renovation would be appropriate. After it was determined that a new building was required, Benesch coordinated with the architect to create multiple iterations and determine the most efficient configuration, layout and placement of the building on the site.

Benesch performed full site design services, including parking/site drive design, pedestrian sidewalks, grading, drainage, erosion control and site demolition.

Benesch also coordinated with the following agencies to obtain the required land use permits:

- Cornwall Inland Wetlands & Watercourse Commission – Wetlands Permit
- Cornwall Planning & Zoning Commission – Site Plan/Special Permit
- Torrington Area Health District – Septic Permit.
- CTDOT – Encroachment Permit

FEMA flood mapping indicated the site was partially in a floodplain. As part of the permitting process, Benesch navigated the local flood zone requirements to ensure compliance. Benesch also provided site and septic design for a temporary off-site location for the animal shelter to operate during construction of the new building.

Key Issues

- Septic Design
- Water Well Design
- Permitting
- Site Design

Dates of Service

08/2022 - Ongoing

Project Cost

\$5M

Bristol Memorial Boulevard Intradistrict Arts Magnet School

Bristol, CT



Background: Originally constructed in 1921, the Memorial Boulevard School is a landmark 96,000 square-foot building in the heart of downtown Bristol. The former school is an iconic building situated on the Memorial Boulevard Park which serves as the gateway to the City center. The City of Bristol revived this vacant four-story facility – formerly Bristol High School – into a performing arts magnet school for grades 6-12. Benesch worked association with the architect to provide site/civil engineering services for the school.

Scope: The historic school, at the intersection of Willis and South Street and Memorial Boulevard, was fully renovated and had a 23,010 SF addition added, while maintaining the aesthetics of the historic building and accommodating the needs of the new school program.

Willis Street was discontinued and merged with the school property to provide the necessary setbacks for the building addition. Located within the 100 year and 500 year floodplains of the Pequabuck River, the project required substantial local and state permitting. Benesch prepared the Flood Management Certificates and obtained all the permits from CT DEEP and the City of Bristol. Civil engineering services also included site grading and drainage plans, traffic analysis, utility design (water, storm drainage, natural gas, electric), and erosion and sedimentation control design.

Unique Features: The building accommodates a peak enrollment of 525 students. Along with traditional classroom spaces, the new school features: a 900-seat theatre, black box performing area, athletic fields (baseball/softball and soccer/lacrosse) with new parking areas separating parent drop off with bus drop off areas.

Benesch also incorporated the master plan for the entire park area, including the addition of bicycle shared lanes within the Memorial Boulevard.

Key Issues

- Flood management
- Roadway discontinuance
- Drainage
- Utilities
- Traffic engineering
- Grading
- State and local permitting
- Historic building

Dates of Service

2020 - 2022

Project Cost

\$54,000,000



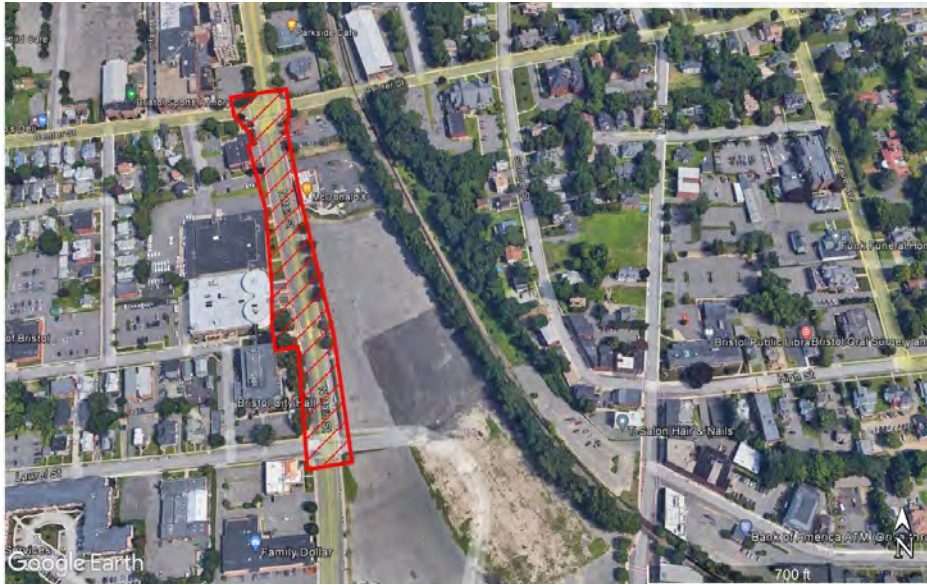
900-seat theatre



Black box performing area

North Main Street Streetscape

City of Bristol, CT



Background: The next step in the Bristol’s revitalization efforts, the North Main Street Streetscape project spans 2,000 linear feet from Center Street to School Street. The area serves as the nucleus of the city, encompassing City Hall, the police station, the post office, and the fire station. The Benesch team’s involvement with several previous projects, including the renovation of City Hall, paved the way for selection.

Scope: Full boundary, topographic, and utility surveys are being performed to identify rights-of-way, easements, and unresolved conflicts. A Traffic Impact Study—comprised of turning movement, pedestrian, and traffic counts at four (4) intersections and capacity analyses for existing and post development conditions—is being prepared. A Preliminary Engineering Report, including a conceptual budget, schedules for design, bidding and construction, and recommendations for mitigating areas of concern, is being developed.

Benesch is preparing plans and details for roadway/streetscape; drainage and utility; pavement markings and signage; lighting; maintenance and protection of traffic; landscaping; quantity takeoffs and cost estimates. We are also developing a Public Outreach Program to fully understand and implement stakeholder concerns into the design.

Unique Features: Design elements will include lighting, brick, and furniture elements that are aesthetically and functionally similar to those utilized on other projects in the immediate vicinity. Work for this streetscape project will be coordinated closely with the City’s other ongoing streetscape projects and their various design consultants.

Key Issues

- Survey
- Roadway/Streetscape Design
- Traffic Impact Study
- Maintenance & Protection of Traffic
- Lighting Design
- Landscaping
- Public Outreach Program

Dates of Service

11/22-Present

Project Cost

\$1,225,000

Client Reference

Raymond Rogozinski
City of Bristol
City Hall
111 N Main Street
Bristol, CT 06010
P: 860-584-7086
E: raymondrogozinski@bristolct.gov



Design Elements to be utilized in North Main Street design.



Center Mall property.



MICHAEL HORTON
ASSOCIATES, INC.

Consulting Structural
Engineers

780 East Main Street
Branford, CT 06405

phone
203.481.8600

mha-eng.com

FIRM DESCRIPTION

MHAI provides consulting structural engineering services to architects, owners and developers as part of its basic practice. Our firm has earned a reputation among our clients for their ability to produce sensitive structural designs that respond to the needs of the individual client. Utilization of the latest design and building information modeling (BIM) software allows our staff to provide effective and accurate design solutions. Projects vary in size from investigations to large construction projects including PreK-12 educational, university, commercial, manufacturing, institutional, performing arts and residential facilities.

The firm's excellence as structural consultants has been recognized on numerous award-winning projects.

Fairfield University, Bellarmine College
Bridgeport, Connecticut

- *CBC Higher Education - Small Award of Merit*

**Southern Connecticut State University
Health & Human Services Building**
New Haven, Connecticut

- *Outstanding Design Award*
- *American School & University Architectural Portfolio's*
- *Finalist - Learning Category*
- *Fast Company Innovation By Design*
- *Building of the Year Award*
- *Archello's Long List for University*
- *Honorable Mention*
- *Chicago Athenaeum's American Architecture Award*

Bergami Hall, University of New Haven
West Haven, Connecticut

- *ENR Higher Education/Research Award of Merit*
- *AIA Design Award of Merit*
- *CBC Project Team Award of Merit*

Cadence on Canal
New Haven, Connecticut

- *CBC First Place Large Multi-Family / Mixed Use*

Mansfield Elementary School
Mansfield, Connecticut

- *AIA Connecticut Design Excellence Award*

Meriden Public Library
Meriden, Connecticut

- *AIA Connecticut Design Award*
- *Crew CT Blue Ribbon Award - Best Specialty Project*

BioHaven

Philadelphia, Pennsylvania

- *ENR Interior / Tenant Improvement Award of Merit*

**Connecticut Children's Westport
Pediatric Specialty Care Center**
Westport, Connecticut

- *CBC Healthcare Small Team Award of Merit*

Rowland Technologies
Wallingford, Connecticut

- *CBC Large Commercial / Industrial Project Team Award*

Ronald McDonald House of Connecticut
New Haven, Connecticut

- *ENR Residential / Hospitality Award of Merit*
- *CBC New Construction Award of Merit*

**Fairfield University Marion Peckham Egan
School of Nursing and Health Studies**
Fairfield, Connecticut

- *CBC Major Renovation / Expansion Award of Merit*
- *ENR Higher Education / Research Award of Merit*

Fairfield University Recreation Complex
Fairfield, Connecticut

- *CBC Major Renovation / Expansion Award of Merit*

New Lebanon Elementary School
Greenwich, Connecticut

- *AIA Design Award of Merit*

John F. Kennedy Middle School
Enfield, Connecticut

- *CBC First Place Large K-12 Project Team Award*

**Engineering & Science University
Magnet School**
West Haven, Connecticut

- *CBC K-12 Project Teamwork Award of Merit*

Sandy Hook Elementary School
Newtown, Connecticut

- *ENR Best K-12 Education Project AIA*
- *Connecticut Design Award*
- *CBC K-12 Project Teamwork Award*

Guilford High School
Guilford, Connecticut

- *AIA Connecticut Design Award*

Enfield High School
Enfield, Connecticut

- *ENR K-12 Education Award of Merit*

Emergency Department at Bristol Hospital
Bristol, Connecticut

- *CBC First Place Large Healthcare Project Team Award*
- *ENR Healthcare Division Award of Merit*

James Blackstone Memorial Library
Branford, Connecticut

- *CBC First Place Small Civic Project Team Award*
- *Connecticut Preservation Award of Merit*

West Shore Middle School
Milford, Connecticut

- *CBC K-12 Project Team Award of Merit*



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Engineers

780 East Main Street
Branford, CT 06405

phone
203.481.8600

mha-eng.com

REPRESENTATIVE MUNICIPAL FACILITY PROJECTS

Dan Cosgrove Animal Shelter Branford, Connecticut	Addition / Alterations
Northwest Hills Regional Animal Facility Harwinton, Connecticut	New Construction
Little Guild - New Animal Facility West Cornwall, Connecticut	New Construction
Prosser Library Bloomfield, Connecticut	New Construction
East Greenwich Community Center Greenwich, Connecticut	New Construction
Killingly Community Center Killingly, Connecticut	Renovations
Madison Community Center Madison, Connecticut	Renovation
Richmond Senior Center New Milford, Connecticut	Additions / Renovations
Middletown Senior and Community Center Middletown, Connecticut	Additions / Renovations
New Britain Senior Center Health Annex New Britain, Connecticut	Additions / Renovations
Chaplin Senior Center Chaplin, Connecticut	New Construction
Cromwell Senior Center New Haven, Connecticut	New Construction
Woodbridge Community Cultural Center Woodbridge, Connecticut	Renovation
Heminway Municipal Complex Watertown, Connecticut	Renovation
Hole In The Wall Gang Camp Ashford, Connecticut	New Construction
Boys & Girls Village Upper School Expansion Milford, Connecticut	Addition
The Boys & Girls Club of Stamford Gymnasium Stamford, Connecticut	Additions / Renovations
East Haven Public Works Garage East Haven, Connecticut	New Construction
Blackstone Library Branford, Connecticut	Additions / Renovations
East Haddam Municipal Offices Moodus, Connecticut	Renovations



MICHAEL HORTON
ASSOCIATES, INC.

Consulting Structural
Engineers

REPRESENTATIVE MUNICIPAL FACILITY PROJECTS Continued

H. Smith Richardson
Golf Course Clubhouse
Fairfield, Connecticut

New Construction

Darien Public Works Garage Complex
Darien, Connecticut

Additions / Renovations

Belden Library
Cromwell, Connecticut

Addition

Somers Library
Somers, Connecticut

Additions / Renovations

Meriden Public Library
Meriden, Connecticut

Additions / Renovations

Madison Public Works Garage
Madison, Connecticut

Additions / Renovations

North Haven Public Works Garage
North Haven, Connecticut

New Construction

East Haven Public Works Garage
East Haven, Connecticut

New Construction

Great Hill Hose Company
Seymour, Connecticut

Additions / Renovations

New Haven Public Works Garage
New Haven, Connecticut

Additions / Renovations

Old Saybrook Town Hall
Old Saybrook, Connecticut

Evaluation of Structure

New Haven City Hall
New Haven, Connecticut

Restoration

Alling Memorial Golf Course
Clubhouse
New Haven, CT

New Construction

Cheshire Senior Center
Chaplin, CT

Additions / Renovations

Additional projects available upon request.

780 East Main Street
Branford, CT 06405

phone
203.481.8600

mha-eng.com

Pan American Consulting Services, LLC

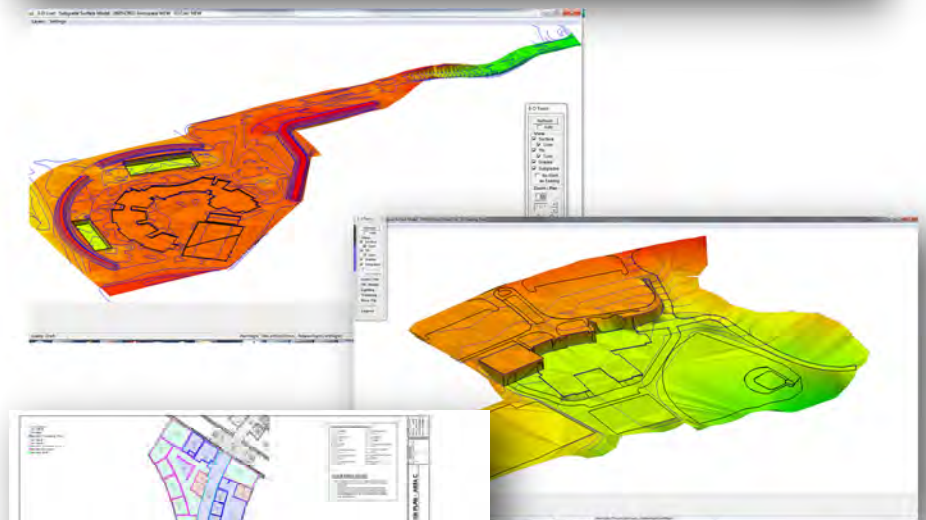
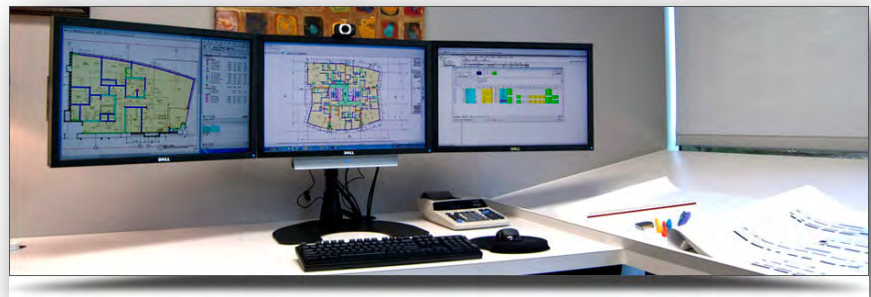


About us:

PACS has developed a reputation for providing extremely detailed cost estimates at the early stages of design, to keep the Preconstruction process on track. Our many years in the construction industry allow us to conceptualize and quantify scope that is not clear on the early level documents.

Combining the many years of experience with the technology and graphics provided by the many software systems utilized by PACS allows clear communications with the project team to collaborate and memorialize the scope of work to be priced for the project. The output and deliverables provide a format that is easy to visualize and quickly confirm scope with Design Team and Owner.

PACS utilizes a number of powerful software systems for analysis and estimating. These include OnCenter On-screen Take-off, In Site Cuts and Fills software, Timberline Estimating software, online collaboration tools, Revit and Sketchup model viewers, etc. These systems allow for accurate pricing and tracking with a robust graphics output. The graphics from these systems ensure that all items have been included in the estimate and help to relay information to the client. They can be easily archived and referenced in later design updates for comparison.



123 West Main Street
Chester, CT 06412
Phone: (860) 873.1196
E-mail: thardin@pacs-llc.net

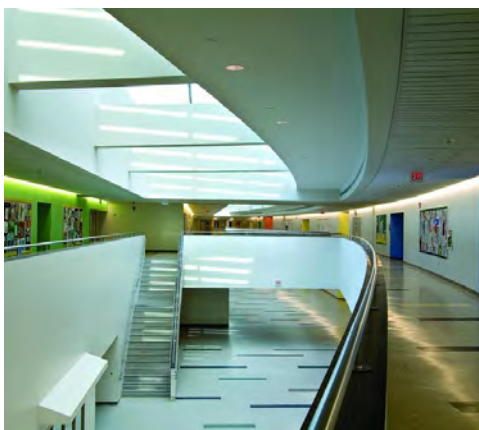


Pan American Consulting Services, LLC

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AUTODESK VIEWER



Our Experience:

- * Guilford Emergency Services Center \$3.2M
- * North Stonington Emergency Services \$5.2M
- * Darien DPW Garage Complex \$6.7M
- * Danbury Animal Control Facility \$1.8M
- * Litchfield Judicial District Courthouse \$68M
- * Simsbury Meadows Performing Arts Center \$2.6M
- * Killington Community Center, Killingly CT \$23.5M
- * CDECCA Plant Demolition \$4.5M
- * New Haven Institute Library \$5.2M
- * Farmington 1928 Building Renovations / Additions \$14.5M
- * New London Recreation & Community Center \$21.5M
- * Danbury Firehouse \$6.8M
- * Hartford Fire 5 Engine Co Renovations, Hartford CT \$4.5M
- * Bristol Fire 3 Engine Co.—Bristol, CT \$9.65M
- * Colchester Senior Center, Colchester CT \$10.5M
- * Madison Senior Center \$3.5M
- * Madison Ambulance Facility \$2.8M
- * New York Public Library Renovations \$300M
- * Shain Library Renovation, CT College \$4M

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4

Sustainable Design & ADA Compliance

Approach to Sustainable Design

SP+A is committed to designing safe, healthy and energy efficient building systems whether it is per state mandate for a public or school project or for clients seeking to embrace their environmental responsibility. We place a high priority in maintaining an active involvement in the technological development of facilities and systems that serve our projects and clients.

SP+A's alternative energy designs harness the principles of sustainability to ensure buildings operate at peak efficiency, use energy and water as effectively as possible, and are as healthful and comfortable as they can be. Our goal is to ensure your investment in alternative energy solutions is returned through operational cost savings and a healthy indoor environment. From planning through design and construction, we facilitate compliance with program requirements to achieve this certification as we have for dozens of school and municipal projects.

PROJECT EXAMPLES

(Note that **ALL** schools are CT High Performance Certified)

PROJECT	Sustainable Design Element									Energy Rebate Assistance	LEED Designation
	Geothermal	Chilled Beam	Photovoltaic	Water Harvesting (collection & reuse)	Daylight Harvesting (solar orientation)	Noise Reducing Materials	Building Management System (BMS)	Dedicated Outdoor Air System (DOAS)	Occupancy Sensors		
Radiall Corporation					■		■	■	■		
High Watch Recovery Center					■		■	■	■	■	
Middletown Senior Center	■						■	■	■	■	Silver
Branford Fire Headquarters	■		■	■	■		■	■	■	■	Silver
East Hartford Fire Station #5			■	■			■	■	■	■	Gold
Wallingford Public Schools			■				■	■	■	■	
Berlin High School		■		■	■	■	■	■	■	■	
Enfield High School		■				■	■	■	■	■	
QVCC Advanced Manufacturing Facility	■						■	■	■	■	Silver
Crystal Lake School			■		■	■	■	■	■	■	
Chatfield Lo-Presti School	■	■		■			■	■	■	■	
Stratfield Elementary School			■	■			■	■	■	■	
SCSU Brownell Hall			■				■	■	■	■	
Manchester Scale House					■		■	■	■	■	

LEED-CERTIFIED PROJECTS

Fire House #5 East Hartford – GOLD



Branford Fire HQ – SILVER



QVCC Manufacturing Ctr. – SILVER



Middletown Senior Center - SILVER



Approach to ADA Accessibility and Compliance



Our team has experience in conducting accessibility assessments to identify noncompliant elements, and includes remediation options, prioritization, architectural drawings, and cost estimates for barrier removal. Backed by the experience of hundreds of successful projects, SP+A's professional staff has working knowledge of state building codes, fire and life safety requirements, and ADA accessibility requirements, giving us the background to develop transition plans that recommend effective solutions to prevent issues that might cause design changes, add costs, or delay building occupancy. We have completed hundreds of ADA accessibility projects for municipalities, housing authorities and school districts.

Our architects assess accessibility compliance with the FHA, ADA, and other federal, state, and local building codes. The result is a guide to assist clients in meeting the directive of Title II and Title III of the ADA and Section 504 of the Rehabilitation Act to ensure equal access to programs and services for people with disabilities. We then provide design services, construction documents, and construction administration to remove those physical barriers.

ADA compliance issues we have addressed include:

- | | |
|---|---|
| <ul style="list-style-type: none">▪ Non-compliant building entrances▪ Door hardware not accessible▪ Guardrails and handrails not accessible▪ Non-positive latching doors in corridors▪ Non-accessible second floor▪ Non-rated penetrations thru fire rated walls▪ Inadequate exiting from assembly spaces (50% thru primary entrance) | <ul style="list-style-type: none">▪ Push-pull clearances at doors (power operators option)▪ Restrooms not accessible (urinals too high, non-accessible stalls, lavatories)▪ Steps at many means of egress▪ Non-accessible drinking fountains/filler stations |
|---|---|

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Vendor Overview & Licenses

Vendor Overview



SPA's Leadership (left to right): Robert Banning, PE; David Stein, AIA; Dean Petrucelli, AIA; Amanda Cleveland, NCIDQ; Christopher Nardi, AIA

Firm Name:	Silver, Petrucelli & Associates, Inc. 3190 Whitney Avenue, Hamden, CT 06518 also 311 State Street, New London, CT 06320
Business Description:	Established in 1991, Silver, Petrucelli + Associates is a full service architectural, engineering and interior design collaborative. The firm provides sustainable, creative design solutions for municipal, financial, commercial, industrial, educational, and institutional clients throughout New England.
Number of Years in Business:	33+ years
Parent Company:	None
Number of Staff:	57 (8 minimum will actively work on this project at one time)
Primary Line of Business:	Architecture, Engineering, Interior Design, Code Consulting, Specifications, Construction Administration



State of Connecticut
Department of Administrative Services
Supplier Diversity Program

This Certifies

Silver Petrucelli & Associates, Inc.

3190 Whitney Avenue Hamden CT 06518

As a

Small Business Enterprise
August 30, 2023 through August 30, 2025

Owner(s): Amanda Cleveland, NCIDQ; Christopher T. Nardi, AIA; David J. Stein, AIA; Dean A. Petrucelli, AIA; Robert R. Banning, P.E.

Contact: David Stein **Telephone:** 203-230-9007 Ext: **FAX:** 203-230-8247

E-Mail: dstein@silverpetrucelli.com **Web Address:** www.silverpetrucelli.com

****Affiliate Companies:**

Meg Yetishofsky

Supplier Diversity Director

[Signature]

Supplier Diversity Specialist

Supplier Diversity

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.

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Client Base (References)

References

Client:	<i>The Little Guild</i> Cornwall, CT
Contact:	Jennifer Langendoerfer, Executive Vice President 860-672-6346; director@littleguild.org
Work Performed:	New 9,000 s.f. Shelter – design through construction
Client:	<i>City of Torrington</i> Torrington, CT
Contact:	Ray Drew, Director of Public Works 860-489-2232; ray_drew@torringtonct.org
Work Performed:	Torrington Regional Animal Shelter study, design through construction
Client:	<i>Town of Stratford</i> Stratford, CT
Contact:	Rachel Solveira, Animal Control Officer 203-385-4068; rsolveira@townofstratford.com
Work Performed:	New 8,800 s.f. shelter, design through construction
Client:	<i>Town of Montville</i> Montville, CT
Contact:	Leonard Bunnell, Sr., Mayor 860-848-6702; lbunnell@montville-ct.org
Work Performed:	New 2,775 s.f. shelter, design through construction
Client:	<i>Town of Woodbridge</i> Woodbridge, CT
Contact:	Tony Genovese, Administrative Officer 203-389-3482; agenovese@woodbridgect.org
Work Performed:	Designs for renovations to the regional animal shelter

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City Forms



City of Bristol, Connecticut Non-Collusion Certification

The undersigned certifies under penalty of false statement that this proposal or contract has been made, submitted and executed in good faith and without collusion or fraud with any other person, and without any agreement designed to limit independent bidding or competition. 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.

I further certify that I have not provided or directed to be provided gifts, meals, or gratuities, as defined in Sec. 2-129(b) of the Bristol Code of Ordinances to any official or employee of the City of Bristol responsible for awarding or administering this bid or contract.

Please complete and sign

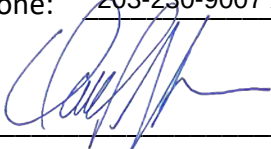
Legal Name of Bidder: Silver, Petrucelli & Associates, Inc.

Business Address: 3190 Whitney Avenue

Hamden, CT 06518

Name of Authorized Agent David J. Stein, AIA Title: Vice President

Phone: 203-230-9007 x 201 Email: dstein@silverpetrucelli.com

Signature:  Date: 6/25/2025



City of Bristol
Workplace Analysis Affirmative Action Report
Employment Information Form

Purchasing Department
111 North Main Street
Bristol, CT 06010

Affirmative Action - EEO Report

Company Name	<i>Silver Petrucelli & Associates</i>	Contact Person	Phone Number	Date
Street Address	<i>3190 Whitney Avenue</i>	<i>David J. Stein, AIA</i>	<i>203-230-9007</i>	<i>As of 3/31/2025</i>
City State Zip	<i>Hamden, CT 06518</i>			

Report all permanent full-time or part-time employees, including apprentice and on-the-job trainees. Enter the number on all lines and in all columns

JOB CATEGORY	A. OVERALL TOTALS (sum of all columns, B-F Male & Female)	B. WHITE (not of Hispanic origin)		C. BLACK (not of Hispanic origin)		D. HISPANIC		E. ASIAN/PACIFIC ISLANDER		F. AMERICAN INDIAN OR ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Officers/Manager	5	4	1								
Professionals	42	24	7	2	2	3	1	1	2		
Technicians	5	3	2								
Sales Workers											
Office/Clerical	3		3								
Craft Workers (skilled)											
Operatives (semi-skilled)											
Laborers (unskilled)											
Service Workers											
TOTALS ABOVE	55	31	13	2	2	3	1	1	2		

Do you use minority businesses as subcontractors or suppliers ☒ Yes ☐ No	Explain: We work with a number of MBE/DBE firms
If CT based, do you post all employment openings with the State of CT Employment Service? ☒ Yes ☐ No	Explain: We post on our website, social media and recruiting websites
Do you use an Affirmative Action Plan? ☒ Yes ☐ No	Explain: Yes, we have one in place
Describe your recruitment, hiring, training and promotion anti-discrimination practices. <i>We comply with state statutes, CT Department of Construction Services, and our own corporate policies which can be shared at any time.</i>	

Reference Contract Number 2P25-086

