



Response to RFQ #42-45

**Architectural and Engineering Services
for Rehabilitation Activities to
Sinsabaugh Heights Senior Housing Facility**

187 Meadow Street, Shelton, CT

City of Shelton
Purchasing Department
54 Hill Street
Shelton, CT 06484

June 1, 2022

May 27, 2022

Ms. Twig Holland
Acting Purchasing Agent, City of Shelton
Purchasing Department
54 Hill Street
Shelton, CT 06484

Re: Request for Qualifications #42-45 A&E Services
Statement of Qualifications for Architectural & Engineering Services at Sinsabaugh Heights Senior Housing Facility

Ms. Holland,

Brian Cleveland Architects is proud of our service to many housing authorities and private developers interested in developing and maintaining affordable housing across the state of Connecticut and are delighted to offer our expertise to assist the City of Shelton and in your efforts to renovate and improve the residents' homes at Sinsabaugh Heights Senior Housing Facility.

Our 20 years of affordable and multi-family housing experience, led by Brian Cleveland, has most recently included being selected to provide architectural and engineering services for the renovations of a 165-unit, affordable, elderly and disabled, high-rise building in Waterbury, CT. Built during the 1970's, the property requires new windows, ADA improvements, MEP system upgrades, and improved interior finishes. While at SP+A, I was the Project Manager and lead Architect managing our inhouse staff of designers and engineers in the renovations to the Wallingford Housing Authority's 34-unit, affordable, elderly and disabled, complex of singles-story buildings including its community center, funded through a Small Cities Block Grant. Following the success of that project I also lead the team for the renovations to Wallingford Housing Authorities 132-Unt family site, Ulbrich Heights and Extension. Funding for this project consisted of CHFA-SSHP, Small Cities Block Grant, and a rebate commitment from energizeCT.

Working with many housing authorities and private developers on similar renovation projects, we have a clear understanding of how to navigate many of the building codes, zoning ordinances, and accessibility improvement guidelines that will be required for your project. In some cases, where it was technically infeasible to make certain improvements to the project, we have been successful in applying for building code and accessibility modifications alleviating the need for sometimes costly and unnecessary changes to the buildings. These approved modifications survive for the life of the project.



Branford Manor, Renovated Family Housing, City of Groton.

The funding procurement process is certainly a complicated one. We have been successful in helping our clients to complete the CHFA Con App, HUD/CDBG funding, Energy Efficiency Rebates, and private gap funding. We actively participate in calls with CHFA, DOH, and other agencies to review the project progress, answer technical questions and can provide clarification and guidance to our clients of the topics discussed during these meetings.

With your successful appropriation of the Small Cities Block Grant for this project we understand that the project must adhere to numerous guidelines including DOH/HUD, Section 504, and ABA on the building design side, as well as Federal Wage Rates and reporting requirements on the construction side. The grant also creates a finite budget for the project that must be worked within. We have developed bid alternatives and unit pricing within other projects that allow the project to scale up or down dependent on the value of the bids being received from contractors. This approach allows the project to be bid once, saving time.



Sitting area at Hill House Senior Housing Addition

In addition to the project experience that Brian Cleveland Architects brings, we are partnering with Innovative Engineering Services, a mid-sized M/E/P and structural engineering practice with over 20-years of experience integrating alternative energy sources and energy efficient systems. We are also including Cabezas-DeAngelis, a local Civil Engineers, and Aris Land Studio, a local Landscape Architect. While these team members will have minimal responsibilities for your project, we are committed to creating a team with all the resources needed to produce a successful project. Partnering with local engineering firms is an advantage to our clients. Their local expertise with the municipalities staff and greater familiarity with the local planning requirements and regulations streamlines the local planning approval process and allows the project to move towards construction more quickly

Between our offices, we have a vast knowledge of sustainable and energy-efficient design practices that will be a consideration in many of the decisions we make during the design process. Having an integrated design and engineering team with proven experience work together on past project improves the coordination between disciplines and leads to a higher efficiency in productivity while reducing the chance for omissions. In addition, the use of the latest software from AutoCAD and Revit, and communication tools like Zoom, allows for the quick sharing of information between members of the project team.

Brian Cleveland Architects certifies to the best of our knowledge that itself and its subcontractors have not been debarred, suspended or excluded from Federal, State or Local governments. Further, we agree to comply with the requirements of 49 CFR 29, Subpart C throughout the period of any contract and agrees to include a provision requiring such compliance in its lower tier covered transactions.

We look forward to bringing our expertise in multi-family, accessibility, and sustainability to the City of Shelton and the Shelton Housing Authority. If we can be of any assistance on this or any other matter for the City or the Housing Authority, please feel free to reach out to me.

Sincerely,

Brian Cleveland, AIA | LEED-AP
Principal Architect
bcleveland@clevelandarch.com

City of Shelton and Shelton Housing Authority

Sinsabaugh Heights Senior Housing – A/E Request for Qualifications

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Cabezas DeAngelis, LLC

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Scope of Services

Brian Cleveland Architects is seeking to be qualified by the City of Shelton and the Shelton Housing Authority to provide a negotiated fixed fee proposal for architectural and engineering services in response to RFQ #42-45 for Sinsabaugh Heights Senior Housing.

Brian Cleveland Architects will provide all labor, equipment, and all else necessary for Architectural and Engineering Services. It is our understanding that the project has received a Small Cities Grant to fund the proposed improvements and that a Sustainable CT Grant may be submitted.

The proposed Rehabilitation Activates will include:

- Pre design review of the project existing conditions and creation of an updated Capitol Needs Assessment may be included;
- Evaluation and recommendations of corrective measured needed due to code violations;
- Cost estimate, equipment specifications, and bid and construction drawings;
- Assist the Owner with review of construction bids and recommendation of award;
- Installation of emergency alarm systems in approximately forty (40) units;
- Approximately twenty-seven (27) heating, ventilation and air-conditioning / packaged terminal air conditioner units (HVAC/PTAC);
- Water heater replacement;
- Storm Doors in approximately eighty (80) units;
- ADA compliant upgrades may be made to kitchens and bathrooms of specific units, funding permitted.
- Generators to serve a block of four-to-five units, to be fueled by ultra-low sulfur diesel or propane.
- May include the installation of solar panels provided via Sustainable CT;
- All customary Construction Administration activities including:
 - Inspection of work in-place for conformance to specifications;
 - Review, negotiate, and approve any required change orders;
 - Review and approve contractor applications for payment;
 - Identify and ensure completion of punch list items;
 - Certify satisfactory completion of all work;

We acknowledge that the terms and conditions of the applicable Federal Requirements listed shall be adhered to:

1. 24 CFR Part 85.36
2. Title VI of the Civil Rights Act of 1964
3. Conflict of Interest (24 CFR Part 570)
4. Access to records
5. Executive Order 11246 – Equal Employment Opportunity
6. Executive Order 12138 – Women Business Enterprise Policy
7. Architectural Barrier Act of 1968
8. Age Discrimination Act of 1975
9. Section 3 Clause – Housing and Urban Development Act of 1968
10. Section 504 – Rehabilitation Act of 1973
11. Retention and Custodial Requirements (24 CFR Part 85.42)
12. Executive Order 11063
13. Affirmative Action Program / Plan
14. Davis Bacon and related Acts.

The Office

Our Philosophy

Brian Cleveland Architects is a responsive architectural design firm focused on building sustainable and resilient spaces to live, work, and grow. Our team of architects and designers located in Fairfield County provide architectural, interior design, and site planning services throughout Connecticut for a wide range of project types focusing on single-family residential, multi-family residential, adaptive reuse, office, municipal, and industrial building types. We work with home owners, entrepreneurs, developers, municipalities, not-for-profit organizations, and housing authorities. We pride ourselves on the long-term relationships we develop with our clients.

Within all project types we strive to develop highly energy efficient buildings following the principals of USGBC LEED, Passive House, and EnergyStar. We have worked with several manufacturers of factory-built building systems who are able to expedite the delivery of a completed building to market while minimizing waste and energy used in the construction process. This allows our clients to occupy their buildings more quickly.

We spend most of our time inside of buildings and the way that we live, work, and grow within them affects all of us. The design of a building can spur creativity, bring people together to inspire innovation, and affect our physical & emotional health. Creating well designed buildings with connections to the outdoors, natural light, healthy construction materials, and well-designed mechanical systems all promote healthy living while being indoors.

We believe in bringing together a team of design professionals who are committed to creating resilient and sustainable buildings and landscapes. We partner with engineers and industry leaders who have the proper expertise for our client's projects.

Where We Came From

Brian Cleveland Architects is a new formed architectural practice with a long history of successful projects. Brian Cleveland is a licensed architect with over 20 years of architectural design experience working with innovative and talented teams of architects, designers and engineers over that time. In 2022, he was asked to join forces with Barry Unger Associates, a design and construction management firm with nearly 30 years of experience in architectural design and expertise on guiding projects to construction completion.

Our People

Brian Cleveland Architects encourages our staff to be creative in their thinking and approach to a design. The office is an open and collaborative environment promoting the sharing of knowledge and experiences between members. The diverse skills and backgrounds of our staff allows for wide range of experiences which guide us to the best solution for our clients.

Project Approach & Document Preparation

Information Gathering

While Brian Cleveland Architects has a large base of multifamily housing experience from which to draw, each project is unique. Every site has specific characteristics that lend themselves to the creative process differently. Each client brings a set of needs and aspirations to be understood and interpreted. During the Information Gathering phase our team will meet



with the Shelton Housing Authority to review these objectives.

We immerse ourselves in these project-specific attributes for guidance and inspiration. Out of this exploration come the form, scale, and very spirit of the project's Conceptual Design.

Information-Gathering Objectives

- Project program.
- Material and stylistic preferences.
- Energy-efficiency goals (LEED, HERS ratings, Energy Star, Passive House, etc)
- Budget and funding sources.

Perform the first rounds of professional due diligence:

- Available project documentation such as site surveys, capital needs assessments, hazardous materials reports and testing, existing building drawings, etc.
- Identify if any of these materials need to be updated to meet the funding agencies requirements.
- Conduct initial site investigation, updating existing plans as needed to give an accurate picture of the existing conditions of the project.
- Meet with city staff to determine zoning needs and compliance requirements.

Schematic Design

Once we have established the goals and needs of the project, we work to turn them into tangible design ideas. We may utilize multiple mediums of visualization to articulate our design ideas, including hand sketches, drafted plans, computerized 3D modeling, and physical models.

Schematic Design Phase Objectives

- Develop conceptual schemes for review and feedback.
- Select preferred concept to develop through the design process.
- Prepare a Building Code and Accessibility report.
- Verify that energy efficiency objectives are being met.
- Engage Geo-tech to conduct sub-surface investigation.
- Engage MEP and Structural engineers to consider system options.
- Engage Landscape Architect and Civil Engineer to develop the site plan.
- Prepare Cost Estimate based on the preferred design and selected systems
- Meet with Stakeholders to present the conceptual design and budget.

Project Permitting

An important milestone for any project is the receipt of Zoning Approval for the proposed design. We have successfully received approvals of Planned Development overlay zones most recently in Branford and Groton for elderly and affordable housing projects. Due to the potential delay typical with pursuing zoning approvals, the design development phase can progress concurrently with the zoning approval process. We have utilized this strategy to shorten the overall length of the design phase of the project.

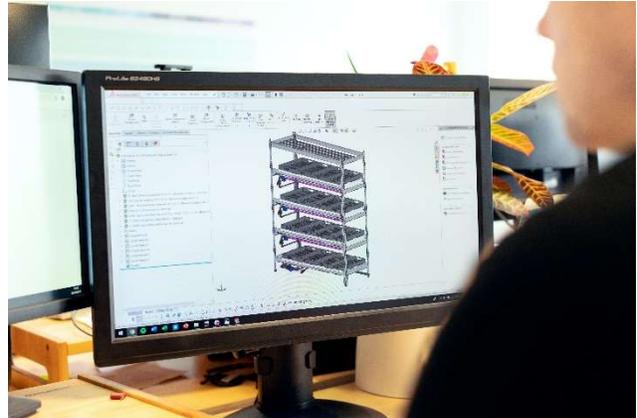
Where the project anticipates adding a story to the existing community building, planning a zoning review will likely be required. We will prepare documentation and assist in making any applications and attending any hearings related to receiving Planning & Zoning approval. Even if Planning & Zoning approval is not needed for this project, we will work with the P&Z department to receive a determination letter stating that no additional P&Z approvals will be required for the proposed work. This letter will be necessary for inclusion in the project funding application.

Permitting Phase Objectives

- Work with client and their agents to prepare the necessary zoning application and drawings.

Design Development

During this phase, the design team finalizes many of the building's features, interior and exterior material types, and building systems. We collaborate with the client in the selection of materials. We meet with the local fire, building, and health officials to review the proposed work and identify any additional requirements these officials may require. We prepare with you all the required documents for the funding applications and attend review meetings with the funding agencies to give progress updates and review the progress of the work. We coordinate the efforts of all design team members to maintain the integrity of the design. We also verify that materials selections stay within the budget. We make submission of the project documents to the funding agencies for initial review and comment.



Design Development Phase Objectives

- Work with client on completing CHFA/DOH Con App or other funding applications and pursue other funding sources, such as utility rebates.
- Begin assembling Project Specifications.
- Coordinate work of the design team through periodic design team meetings.
- Identify constructability issues and make adjustments to address potential concerns.
- Prepare a Cost Estimate at completion of Design Development.
- Review design and budget with client and receive approval to move to CD.

Construction Documents

Throughout the previous phases of the project, major decisions establishing the design of the project will have been completed. In this phase the design team to coordinate all of these decisions into a complete set of instructions for the construction of the project. The refinement and coordination of the building's systems undertaken at this stage finalize the design.

Construction Document Phase Objectives

- Coordinate work of the design team through periodic design team meetings.
- Finalize documentation of energy efficiency and building code requirements.
- Develop Plans and specifications to 90% for submission to funding agencies.
- Finalize the cost estimate based on the 90% drawings and specifications.
- Quality review of entire project documentation
- Upon notice of funding award, prepare Construction Documents for Bid.

Bidding

We have utilized several different procurement types based on the clients' preferences. We understand that the preference is usually for either a traditional Design/Bid/Build delivery method or a Construction Manager at Risk (CMR) with a Guaranteed Maximum Price (GMP). While the D/B/B delivery method is usually preferred by many of the funding agencies, we have been successful in assisting our clients to prepare a Request for Qualification (RFQ) of contractors that is approved by the funding agencies and allow prequalification of preferred contractors who will then bid the project. This helps to ensure that a high-quality contractor will be bidding on the project.

Bidding Phase Objectives

- Prepare Construction Documents and Bid Forms to solicit competitive bids.
- Assist in developing a list of potential contractors.
- Organize and participate in a pre-bid conference for prospective bidders.
- Issue Clarifications or respond to Requests for Information received from bidders.
- Organize and conduct the bid opening.
- Document and distribute bidding results.
- Assist with bidder interviews, negotiations, and award.

Construction Administration

The previous months of design and preparation culminate in the start of construction. Our role during construction is to evaluate the quality of work and its alignment with the requirements of the specifications and to evaluate if the work, when completed, will be in accordance with the Contract Documents. To this end, we have established a standardized process for reviewing submittals and shop drawings, conducting observations of the work, and reporting areas of the work that need to be addressed by the contractor. Throughout, we provide interpretation of the contract documents.



Construction Administration Phase Objectives

- Respond to questions and interpret contract documents.
- Review submittals and Shop Drawings.
- Attend periodic Job Meetings to review project progress. Discuss and preempt areas of concern.
- Organize and conduct field observations with Design Team and report observation findings.
- Keep the client informed of the project's progress.
- Conduct testing to confirm that Energy Efficiency goals have been met.
- Review and certify applications for payment to the contractor.
- Review and evaluate potential change orders.
- Conduct project completion inspections and prepare Certificates of Completion.

Project Review

At an agreed upon time within 12 months of substantially completing construction, we will review the completed project to assess how well it has achieved the development goals, including energy efficiency, materials sustainability, and client satisfaction.

Work Currently Under Contract

Brian Cleveland Architects is actively seeking new projects. We are looking to build on our current work load and to develop new relationships. Our staff has familiarity with a wide range of project types which gives us the flexibility to assign available staff to a new project. They are under the direct supervision of a project leader that specializes in subsidized housing. Our project leader, Brian Cleveland, will be the primary contact for your project.

Current Work Load

Project Name	Project Phases and Scheduled Duration			
	Schematic Design	Design Development	Construction Documents	Construction Administration
Nottingham Towers	4/2022 – 6/2022	Phase Not Included	6/2022 – 7/2022	8/2022 – 2/2023
Brown St. Apartments	4/2022 – 6/2022	Phase Not Included	6/2022 – 7/2022	8/2022 – 12/2022
Fastpitch Nation Concession	Phase Not Included	Phase Not Included	5/2022 – 6/2022	Phase Not Included

Project Scheduling and Timeline

Construction Phasing and Tenant Coordination

Brian Cleveland Architects has worked with clients in developing strategies to renovate occupied apartments on nearly all of its housing authority projects. The continuous occupation of residents possesses a unique challenge, not only during construction, but also in creating the plan that details how this will be done and including it within the project funding application. Where it is the desire for this project to keep resident in their apartments during construction, we will indicate this within the project documents and outline to the bidding contractors the procedures that need to be followed in order to work in occupied apartments. One drawback to note, this approach will likely extend the construction



duration because the contractor will need to ensure that the apartment can be occupied at the end of the work day which could require temporary work to be completed and then removed at the final work is ready to be installed. Knowing about these efficiency challenges will allow us to establish the expectations during construction within the project manual and allow the contractor to plan with their sub-contractors accordingly.

Our office believes that it is vital that the architect who is responsible for creating the construction drawings and therefor is the most familiar with their content is the person to oversee the construction of the project. This is how we approach all of our project while they are under construction. A construction reviewer that is familiar with the construction process but that did not create the contract documents will likely miss key details and could lead to construction delays and unnecessary change orders.

The success of the project during construction will rely on regular communication between the Westbrook Housing Authority, Contractor and Architect. The contractor's ability to keep an up-to-date construction schedule will allow the WHA to notify tenants of upcoming activities and expected relocation dates. The architect's diligence in responding to

contractors' questions and their reviewing and punch listing of the work as it is completed will help to keep the contractor on schedule. There will be certainty that the newly completed work is being turned back over to residents with no need for the contractor to re-enter the apartment to finish up work.

Ability to Meet Project Schedule

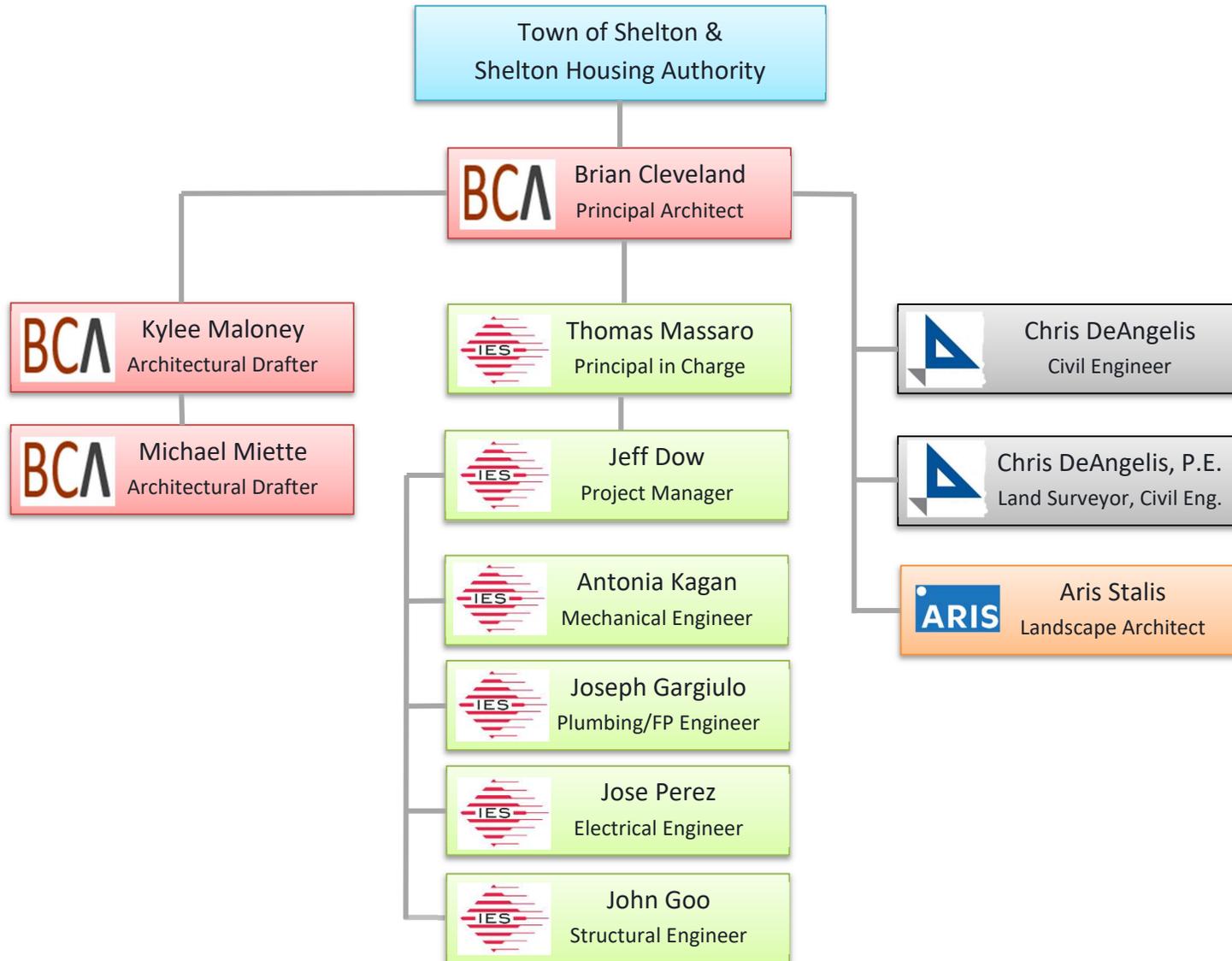
With the current work load and the availability of staff to assign to your project we are able to start work on your project when notified of project award. While the specific project schedule for the RFQ was not provided we offer the outline schedule with anticipated project task. Where the project size and scope is limited all typical project phases may not be required. We are proposing that the Design Development Phase would not be needed and that the project can progress from Schematic Design into Construction Documents. We believe that the project will require 16 Weeks of Design and 23 Weeks of Bidding and Construction. These durations include delays in funding source review and could be quicker if timely review and responses are received.

Suggested Project Timeline

Project Phases	Total Phase Duration
Information Gathering <ul style="list-style-type: none"> • CNA investigation and Report • Identify Code and Accessibility Concerns • Program Review and Budgeting • Produce Measured Drawings of Existing Conditions 	3 Weeks
Schematic Design <ul style="list-style-type: none"> • Start Design of Program Items • Review Scope with DOH • Ensure all Current Environmental Testing is in Compliance with Funding Sources • Review Plans with Zoning & Building Department • Establish System Types and Requirements with Engineers and Review with Owner • Assist in Completing Addition Funding Source Applications • Develop Probable Cost Estimate. • Submit Drawings and Outline Specification for Review by Client and Funding Sources 	5 Weeks
Construction Documents <ul style="list-style-type: none"> • Conduct Regular Review Meetings with Design Team • Produce Construction Drawings and Specifications to 90% for Review by Client and Funding Sources • Review Plans with Zoning & Building Department • Make Final Construction Drawing and Specification Changes • Issue 100% Construction Documents and Specifications for Bidding 	8 Weeks
Bidding <ul style="list-style-type: none"> • Attend Pre-Bid meeting with Prospective General Contractors • Issue Addendum, RFI Responses, Review Substitution Requests, etc. • Review, Document and Distribute Bidding Results • Assist with bidder review, negotiations, and recommendation of award. 	3 Weeks

<p>Construction Administration</p> <ul style="list-style-type: none">• Respond to questions and interpret contract documents.• Review submittals and Shop Drawings.• Attend periodic Job Meetings to review project progress and keep meeting minutes.• Organize and Conduct Field Observations and File Associated Reports• Review and Certify Applications of Payment• Review and Evaluate Potential Change Orders.• Conduct Project Completion Inspections and Prepare Certificates of Substantial Completion.• Collect and Review Project Closeout Documents and issue to the Client• Within 12 Months, Conduct a Project Review with the Client and Identify Areas of Correction Needed by the Contractor.	<p>20 Weeks</p>
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Organizational Chart and Staff Resume's



BRIAN C. CLEVELAND, AIA, LEED AP

phone | 203 4598686
email | bcleveland@clevelandarch.com
mail | 631 Main Street, Monroe, CT 06468
linkedin | <https://www.linkedin.com/in/brian-cleveland-29a83468>



Work Experience

Brian Cleveland Architects

March 2022 - Present **Principal Architect**– This newly established design focused architectural practice builds on the past 19 years of full-time architectural project experience centered on multi-million-dollar multi-family projects. Brian oversees all aspects of the design process leading a staff of 3 full time employees. His passion for sustainable design, adaptive reuse, and modular/factory-built construction techniques are evident within his projects.

Representative Projects Nottingham Tower | Waterbury, CT | Apartment | Renovation | 164 Units | est. \$9.2M | 2023
15 Brown Street | New Haven, CT | 3-Family | New Construction | 5,500sf | est. \$750K | 2023

Silver Petrucelli & Associates

Feb 2019 – March 2022 **Project Architect** - This service-oriented firm offers architecture, engineering and interior design services to a wide array of public and private clients. Project responsibilities range from working with partners on proposal writing, interviews, and contract management, fostering client relations through design, leading a team of designers, drafters, and engineers through the entire design process, then overseeing in the field staff who run and manage the day to day needs of the projects during construction.

Representative Projects Clifford House | Bridgeport, CT | Apartment | Renovation | 116,000sf | est. \$7.5M | 2023
Ulbrich Heights | Wallingford, CT | Housing Authority | Renovation | 132 Units | \$4.5M | 2023
Wharton Brook | Wallingford, CT | Housing Authority | New Construction | 16 Units | \$2.8M | 2023
Morgan Manor | Stamford, CT | Apartment | Renovation & New Construction | 342,400sf | \$55M | 2023
Police Department | North Branford, CT | Municipal | New Construction | 15,000sf | \$10M | 2023
Hotel Conversion to Housing | Farmington, CT | Apartment | Renovation | 240,000sf | \$28M | 2022
Police Department | East Lyme, CT | Municipal | Relocation & Renovation | 17,000sf | \$2.9M | 2021
JA Savage Housing | Wallingford, CT | Housing Authority | Renovation | 38 Units | \$1.1M | 2021
Fire Station HQ | Bristol, CT | Municipal | Renovation | 10,800sf | \$1.4M | 2021
School Mold Mitigation Taskforce | Multiple Schools Stamford, CT | Investigation & Renovations | 2020-21
Radiall Corporation | Wallingford, CT | Manufacturing | Renovation | 31,000sf | \$3.4M | 2020

Buchanan Architects

Oct 2005 – Feb 2019 **Associate, Project Architect** - A design focused architectural practice encompassing a diverse portfolio of libraries, multi-family house, religious institutions, mixed-use, and adaptive reuse projects. Responsibilities included the day to day management of the 4 person office, while producing all phases of the architectural process, coordinating consultants work, and coordination meetings. Prepare and present proposals and attend interview for potential projects. Lead owner meetings to review design, budget, and schedule. Conduct construction observations and owner/contractor meeting during construction.

Representative Projects Borough 496 | Hamden, CT | Adaptive Reuse Office | Renovation & Addition | 42,300sf | \$7.2M | 2019
Ives Squared & Cafe | New Haven, CT | New Haven Public Library | Renovation | 5,000sf | \$1.5M | 2018
Hill House Senior Housing | Greenwich, CT | Elderly Apartments | New Construction | 24 Units | \$9.6M | 2017
Kirtland Commons | Deep River, CT | Housing Authority | Renovation & Addition | 52 Units | \$4.2M | 2017
Branford Manor | Groton, CT | Apartment | Renovation & New Construction | 442 Units & 3,200sf | \$18.5M | 2017
Augustana Homes | Bridgeport, CT | Apartment | Renovation | 186 Units | \$8.5M | 2013

Education

Wentworth Institute of Technology

September 1999 - August 2003 Degree | Bachelor of Architectural Engineering Technology
Boston, MA Awards | President's Award for Academic Excellence & Co-curricular Involvement

Professional Registrations

Registered Architect | Connecticut
American Institute of Architects
LEED Accredited Professional
CT Passive House

Affiliations and Activities

Property Management
Cub Scout Cub Master, Pack 922

BARRY D. UNGER

Work Experience

Barry Unger Associates, Inc.

1993 - Present **President**– Operate design/construction firm handling commercial, residential and industrial projects. Work encompassing new residential and office facilities, renovation and additions as well as historic restorations.
Monroe, CT

Representative Projects The Transition House, Inc. | Various Locations including Fargo ND, Pawtucket RI, Gardner MA, Dothan AL
Global Surgical Company | Various Locations including Trumbull CT, Houston TX, Costa Rica, London England
Trumbull Strip Mall | Trumbull, CT | Mixed-Use | New Construction | 30,000 sf & 14 Units | 2018
35 Verna Road | Monroe, CT | Single-Family | Addition | 1,500 sf | 2021
505 Stone House Road | Trumbull, CT | Single-Family | Renovation | 2,000 sf | 2020

Lexington Development Group, Inc.

1988 - 1993 **Vice President of Construction / Construction Manager**– Responsible for all aspects of construction for the company, including supervision, review, cost accountability, scheduling, coordination and management. Facility maintenance of company owned properties. Supervision of field construction: project estimating and coordination, review of construction procedure, techniques and costs. Design coordination. (Working knowledge of Primavera Computer Construction Program)
Greenwich, CT

Katinger Architect Planners

1985 - 1986 **Associate Architect**– Responsibilities included: Design, presentations, renderings, prepare working drawings, work with field, clients, town and engineering functions.
Greenwich, CT

Crawford & Russel, Inc.

1984 - 1985 **Project Architect**– Design concepts; prepare working drawings, cost estimates, material requisitions and specifications. Work with field personnel, client and engineering functions.
Greenwich, CT

Owens Illinois Plastic Beverage Operations Engineering, Inc.

1977 - 1984 **Project Manager / Production Services Coordinator**– Facilities planning and Design/Drafting. Responsibilities included: Management of projects. Project definition and analysis, appropriation request preparation, estimates, contract administration, project cost and scheduling. Supervision of construction and/or installation.
Milford, CT

William Petchler Architect

1978 - 1982 **Architectural Design/Drafting**– Responsibilities included: Working drawings and details of factories, offices, renovations and homes.
New Haven, CT

Education

New York Institute of Technology

Westbury, NY Degree | Bachelor of Architecture

Orange County Community College

Middletown, NY

KYLEE J. GARAFOLO/MALONEY

Work Experience

Barry Unger Associates, Inc. | Brian Cleveland Architects

March 2004 - Present **Architectural CAD Operator**– Draw existing components of each project consisting of site plans, floor plans and elevations. Assist Architect in transferring new design from conception to final working drawings onto AutoCAD. Assist in measuring and photographing projects. Prepare drawing sets to be used for presentation to client or town officials and permit for town applications. Maintain drawing files.

Representative Projects Rt. 110 Project | Shelton, CT | Mixed-Use, Parking, Office, 8 Units | 2007
Trumbull Strip Mall | Trumbull, CT | Mixed-Use | New Construction | 30,000 sf & 14 Units | 2018
Elm Street Apartments | Monroe, CT | Apartment | New Construction | 24 Units | 2010
Division St | Danbury, CT | Apartment | New Construction | 18 Units | 2006
Holiday Inn | Waterbury, CT | Hotel | ADA Bathroom Renovation | 2008
The Village @ Long Hill Green | Trumbull, CT | Mixed Use | Addition | 18,000 sf & 8 Units | 2015

Education

Porter & Chester Institute

March 2004 Degree | Drafting Certificate
Watertown, CT Awards | Graduated in top 10% of the graduating Class

Masuk High School

June 2003 3-years of Architectural classes, 1-year of Interior Design
Monroe, CT Awards | Maintained an A average through all drafting/architectural classes. Participated and received design awards in numerous Trade Expos.



MICHAEL MAIETTE

Work Experience

Barry Unger Associates, Inc. | Brian Cleveland Architects

October 2018 - Present **Architectural CAD Operator**– Field survey/measuring and existing conditions documentation of building floor plans & elevations. Assist in creating design and construction documents from concept to final working drawings. Prepare drawing sets to be used for presentation to client or town officials and permit for town applications. Maintain drawing files.

Representative Projects 35 Verna Road | Monroe, CT | Single-Family | Addition | 1,500 sf | 2021
505 Stone House Road | Trumbull, CT | Single-Family | Renovation | 2,000 sf | 2020
35 Twin Brook Drive | Shelton, CT | Single-Family | New Construction | 3,000 sf | 2020
Edgartown, MA | Single-Family | New Construction | 3,000 sf | 2018
177 Barberry Road | Southport, CT | Renovation | 1,500 sf | 2020

Kelly Engineered Systems

March 2018 - October 2018 **CAD Drafter** – Create CAD drawings and details for commercial roofing systems, as per Contractors' needs and requirements. Use AutoCAD daily. Communication with Contractors, via, phone or email. Calculate price quotes for contractors and generate proposals. Travel to job sites to do inspections, and in some cases, repairs. Always provide exceptional customer service.

Education

Porter & Chester Institute

March 2018 Degree | Certificate in Computer Aided Drafting and Design
Waterbury, CT CAD Software Studies: AutoCAD, Revit, SolidWorks 2D & 3D, MS Office
Course Study Applications | Commercial Design Principles, Residential Design Principles, MEP Revit Applications, Structural Revit Applications, Plastics Design Principles, SolidWorks Applications

Emmet O'Brien Technical High School

June 2015 Majored in Electrical Technologies, Minored in Carpentry, HVAC, Plumbing, CAD, & Manufacturing.
Ansonia, CT Degree | Associate in Construction Technology



Technical Qualifications, Certifications, & Licenses

Brian Cleveland Architect, Inc. is a Small Business Enterprise currently being processed by the CT DAS

Profession Architect License

CPL-02 Rev 06/13

818751

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Architect license. Such license shall be shown to any properly interested person on request. No such license shall be transferred to or used by any other person than to whom the license was issued. Questions can be emailed to the Occupational & Professional Licensing Division at dep.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. You can access your account at www.elicense.ct.gov to verify, add or change your email or address. Visit our website at www.ct.gov/dep to apply online, download applications and verify licensure.

BRIAN CLEVELAND
BUCHANAN ARCHITECTS LLC
Silver Petrucci Associates
3190 Whitney Ave.
Hamden, CT 06320

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

ARCHITECT

BRIAN CLEVELAND

License #	Effective	Expiration
ARI.0012698	08/01/2021	07/31/2022

SIGNED





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Brian Cleveland

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Jim R. ...

Chairman

June 22, 2009

Date Issued

Peter Templeton

Peter Templeton, President

Professional References & Letters of Recommendation

REFERENCES

CLIENTS

Chris Pisani, Acting Director
Wallingford Housing Authority
45 Tremper Drive
Wallingford, CT 06492
203.269.5173

Michael Antonik, Senior VP
Related Affordable
30 Hudson Yards
New York, NY 10001
212.801.1067

Jason Schlesinger, Owner
Copperline Partners
80 Prospect Street
Stamford, CT 06901
203.406.1300

Samuel T. Telerico, President
Board of Directors
Hill House Senior Residence
Greenwich, CT 06878
203.637.2920

JoAnn Hourigan, Executive Director
Deep River Housing Authority
60 Main Street
Deep River, CT 06417
860.526.5119

Anthony Gaglio, President
Viking Construction Corporation
1387 Seaview Ave
Bridgeport, CT 06607
203.353.0260

PROJECTS

Affordable Senior/Disabled Housing

2021 | John Savage Commons, 36 Laure Jane Dr, Wallingford, CT

Affordable Family Housing

2022 | Ulbrich Heights and Extension, Multiple Addresses, Wallingford, CT

Affordable Senior/Disabled Housing

2022 | Nottingham Tower, 31 Nottingham Ter, Waterbury, CT

2021 | Clifford House, 1450 Main St, Bridgeport, CT

2015 | Augustana Homes, 525 Palisade Ave, Bridgeport, CT

Affordable Family Housing

2018 | Branford Manor, 37 Mather Ave, Groton, CT

Market Rate Housing

2022 | Montoya Apartments, Montoya Circle, Branford, CT

2021 | Morgan Manor Tower Renovation and New Construction,
95 Morgan Street, Stamford, CT

2020 | Prospect Park, 77 Prospect St, Stamford, CT

Congregate Care Affordable Housing

2018 | Hill House Renovations to Original Building, 10 Riverside Ave,
Greenwich, CT

2016 | Hill House Addition, 10 Riverside Ave, Greenwich, CT

Affordable Housing Addition & Renovations

2017 | Kirtland Commons, 60 Main St, Deep River, CT

Contractor

1998 | Hill House Senior Residence Original Building
10 Riverside Ave, Greenwich, CT

2016 | Hill House Addition, 10 Riverside Ave, Greenwich, CT



**WALLINGFORD
HOUSING AUTHORITY**

April 27, 2022

Chris Pisani

Acting Executive Director

Nick Lombardi

Chairman

Robert G. Wiedenmann

Vice Chairman

Frank Stellato

Commissioner

Shelby P. Jackson III

Commissioner

Barbara Geary

Tenant Commissioner

To whom it may concern,

I am pleased to recommend Brian Cleveland and his new office, Brian Cleveland Architects. During Brian's time at Silver Petrocelli & Associates, he was the Project Architect in charge of two projects the Wallingford Housing Authority has recently undertaken. Brian's familiarity with CHFA design standards, their application process, and some of the staff at CHFA has been helpful in assisting the WHA in completing and successfully being awarded our funding requests. Brian has a superb understanding of energy efficiency improvements strategies, accessibility standards, building codes, and planning & zoning standards.

In 2019, WHA received a Small Cities Block Grant to renovate the John Savage Commons, a 35-unit elderly and disabled housing community. Brian was the prime point of contact with the WHA and oversaw all phases of the project to its completion. The project consisted of sitewide improvements to meet accessibility requirements as well as exterior improvements. Brian was able to work closely with the contractor and the WHA to keep any change orders to a minimum and ensure the project was completed on schedule and within budget. Following the success of the Savage project, we retained SP+A again to undertake renovation of the Ulbrich Heights family housing project. We found it imperative to request that Brian Cleveland lead the team for this project as well. Ulbrich Heights is a complex of 132 units in which we aimed to adapt 10% of the apartments to meet accessibility requirements in addition to kitchen and bathroom replacements and exterior envelope repairs. The project was successfully awarded funding through CHFA SSHP, a Small Cities Block Grant, and a commitment letter from Eversource for energy efficiency improvements being made to the site.

Our experience working with Brian Cleveland has been incredibly positive. He has been responsive to any questions or concerns that arise during the project. He is very knowledgeable of the predevelopment, design, and construction processes required to have a successful project. He understands the needs of the housing authority to create a safe, durable, and beautiful environment that is easy to maintain and functional for the residents. Lastly, he understands the needs of the housing authority and its residents during the construction process.

It is my pleasure to recommend Brian Cleveland Architects to any company that chooses to work with them on their future project. Please do not hesitate to contact me if you need more information or would like to discuss any of his other achievements. You can reach me at 203-901-0606, or by email at cpisani@wallingford.com.

Sincerely,

Chris Pisani, Acting Executive Director

info@wallingfordha.com 45 Tremper Drive, Wallingford, CT. 06492 ph:203-269-5173 fax:203-269-5150



DRHA
DEEP RIVER
Housing Authority
60 Main Street Deep River, CT 06417

4/30/22

To Whom It May Concern,

I am the Executive Director for the Deep River Housing Authority and I have had the pleasure of working with Brian Cleveland on an 18-unit expansion project at Kirtland Commons in Deep River.

Unfortunately, our original architect terminated his contract just as the project started, leaving us in bind. Luckily, Brian was the new architect assigned to provide typical construction phase services through completion of the project.

Shortly after the construction started it became obvious that there were several issues with the original design requiring Brian to redesign portions of the project.

We were very satisfied with the work he performed. He had a clear understanding of the population we serve and their specific needs in relation to design. He is very skilled in new construction as well as renovation. He was always available, very thorough in his approach and incredibly responsive to issues. He worked well with the team, was a valuable asset to the Housing Authority, always incredibly cognizant of the financial and time constraints the Authority was facing. Once the project was complete Brian continued to be available when I needed information or had questions.

I would strongly recommend Brian Cleveland without reservation. I would be very happy to show you the completed project and answer any further questions you may have about my experience with him.

Best regards,

Joann Hourigan

Joann Hourigan, Executive Director
Deep River Housing Authority



COPPERLINE PARTNERS

A stylized graphic element consisting of a vertical line on the left, a horizontal line at the top, and a diagonal line extending from the top-right corner down and to the left, ending in a small square. A horizontal line extends from the bottom of the diagonal line to the right.

April 26, 2022

To Whom It May Concern;

It gives me great pleasure to recommend the professional services of Brian Cleveland Architects. Over the past 17 years, I have worked closely with Brian Cleveland while at two previous architectural offices, and I look forward to continue working with him and his new company on future projects.

During that time, I have relied on Brian Cleveland and his team of creative designers and engineers to develop strategies for renovations, additions, and new construction on a variety of projects. Brian has been extremely helpful in analyzing differed design strategies, cost estimates, and construction delivery methods to meet our development team's goals. He has always been very responsive to our company's needs and is also a pleasure to work with.

Brian's knowledge and expertise has been instrumental in the successful planning and completion of multiple projects throughout the years that I have worked with him. He has a clear understanding of the various codes and accessibility standards that are required of our work. I have been able to confidently rely on Brian and his team to promptly address any concerns or questions, ensuring the success of our project at every stage of the process.

I thoroughly enjoy working with Brian Cleveland Architects and I would recommend their services to any company without reservation.

If you have any questions regarding this letter, please feel free to contact me at 203-915-0597.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Schlesinger".

Jason Schlesinger
Partner



p: 203.235.1770
f: 203.630.1998
163 Research Parkway, Meriden, CT 06450

www.LaRosaBG.com

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May 2, 2022

To Whom It May Concern,

I've had the pleasure of working with Brian Cleveland on two successful renovation projects, Kirtland Commons and Hill House.

As the Project Manager for LaRosa Building Group, the General Contractor selected for the Kirtland Commons Renovation and New Construction project, I worked closely with Brian when Buchanan Architects was hired four months into construction after the previous architect resigned. Brian produced quality work within a timely manner to minimize the impact of a change in architects and was relentless in his pursuit of the proper solution to some of the design challenges he inherited. His dedication to the project and commitment to get all issues resolved to keep the project going was exceptional.

Years later, I worked with Brian again at the Hill House Renovation project, this time on a more individual professional level for when he was at Silver Petrucelli + Associates. Brian's input was critical as we managed construction with supply chain impacts during the height of the COVID-19 pandemic in a fully occupied assisted living facility. Brian helped us come up with alternative and flexible solutions that allowed us to surge ahead with minimal impact to the schedule.

We are grateful to have had Brian on two complex fully occupied projects. His knowledge, experience, and hands on approach to challenges were critical to our success. With Brian at the helm, your organization will be well served with Brian Cleveland Architects.

Sincerely,

A handwritten signature in blue ink that reads "Kyma H. Ganzer".

Kyma H. Ganzer
Project Manager

General Contracting

Design / Build

Construction Management

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Experience with Similar Projects

Brian Cleveland Architects has over 20 years of experience working with private and public, for-profit and non-profit clients providing professional guidance through all phases of the project, from concept through project close out. We are familiar with the laws that go with tenants' rights because we also manage our own small portfolio of multifamily properties. Our background gives us a unique perspective on how to affectively work with owners and residents, the desire to balance cost and durability, and the need to have the property be easily maintainable. This knowledge allows us to implement our clients vision through a collaborative development of the project approach that will meet their expectations, budget, and timeline. Weather a modest upgrade to an apartment's finishes, the rehabilitation of an aging building, an addition, or new construction, our team of architects, engineers and design professionals have the expertise to suite your projects scope.



BCA has performed numerous projects with local housing authorities and private clients seeking affordable housing funding. Therefore, we have the expertise to assist in completing various portions of the applications used in seek project funding. We know that in order to be successful in requesting grant funding, the project must demonstrate that it is leveraging multiple funding sources. This often requires us to determine that the most intensive requirement is between all of the funding requirements and meet them through our design.

Many of our past projects are similar to Sinsabaugh Heights where they were built prior to most current accessibility features being required and must be renovated to meet accessibility standards. Within Connecticut the building code states that 10% of a projects units that are undergoing renovations must meet the Type A accessible unit design of the ANSI A1171.1 standards. This is in contrast to the Federal HUD requirements that state 5% of units must be made accessible and must meet the Uniform Federal Accessibility Standards (UFAS). Understanding that this project will be funded through federal block grant funds but requiring a building permit under the stat building code, there will be a need to meet both of these standards.

We have prepared Capitol Needs Assessments and other review services such as energy usage and remaining useful of building elements, to asses and document the predevelopment physical condition of a project. These assessments meet the requirements of CHFA, CTDOH, and HUD. Requirements listed in the CHFA Multi-Family Design Guidelines, Design Guidelines for Elderly & Disabled, as well HUD Design Guidelines affect the cost estimating of projects. We incorporate the requirements of these guidelines as well as our experience with projects that have been recently bid to provide cost estimating that is realistic and allows our clients to develop an accurate budget.



life

as

Energy efficiency is paramount to the long-term viability of a development. In addition to cost savings for the operations of the property, these improvements provide greater comfort and potential cost savings for the residents. Our team has completed the Energize CT Multifamily Program Participation Application and Multifamily Initiative Project Fill Out Form and has successfully receive Letters of Commitment for the proposed efficiency improvements included in the projects scope.

Managing Project Costs and Schedules

Brian Cleveland Architects is committed to meeting our clients' schedules and budgets. Our process for reviewing the client's scope of work and ability to develop project budgets early in the design process ensure that the funding needed for the intended scope will align with the funding that is available. We have partnered with local contractors and professional estimators to aid in the budgeting process, ensuring that the current pricing trends are reflected. With realistic project cost budgeting, we are able to review with our clients the project priorities and ensure that the needed improvements are captured in the construction. We have included add alternates and unit pricing to allow the project to be scaled if the lowest qualified bid is above or below what has been budgeted. This reduces time delays for our clients by not needing to redesign and rebid the project.

Our project experience allows us to select materials that will meet the demands of the project but could offer additional cost savings. There are a wide range of qualities and price for most building materials. If there is a must have within the project, we can work with our product representatives to find an appropriate and economical solution.

Recent supply chain issues have made it difficult to find certain building materials. Our product representatives keep us informed of supply issues and help us to either find an alternative or work with the contractor to place orders for those materials with enough time for them to be delivered to the project.

Hill House Congregate Care New Wing Riverside Ave, Greenwich, Connecticut

Client/Owner: Hill House Board of Directors
Scope of Project: Addition and associated community spaces
for an existing congregate elderly housing development
Number of Units: 24
Cost: \$7.5 million
Date Completed: 2016



Responding to an increased demand for affordable senior housing in Connecticut's lower Fairfield County, the Hill House board of directors commissioned an addition of 24 units to the original building designed by Buchanan Architects and completed in 1998. The designer's goal was to integrate the new addition into the hub of activity in the original building rather than treat it as a separate facility. However, the self-contained form of the existing building, a topography that required a grade change for the new building, and the presence of nearby properties precluded a simple extension of the original facility. Thus, the new wing is technically a separate structure.

George Buchanan and Brian Cleveland devised a series of solutions to integrate the two buildings. A skybridge that functions like a sun-filled hallway was designed to connect the new facility directly to the primary gathering place for residents in the original building: the dining room. To integrate the residents of the two facilities further, a new community room and a crafts room have been added to the new building and assure that foot traffic will cross the skybridge in both directions. The exterior detailing, form, and scale of the addition were kept in context with the original facility and surrounding homes. To provide four floors of space and maintain harmony with the scale of the older building, the designer carved into the hillside to set the first floor of the addition, storage, and building mechanicals below grade.

Augustana Homes

525 Palisade Ave, Bridgeport

Client/Owner: Related Affordable

Scope of Project: Interior and exterior renovation and restoration of a low-income, elderly housing development

Number of Units: 192

Cost: \$3 million

Date Completed: 2015



Augustana Homes in Bridgeport is a ten-story, low-income elderly housing development made up of 192 1-bedroom units. We worked with our team of consultants to conduct an in-depth inspection of the property. Working with our client we assisted in completing the necessary CHFA application and were awarded funding that allowed for the entire project scope to be undertaken.

We were able to improve the exterior of the building with a new entrance canopy, roofing, and windows. We also updated the mason work and the buildings central mechanical equipment. The interior lobby was renovated with oak millwork and porcelain tile flooring as well as the community rooms with a new design with a new feature wall for the TV, billiards table, computer work area for the residents, new kitchenette and a exercise room. From initial investigation to completion the took 19 months.

Branford Manor

37 Mather Avenue, Groton

Client/Owner: Related Affordable
Scope of Project: Affordable subsidized family housing renovation, accessibility improvements. New construction of a community building with leasing center
Number of Units: 442
Cost: \$19 million
Date Completed: 2018



Branford Manor is a large, low-income family housing development built in 1970. It sits on a flat, 73-acre stretch of land on the outskirts of the maritime city of Groton. The city is flanked by the Thames River and Long Island Sound, but this housing development lies inland, where it abuts the Birch Plain Creek Open Space with a trail system leading down to the Birch Plain Creek.

The layout of this site is carved into inner and outer tear-shaped ovals defined by the curved roadways that serve the community. Arrayed within the ovals are clusters of garden-style townhouse buildings. Each cluster of four L-shaped buildings is arranged in a square, with perimeter surface parking and a shared central yard.

While working at Buchanan Architects the design team undertook several design interventions. New cement-fiber siding in a palette of rich, coordinating colors aided in creating a sense of identity for each of the 46 structures. Enhanced signage allows visitors and residents to easily navigate each section of the neighborhood.

A new resident services building houses a multipurpose community hall, computer training center, and the management office. An adjacent 24-unit apartment building was renovated to provide a new fitness center, refurbished laundry room, and the projects accessible apartments.

For greater pedestrian and biker safety, the architects introduced a roundabout at the main entrance to slow traffic into the complex. To further ensure the safety of pedestrians, all crosswalks will be striped.

River Run Apartments

Grand Avenue, New Haven

Client/Owner: Related Affordable

Scope of Project: Interior and exterior renovation and restoration of a low-income, elderly & disabled housing development

Number of Units: 140

Cost: \$2.6 million

Date Completed: 2014



We were contracted to design and conduct restorations to this low-income elderly housing development, which had extensive water infiltration issues including water damage in most of the apartment units.

These units were renovated with new bathrooms and kitchens. We also updated the community spaces and installed new lighting both inside and outside the building. The exterior of the building was given new windows, roofing, flashing, and doors, as well as repaired brick-veneer siding. We also made improvements to the site regarding the parking lot and sidewalks.



Kirtland Commons

Main Street, Deep River

Client/Owner: Deep River Housing Authority

Scope of Project: Addition of 18 new units over a parking garage & the complete renovation of an existing 26-unit elderly and disabled affordable housing building

Number of Units: 44

Cost: \$4.2 million

Date Completed: 2017



Kirtland Commons is an affordable elderly and disabled housing development with 26 existing 1-bedroom units. We aimed to build 18 new units to meet the growing housing needs of the town of Deep River.

We were able to follow local and regional building codes to accurately update the construction documents. We worked closely with the builders and the client, advising on energy efficiency and material specifications throughout the completion of the renovation.

Many features were updated to maximize the energy-efficiency of the complex. We installed new Energy Star rated windows in all units, as well as added extra insulation to the building's exterior. We replaced the old vinyl siding with a more durable and appealing fiber cement. Finally, we installed a new natural gas heating system to replace the old oil system.

John Savage Commons

Laure Jane Drive, Wallingford

Client/Owner: Wallingford Housing Authority
Office: Silver Petrucelli + Associates
Scope of Project: Exterior building improvements and ADA accessibility
Number of Units: 35
Cost: \$1.2 million
Date Completed: 2021



Photo Credit - Dave Zajac

John Savage Commons is a 35-unit elderly and disabled affordable housing development originally constructed in 1990 and managed by the Wallingford Housing Authority. The site consists of eight single story buildings housing the 35 1-bedroom and 1-bathroom apartments, a garage building used for storage of the site's maintenance equipment, and a 1,470 square foot community building.

While working at another architectural office, Brian Cleveland was the project architect. The project, being funded through a Small Cities Block Grant, focused on the replacement of all of the buildings' aging roofs and failing windows, repair and repainting of the Exterior Insulation Finishing System (EIFS), alterations to the site's parking areas and sidewalks to create accessible access to the 4 ADA-accessible apartments, and replacement of the 4 ADA apartment kitchens and bathrooms to meet accessibility standards. The community building required the replacement of the old, undersized mailboxes with new larger ones, conversion of a portion of the community room to a small office space, replacement of the community room kitchen and bathroom to meet accessibility standards, and new interior finishes.

The project was fully occupied during construction. Detailed 3-week lookahead schedules were created to allow for timely notification for the resident of upcoming work resulting in minimal disruption to them. The contractor, housing authority, and design team worked collaboratively to manage the construction schedule, finishing the project on time and keeping change orders to less than 0.4% of the project cost.

Ulbrich Heights & Extension

Wharton Brook & Tremper Drive, Wallingford

Client/Owner: Wallingford Housing Authority
Office: Silver Petrucelli + Associates
Scope of Project: Exterior & interior building improvements
and the addition of ADA accessible apartments
Number of Units: 132
Cost: \$4.6 million
Date Completed: Construction to begin Fall 2022



Ulbrich Heights and its Extension is a 132-unit Family Housing site managed by the Wallingford Housing Authority with a mix of 1-, 2-, and 3-bedroom apartments built in the 1960's and 1970's in two phases. The two phases of construction resulted in two different building types and layouts for the development. Funded through a Small Cities Block Grant and CHFA, the project is subject to both HUD/DOH and CHFA funding and design requirements. Paramount to both of these funding sources is that the property provides the necessary ADA accessible apartments and features.

While working at another architectural office, Brian Cleveland was the project architect. The project required that a Capital Needs Assessment for each of the site's phases be created. A survey of 25% of the site's units was conducted documenting the general condition of the property. This information was compiled to create a narrative and a 20-year capital improvement schedule with estimated construction costs to help the housing authority prioritize improvements as part of this project and to establish a budget for property reserves that would be sufficient for future maintenance and capital improvements.

With the project scope identified, construction documents and project specifications were created. An application for the energizeCT Multifamily Initiative Incentives was prepared by the architect and a commitment letter for the proposed energy improvements was received. Attendance on multiple planning meetings with DOH and CHFA were required to review the funding application, environmental testing, construction documentation status and adherence with necessary design guidelines. Assistance was provided to the WHA to create an RFQ for General Contractor Solicitation. The project is expected to close on its funding in late Spring 2022 with construction starting in early Summer 2022.

Crescent Village

River Road, Shelton

Client/Owner: RG Builders

Scope of Project: New construction of condominiums

Number of Units: 135

Cost: Undisclosed

Date Completed: 2007



For the Crescent Village townhouse units, we aimed to upgrade many of the features to transform this development into one consisting of desirable, upscale condos. This development also features a pool, gym, and community clubhouse.

We included several deluxe features in each unit, such as fireplaces, balconies, 2-car garages, and high-end appliances and finishes. Each unit also has the potential for additional rooms, which can be created by finishing the basement and loft spaces.



81 Saltonstall Apartment Conversion

Saltonstall Ave & Richard St., New Haven

Client/Owner: Netz USA, LLC

Office: Silver Petrucelli + Associates

Scope of Project: Adaptive Reuse, Conversion to housing

Number of Units: 18

Cost: Undisclosed

Date Completed: Expected Completion, Fall 2022



The recent closing of the St. Rose's Catholic School and adjacent rectory building located at the corner of Richard Street and Saltonstall Avenue had left two well-built buildings from the 1910's abandoned. School buildings from this era are often fantastic candidates for conversion to housing, with their tall ceilings and generous windows filling the spaces with natural light. A local developer recognized the quality of these buildings and hired a local architectural office to measure the existing buildings and prepare layouts for the new residential use.

While at that architectural office, Brian Cleveland was tasked as the project architect to lead the team of engineers with developing the proposed unit layouts and services needed to adapt and reuse the buildings. The two buildings' final layout accommodates 18 residences consisting of two 3-bedroom, seven 2-bedroom, and nine 1-bedroom apartments. Provisions needed to be made to allow for accessible apartments to be located on the ground floor of each building with new ramps and entry doors into the buildings. A communal recreation room and laundry room are located in the lower floor of one of the buildings.

A special permit application and zoning variances were required for the project to receive zoning approval. The project is expected to complete construction in the fall of 2022.

Housing Portfolio

<p>Nottingham Tower Waterbury, CT Owner: Related Affordable Funding Source: CHFA-LIHTC, energizeCT Cost: Est. \$7.8 million Construction Start: 2022</p>	<p>Renovation of an affordable elderly and disabled housing site consisting of 164 one-bedroom apartments. Due to the age of the building, no ADA compliant apartments existing. Renovation include conversion of 17 apartments to be ADA compliant. Remainder of the apartments to receive new kitchens and baths, window replacement, mail room, laundry room, and community room improvements. new finishes through common areas and corridors. Electric baseboard heaters are being replaced with high-efficiency heat-pumps.</p>
<p>Clifford House Bridgeport, CT Office: SP+A Owner: Related Affordable Funding Source: CHFA-LIHTC, energizeCT Cost: Est. \$5.3 million Construction Start 2022</p>	<p>Renovation of an affordable elderly and disabled housing site consisting of 101 one-bedroom apartments. Renovations will create 11 ADA compliant apartments while also improving the remaining apartments kitchens, bathrooms and finishes. Community room, lobby, and corridors are receiving new finishes. Under-utilized common areas on each floor are being converted into an exercise room, computer center, and arts and crafts room. The building's exterior brick work is being repaired and the entire building is getting new windows and storefront.</p>
<p>Ulbrich Heights & Extension Wallingford, CT Office: SP+A Owner: Wallingford Housing Authority Funding Source: CHFA-SSHP, Small Cities Block Grant, energizeCT Cost: \$4.6 million Construction Start: 2022</p>	<p>Renovation of an affordable family housing site consisting of 132 one, two, and three-bedroom apartments. The site is made up of duplex and garden style buildings. Renovations include creating 14 ADA accessible apartment including adding ramps, exterior siding and trim replacement, window replacement, kitchen and bathroom replacements.</p>
<p>John Savage Commons Wallingford, CT Office: SP+A Owner: Wallingford Housing Authority Funding Source: Small Cities Block Grant Cost: \$1.2 million Completed: 2022</p>	<p>Renovation of an affordable elderly and disabled housing site consisting of 35 one-bedroom single story apartments. Renovations included updating the 4 ADA accessible apartments kitchens, bathrooms, and entry doors. The entire site received new roofs and gutters, EIFS repairs and painting, replacement of all trim with fiber cement, new mailboxes, community room finishes and upgrade of its kitchenette and bathroom to be handicap accessible. Site improvements were made to the handicap parking and accessible path the accessible apartments, as well as repaving and restriping of the properties parking lot.</p>
<p>Farmington Marriott Conversion Farmington, CT Office: SP+A Owner: CSRE Funding Source: Private Cost: est. \$10.5 million Construction Start: Spring 2022</p>	<p>Conversion of a 381-room hotel into 224 market rate studio, 1, 2, and 3 bedroom apartments. The conference center and hotel lobby, indoor & outdoor pool, and restaurant are being repurposed to onsite amenities for the residents. Property required a zone change and required several state code modifications.</p>
<p>Hill House Original Building Renovation Greenwich, CT Office: Buchanan Architects Owner The Hill House, Inc. Funding Source: SSHP, energizeCT Cost: \$1.5 million Completed: 2021</p>	<p>Upgrades to the 37-unit original 1996 affordable congregate care building. Addition of insulation to the façade of the building, new siding and trim, window replacement, accessible kitchen cabinetry and appliance replacement, boiler room mechanical equipment replacement with high efficiency units, cooling tower replacement, smoke detector replacement, lobby and living room lighting and finish upgrades.</p>

<p>Branford Manor Groton, CT Office: Buchanan Architects Owner: Related Affordable Funding Source: CHFA-LIHTC Cost: \$19 million Completed: 2018</p>	<p>Renovation of an affordable family housing site consisting of 442 one, two, and three-bedroom garden style townhouse apartments. Buildings received new siding and windows. Apartment kitchens and bathrooms were renovated. The three-story apartment building received an elevator and 24 apartments were converted to be ADA accessible. A new 4,000 sf community building was added to the property with a computer lab, leasing office and community room.</p>
<p>Kirtland Commons Deep River, CT Office: Buchanan Architects Owner: Deep River Housing Authority Funding Source: DOH-CHAMP Cost: \$4.2 million Completed: 2017</p>	<p>Renovation of 26 affordable elderly and disabled units constructed in 1993 and addition of 18 units with a parking garage below. The renovation included new windows, trim and siding, improved insulation of the exterior walls, and renovated kitchens and bathrooms. The addition included a new elevator and stair tower. The project was blower door tested and received Energy Star Certification.</p>
<p>Hill House- New Wing Greenwich, CT Office: Buchanan Architects Owner: The Hill House, Inc. Funding Source: DECD Cost: \$7.5 million Completed: 2016</p>	<p>Construction of a new 24-unit elderly congregate care facility addition with bridge connection to original building. The exterior walls of the building exceeded the code required insulation value and utilizes heat pumps and ERV to reduce operating energy costs. The entire addition was able to be added to the existing buildings generator resulting in the entire facility being on backup.</p>
<p>Augustana Homes Bridgeport, CT Owner: Related Affordable Funding Source: CHFA-LIHTC, DECD Cost: \$3 million Completed 2015</p>	<p>Renovation of an affordable elderly and disabled housing site consisting of 192 one-bedroom apartments in ten story building. Renovations included new roofing, masonry repairs, window replacement, and new heating and electrical equipment. The building also received a new entry canopy, a remodeled lobby and leasing office, and redesigned community rooms with kitchenette, computer center, and fitness center.</p>

Engineer Design Team

Innovative Engineering Services, LLC

Mechanical/Electrical/Plumbing/Fire Protection/Structural

Thomas E. Massaro, Principal In Charge

Jeff Dow, Project Manager

Antonia Kagan, Mechanical Engineer

Joseph A. Gardiulo, Plumbing & Fire Protection Engineer

Jose A. Perez, Electrical Engineer

Zhen John Goo, Structural Engineer

Cabezas DeAngelis, LLC

Civil & Surveying

Small/Minority Business Enterprise

Rober A. DeLuca, PE, Civil Engineer

Washington Cabezas, Jr., PE, Licensed Land Surveyor

Aris Land Studio

Landscape Architecture

Small/Minority Business Enterprise

Aris W. Stalis, LA



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T: 203.467.4370
F: 203.793.7729

www.iesllc.biz

STRUCTURAL · MECHANICAL · ELECTRICAL · PLUMBING · FIRE PROTECTION · IT · BIM · COMMISSIONING



Goodwin College, East Hartford, CT

Rendering by Svigals + Partners



**INNOVATIVE
ENGINEERING
SERVICES**

HEADQUARTERS

33 North Plains Industrial Road
Wallingford, Connecticut 06492

203.467.4370
www.iesllc.biz

New York Office:
212.627.5035

Firm Profile

Innovative Engineering Services, LLC (IES) is a fully integrated engineering and design firm that specializes in structural, mechanical, electrical, plumbing, fire protection, and technology engineering services along with a full line of Commissioning and Retro-commissioning services. Over the past 20 years, we have broadened our expertise to include renewable energy systems and solutions. With our combined years of hands-on experience, expanding knowledge base and established reputation, we can provide these services for a wide range of project parameters, including commercial, educational, health care, municipal, industrial, and high-end residential. By closely monitoring evolving green initiatives, we offer the client the opportunity to save time and capital through implementation of energy saving emerging technologies.

IES has developed a state-of-the-art system called Building Files. Building Files is a cloud-based Building Information Management system to organize and access all your facility documents utilizing our unique interactive technology. This suite of services streamlines the process of electronically generating and managing building information during its life cycle.

The Start

In 2000 the three principals, Peter J. Pycela, Thomas E.A. Massaro and David Maurer, joined efforts to start their own business venture with a corporate office in the New Haven, Connecticut area and a satellite office in New York City. Since its inception, the firm has grown to become an award-winning organization comprised of professional engineers and highly skilled technical/design personnel, many of whom are LEED accredited professionals.

The Team

Team IES is committed to providing superior solutions using creative design approaches to today's construction process. The three principals have employed a project team approach, complete with professionals in each design discipline, contributing to the development of one cohesive and focused group. This collaborative model is reinforced in the field solving each project's unique challenges.



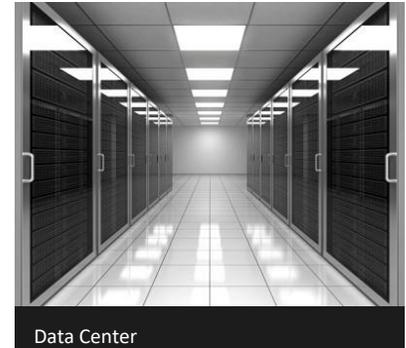
- Structural
- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Security
- Energy
- Commissioning
- Technology Integration
- Data Centers
- IT Networks
- BIM
- Building Files
- Facility Management

Firm Services

An integral part of the design process is keeping our clients closely involved with every aspect in the project's development. This ensures client familiarity with the products, costs, and materials of construction. For the duration of the project, we carefully monitor budgets, operation costs, serviceability, and environmental concerns. Our immediate participation with the coordination and scheduling of utilities and system installations ensures that contractors will maintain the quality and integrity of the equipment. We also offer Building Information Modeling (BIM) services to complete the project straight through to management and operation of the facility. Using BIM, IES provides stakeholders a complete project overview to improve design decision making, support change order reduction and construction documentation and coordination with diligent performance prediction and planning.

Innovation

IES has developed a service called Building Files. This suite of services provides a program which entails the process of electronically generating and managing building information during its life cycle. Building Files is a cloud-based Building Information Management system to organize and access all your facility documents utilizing our unique interactive technology.



Data Center



Projects

- Black Rock Elementary School, Bridgeport, CT
- Saxe Middle School, New Canaan, CT
- Mid-Life Chase Hall, Coast Guard Academy, New London, CT
- Norwalk Hospital, Norwalk, CT
- Community Health of Torrington, CT
- Lee Company, Westbrook, CT
- East Side Fire Dept., Milford, CT
- Greenbrier Resort Casino, West Virginia
- Dianon Systems, Shelton, CT
- Medtronics, North Haven, CT
- Central & Harding High Schools, Bridgeport, CT

Commissioning Services

IES provides professional engineering and commissioning services for projects throughout the State of Connecticut and the greater New York area. We have successfully completed numerous Fire Districts, Religious, Healthcare, Corporate, Educational and Municipal buildings. Current highlighted projects include Central and Harding High Schools located in Bridgeport, Community Health and Wellness located in Torrington and Medtronics, North Haven plant.

The Process

The commissioning services offered include the performance of audits of commercial and industrial buildings in order to identify potential energy savings by changes in operation or modifications to HVAC and electrical systems. This involves the calculation of energy savings and paybacks, developing AutoCAD drawings of proposed mechanical revisions and estimating costs to implement each energy efficiency measure, including the production of a bid package and acquisition of MEP quotes. We provide the submission of documentation to utility companies requesting incentives and rebates and simulation of building performance using state of the art software for compliance to ASHRAE 90.1 and to determine ASHRAE baseline energy usage.





Cogeneration Installation, North Haven, CT

- LEED Matrix
- Development Life Cycle
- Cost Analysis Energy
- Analysis Modeling
- Building Information
- Modeling Commissioning
- (M&V) Retro-Commissioning
- Safety & Environmental Audits
- Geothermal & Photovoltaic
- Systems Primary/Stand-by
- Generator Systems Cogeneration
- Solar Energy
- Daylight Harvesting
- Wind Energy
- Fuel Cell Power

Renewable Energy Systems & Solutions

IES is committed to “state-of-the-art” solutions for all your Green initiatives. Building GREEN involves the use of design practices that promote buildings that exemplify energy sustainability and elicit peak performance. We are able to provide design services on any scale, from small, isolated systems to large grid-connected developments. Our clients are presented with cutting-edge information on potential renewable energy sources, including the environmental and financial benefits of implementing eco-friendly design. The IES technology department can assist in the implementation of energy management control in order to optimize use and facilitate ease of system maintenance and training.

Services

- Perform field investigation, energy system identification, measurement and verification, retro-commissioning of systems and benchmarking
- Perform building energy modeling to determine possible envelope core utility savings along with building pressurization and infrared camera scanning on each building
- Analyze the building energy management system (EMS) to determine the effectiveness of the control strategies and optimize them to the systems and installation
- Evaluate water, waste and storm systems and recommend gray and black water designs if economically feasible
- Recommend service and maintenance approach
- Performance contracting economic review and final performance contract review



Boston Light & Sound, Boston, MA

Clients



CT River Academy Manufacturing Annex, Goodwin College
E. Hartford, CT Rendering by JCJ Architecture

ADJ Architects
ADT
AIA Connecticut
Allegheny Technologies, Inc.
An Mar International Ltd
Antinozzi Associates
Apicella + Bunting Architects, LLC
B Squared Engineering, LLC
Babak Architecture
Backus Hospital
Barry Unger Associates Inc.
Bernard J. Lombardi
Bridgeport Hospital
Caldwell & Walsh Building
Centerbrook Architects
C & H Electric Inc.
Charlotte Hungerford Hospital
City of Bridgeport
City of Milford
City of New Haven BOE
City of Norwalk
Clohessy, Harris & Kaiser, LLC
Constitution Surgery Center East
Construction Solutions Group
Cooper Pharma
Danbury Hospital
D.P. Wolff, Inc.
East Coast Sheet Metal LLC
Eastern Energy
Enterprise Plumbing & Heating, Inc.
Essex Meadows
Felhandler/Steeneken Architects
Gallin Beeler Design Studio
Gaylord Hospital
Goodwin College
Gregg, Wies & Gardner Architects
Hartford Healthcare
IDA International
Incyte
JCJ Architecture JWC Architects PLLC
Kaeyer, Garment + Davidson Architects
Kenneth Boroson Architects
Kuehne-Nagel
Konover Properties
Landmark Architects P.C.
Langan Engineering
Leviton
Lothrop Associates, Inc.
Main Enterprises Inc.
Manhattanville College
Mark P. Finlay Architects AIA
MaryAnn Thompson Architects
Mary Wade Home
Masonicare Health
Medtronic
MBH Architecture, LLC
Milone & MacBroom
Mount Sinai Beth Israel Hospital
Natchaug Hospital
National Healthcare Associates, Inc.
New Haven Public Schools
New Milford Hospital
Newman Architects LLC
Newmark Knight Frank
Norwalk Hospital
Noyes-Vogt Architects
Nutmeg Companies
O'Riordan Migani Architects
OR & L Construction
PFG Architects
Pharmerica
Paul B. Bailey Architect, LLC
Partners For Architecture
Perkins Eastman Architects
Perkins + Will
Phase Zero Design
Point One Architects
Pratt & Whitney
Public Storage
S/L/A/M Collaborative
Shope Reno Wharton Architecture
Skanska USA Building, Inc.
Spillman Farmer Architects
St. Francis Hospital & Medical Center St.
Vincent's Medical Center
STV Inc.
Svigals + Partners
Tecton Architects Inc.
The Associated Construction Company
The Stamford Hospital
Tighe & Bond
TLB Architecture
TPA Design Group
The Trump Organization
Town of North Branford
Town of Weston
Trefz Properties
Trinity College
United Bank
University of Bridgeport
University of Connecticut
United Healthcare
United Technologies Corporation (Collins)
Waterbury Hospital
Westview Group
EYP
WSP USA
Yale New Haven Hospital
Yale New Haven Hospital—Campus of St. Raphael
Yale University

IES ENERGY SERVICES

- ◆ Full Engineering Design Services
- ◆ LEED® Matrix Development
- ◆ Energy Analysis Modeling
- ◆ Geo-thermal & Solar Thermal
- ◆ Photovoltaic Systems
- ◆ Cogeneration
- ◆ Solar Energy
- ◆ Daylight Harvesting
- ◆ Wind Energy
- ◆ Fuel Cell Power



Yale Acres—Photovoltaic & Geo-thermal



Yale Acres Photovoltaic & Geo-thermal project consisted of the design and construction for 163 units within 47 building affordable housing developments for the Meriden Housing Authority. The overall scope turned Yale Acres into a stand-alone energy district with the potential capability of supporting the surrounding neighborhood's energy needs. Twelve Dwelling Units within three Buildings were selected to implement the geo-thermal, photovoltaic, and solar thermal energy systems. All the buildings were 100% energy star certified and have a net-zero energy footprint. The buildings are Full Energy Star Certified within the thermal envelope.

IES CREDENTIALS

IES is well-versed in LEED® building design to include the design of geo-thermal, solar heating, cogeneration, photovoltaic and fuel cell technologies. We are able to provide design services on any scale, from small isolated systems to large grid-connected developments, as well as present general overviews of the potential for renewable energy sources, including the environmental impacts and practicalities of exploiting them. IES is certified LEED AP as well as hold memberships with the USGBC (U.S. Green Building Council) and IGSHPA (International Ground Source Heat Pump Association).



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SERVICES, LLC

AN INTEGRATED ENGINEERING + DESIGN FIRM
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203.467.4370 | www.iesllc.biz



THOMAS MASSARO

PRINCIPAL

LEED AP

BCxP

Education

A.S. Mechanical Engineering

Greater New Haven State Technical College
North Haven, CT

B.S. Engineering Technology

Central CT State University
New Britain, CT

Professional Registrations

Certification as Building Commissioning
Professional

S-2 Unlimited Heating, Piping and Cooling
Journeyman Trades license

Professional Affiliations

American Society of Heating, Refrigeration,
and Air Conditioning Engineers (ASHRAE)

American Institute of Architects (AIA)
CT Chapter

International Ground Source Heat Pump
Association (IGSHPA)

Building Commissioning Association (BCA)

U.S. Green Building Council

American Society of Plumbing Engineers
(ASPE)

PROFESSIONAL EXPERIENCE

Mr. Massaro has a passion for engineering which stems from having over twenty-five years of experience in mechanical engineering, commissioning and HVAC services. With motivating management techniques that encourage the best efforts of his team, his staff is capable of tackling multiple, complex projects concurrently. Thomas develops a rapport with clients which results in a rewarding project experience through to fruition.

SELECTED PROJECT EXPERIENCE

Yale Acres, Meriden, CT: Complete renovation of 48 buildings totaling 159 living units for the Meriden Housing Authority.

Stamford Senior Housing, Stamford, CT: Construction of a new 5 story, 48 unit, senior housing facility approximately 35,000 SF.

Meriden Housing Authority, Mixed-Use Development, Meriden, CT: MEP engineering services for mixed use residential/commercial building approximately 80,000 SF.

Bridgeport Housing Authority, Hanover St., Bridgeport, CT: Mechanical, electrical and plumbing and fire protection and structural design for the renovation of two existing side by side, three story, three family houses.

Murray Place, New Haven, CT: Structural and MEP services for five unique structure types with a total of ten residential dwellings planned for this project totaling 21,650 SF. Project is currently under construction for the Mutual Housing Association of South Central Connecticut.

Pride & Progress Point, New London, CT: Complete stripping and rehabilitation of 200 dilapidated town house style dwelling units in New London, CT partially funded through the Connecticut Housing Finance Authority (CHFA) and the Department of Economic and Community Development (DECED). The scope includes complete site renovations and improvements, the addition of community centers, and the inclusion of handicapped accessible units.

Lincoln Village, Worcester, MA: Design of extensive upgrades to over 1,200 living units spread throughout 68 buildings with a total floor area exceeding 1.3 million square feet. Upgrades scheduled include the complete rehabilitation of all kitchens, bathrooms, exterior finishes, and all general interior finishes. The existing heating is supplied through four large boiler plants and are scheduled to be replaced with individual on-demand heating for each living unit to increase overall complex efficiency. The entire site will be brought up to current code standards inclusive of all handicapped and disabled accessibility requirements.

Albion Street Affordable Housing, Bridgeport, CT: Structural & M/E/P/FP design services for the Housing Authority of Bridgeport and Southwest Community Health Center for a five -story mixed- use residential tower with a medical dental clinic.

Park City Supportive & Elderly Housing, Bridgeport, CT: MEP/FP design services for the renovation of a 140,000 SF assisted living facility including a proposed common area kitchen located on the first floor, value engineering, preparation of a life cycle cost analysis, electrical design for the security systems and IT/Telecomm Infrastructure design.

Chamberlain Heights, Meriden, CT: Mechanical, electrical and plumbing design for the renovation of 36 buildings containing 2 to 4 apartments within each building, with 122 apartments in total.

JEFFREY DOW

PROJECT
MANAGER

SENIOR
ELECTRICAL
ENGINEER

LEED AP

Education

A.S. Mechanical Engineering
Waterbury State Technical College
Waterbury, CT

Continuing Education

University of New Haven
New Haven, CT

Fairfield University
School of Engineering
Fairfield, CT



PROFESSIONAL EXPERIENCE

Mr. Dow has over twenty years of experience in the field of engineering. As project manager, he is highly skilled at motivating and encouraging those around him to produce the optimum result which ensures client satisfaction. His ability to organize and track project schedules and timelines assists his staff and benefits his clients as well.

SELECTED PROJECT EXPERIENCE

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JOSEPH GARGIULO

SENIOR PLUMBING & FIRE PROTECTION ENGINEER

LEED AP

Education

A.S. Mechanical Engineering
Gateway Community College
New Haven, CT

Professional Registrations

Certificate in Architectural Drafting
Connecticut Institute of Technology
West Haven, CT

Professional Affiliations

ASPE certification of Certified Plumbing
Designer (CPD)

NFPA certification of Certified Fire
Protection Specialist (CFPS)

PROFESSIONAL EXPERIENCE

Mr. Gargiulo has over thirty-five years of experience in both plumbing and fire protection engineering. Highly dynamic, proactive, accomplished professional recognized for excellent business ethics, integrity and dependability. He has a proven record of success in a professional consulting engineering office. Giving outstanding support to team members and serviced clients, while excelling in multi-tasking in a fast paced environment. Joe has exceptional interpersonal and leadership skills.

SELECTED PROJECT EXPERIENCE

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ANTONINA KAGAN

SENIOR MECHANICAL ENGINEER

Education

B.S. Mechanical Engineering
Polytechnic University of Belarus
Minsk, Belarus

Continuing Education

Porter and Chester Institute
Rocky Hill, CT

Professional Certificates

Mechanical Design Certificate

AutoCAD Certificate

PROFESSIONAL EXPERIENCE

Ms. Kagan has over twenty-six years of experience in the field of mechanical engineering. Her strong enthusiasm for her trade is what motivates her to strive for engineering excellence on every project she encounters. She has successfully worked on numerous projects of various sizes and types. Antonina is a highly skilled, highly driven individual who consistently completes the task at hand promptly and efficiently.

SELECTED PROJECT EXPERIENCE

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JOSE PEREZ

SENIOR ELECTRICAL ENGINEER

Education

Undergraduate Studies

Electrical Engineering
University of New York
New York, NY

Norwalk Community College
Norwalk, CT



PROFESSIONAL EXPERIENCE

Mr. Perez has been in the field of engineering for over twenty-five years. His dedication to the design and development aspect of his work has driven him to his current role as Electrical Engineer at IES. Jose's strong work ethic and dependability serves as an invaluable asset to his team.

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**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your license. Such license shall be shown to any properly interested person on request. No such license shall be transferred to or used by any other person than to whom the license was issued. Questions can be directed to the Occupational & Professional Licensing Division at (860) 713-6135 or email 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. You can access your account at www.elicense.ct.gov to verify, add or change your email address. Visit our website to download applications and verify licensure at www.ct.gov/dcp.

THOMAS E A MASSARO
53 HIGH HILL RD
WALLINGFORD, CT 06492

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

HEATING, PIPING & COOLING UNLIMITED
JOURNEYPERSON

THOMAS E A MASSARO
53 HIGH HILL RD
WALLINGFORD, CT 06492

License #	Effective	Expiration
HTG.0395314-S2	09/01/2021	08/31/2022

SIGNED

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

**THOMAS E A MASSARO
53 HIGH HILL RD
WALLINGFORD, CT 06492**

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

**HEATING, PIPING & COOLING UNLIMITED
JOURNEYPERSON**

License # HTG.0395314-S2

Effective: 09/01/2021

Expiration: 08/31/2022

Michelle Seagull

Michelle Seagull, Commissioner

Proud Member Since 05/01/2010

Member # 8169909

Membership Certificate

Mr Thomas E A Massaro

has been granted the grade of

Member

and is entitled to all the rights and privileges as provided by the Constitution and Bylaws of the Society.

As a member of ASHRAE Society, I comply with the ASHRAE Code of Ethics
(www.ashrae.org/codeofethics)



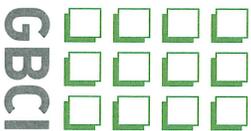
Secretary

Jeffrey Littleton
JEFFREY LITTLETON

President

Sheila J Hayter, PE
SHEILA J HAYTER, PE

Incorporated New York 1895



GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Thomas Massaro

HAS ACHIEVED THE DESIGNATION OF

LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.



Chairman

Date Issued

June 30, 2009

Peter Templeton, President

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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 at www.elicense.ct.gov to verify, add or change your email and address. If you need your User Id and/or Password, please email dcp.online@ct.gov.

Visit our website at www.ct.gov/dcp to apply online, download applications and verify licensure.

ZHEN JOHN GOO
Innovative Engineering Services, LLC
33 North Plains Industrial Road
WALLINGFORD, CT 06492

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

PROFESSIONAL ENGINEER

**ZHEN JOHN GOO
7 KNOLLWOOD DR
WALLINGFORD, CT 06492**

License #	Effective	Expiration
PEN.0032096	02/01/2022	01/31/2023

SIGNED

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

**ZHEN JOHN GOO
7 KNOLLWOOD DR
WALLINGFORD, CT 06492**

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

PROFESSIONAL ENGINEER

License # PEN.0032096

Effective: 02/01/2022

Expiration: 01/31/2023

Michelle Seagull

Michelle Seagull, Commissioner

Ferry Crossing

Old Saybrook, CT

Client :

Mr. Greg Nucci, AIA

Point One Architects + Planners

Old Lyme, CT

860.434.7707



Street View

Project: Affordable Housing

Mechanical, electrical, plumbing and fire protection engineering design for approximately 15,000 SF total

Responding to the need for affordable housing in Connecticut, the project includes the design of a linear cluster of "farmhouse scale" residential buildings with front porches that share and face a common Community Green. The sixteen unit development is comprised of one, two and three bedroom residences in a total of five buildings on a Community Green.



Entrance



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Neighborhood View

Photographs courtesy of Newman Architects, LLC

Palmer Square Vidal Court

Stamford, CT

Client:

Mr. Peter Horton, AIA

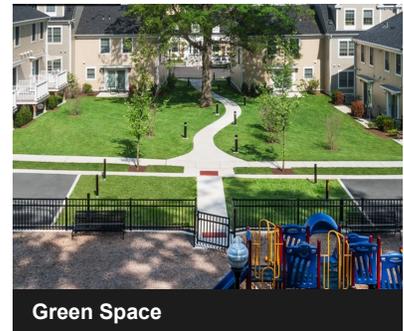
Newman Architects, LLC

New Haven, CT

203.772.1990

Project: Affordable Housing

Mechanical, electrical, plumbing and fire protection design services for 76 -new housing units in the second step of the multi-phase Vidal Court revitalization. Vidal Court is a 216-unit State-assisted development which is being replaced with two on-site redevelopment phases and three off-site projects, totaling over 350 mixed income units. A large portion of the Palmer Square site was acquired from Stamford Health System.



Green Space



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River Run Apartments

New Haven, CT

Client Reference:

George Buchanan

Buchanan Architects LLC

New Haven, CT 06510

Project: Housing

The purpose of this project was to prepare a boiler system assessment/ conditions feasibility study for a 140-unit apartment complex with recommendations on improvements and modifications to identify system deficiencies and potential costs for the upgrades. Innovative Engineering Services provided air conditioning in the new lounge, revised corridor lighting, and modifications to the entry of the community room.



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Chamberlain Heights

Meriden, CT

Client Reference:

Mr. Paul Bailey, AIA

Paul Bailey Architects

New Haven, CT

203.776.8888

Project: Housing Authority

Services included the field survey of buildings to determine existing conditions of mechanical, plumbing and electrical systems with report and recommendations, design for the construction of a new Community Building approximately 5,000 SF and the Mechanical, electrical and plumbing design for the renovation of 36 buildings with 9 different design models.

Redevelopment of existing public housing units with extensive renovation using modular buildings on a 20-acre wooded hilly property, consisting of 36 residential buildings ranging in size from two- to four-bedroom flat and townhouse-style units. Goals for the renovation work included a re-design of the building facades, replacement of windows, electrical and mechanical systems, renovation of the interiors including bathrooms and kitchens and improvements to the landscaping. Green design principles applied in the rehabilitation, creating a better insulated building envelope, achieving greater energy efficiency, and using low-toxic materials.



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Front Elevation

Yale Acres

Meriden, CT

Client:

Mr. Paul S. Pizzo, NCARB

Landmark Architects, P.C.

Middletown, CT

860.346.1333

Project: Housing

This project consists of the design and construction oversight of a 163 unit, 47 building affordable housing development for the Meriden Housing Authority. The overall scope of the project is to turn the Yale Acres housing development into a stand-alone energy district with a potential capability of supporting part of the surrounding neighborhood's energy needs. During the first of two phases, 12 Dwelling Units within 3 Buildings were selected for a model to implement the geo-thermal, photovoltaic, and solar thermal energy systems. The 3 buildings range in thermal envelope designs from original, marginal enhancements, and full energy star certified. This broad range of parameters within the model system will help to provide the housing authority and the design team with the real-world data necessary for an accurate determination of the most effective project approach. The ultimate goal of the project is to have all buildings 100% energy star certified and the overall development have a net-zero energy footprint.



Rear Elevation



INNOVATIVE ENGINEERING
SERVICES, LLC

AN INTEGRATED ENGINEERING + DESIGN FIRM



Front Elevation

Spruce Ridge

Pawcatuck, CT

Client:

Bernard J. Lombardi, AIA

Architect & Planner

Guilford, CT

203.457.1147

Project: Mixed-Income Housing

Spruce Ridge is the second phase of the Spruce Ridge Meadows project in Pawcatuck, CT. With 43 residential units of 1,2 and 3 bedrooms, and one community building spread across three newly-constructed three story buildings. Spruce Ridge will consist of basic rental, family, and supportive units. Both residential buildings will be elevator equipped and all units will be universally designed, with 5 units ADA compliant and 9 supportive units.

The entire development incorporates sustainable, energy-efficient design. The HVAC system will supply heat and air conditioning using a ground air heat pump. Buildings have an emergency generator which powers the community room, elevators in residential buildings, and emergency interior and exterior lighting. The development will earn Energy Star Certification designation. Total estimated development cost is \$23 million completed in 2020.



Rendering by Brian Schuch Architect



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St. Luke's Elderly Housing

New Haven, CT

Client Reference:

Paul Haynes

Haynes Construction

Seymour, CT, 06483

Paul B. Bailey

Paul B. Bailey Architects

New Haven, CT 06510

Project: Housing

St. Luke' senior housing was incorporated with St. Luke's Episcopal Church in 2005. The building was able to open in 2007 with the assistance of HUD, New Haven Livable City Initiative, and Yale University. This location currently houses eighteen local seniors.

Innovative Engineering Services reviewed the existing heating system and controls, including performance. We provided mechanical, electrical, and plumbing design for the construction of a new 21,600 SF facility. Also, pump operation was observed and the function of the VFD Proportional Integral Derivate was assessed. As per the request of the Fire Marshal, a fire pump and generator design was provided.



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Yale Acres

Meriden, CT

Client:

Paul S. Pizzo, NCARB

Landmark Architects, P.C.

Middletown, CT

860.346.1333



Project: Photovoltaic & Geo-Thermal

This project consists of the design and construction oversight of a 163 unit, 47 building affordable housing development for the Meriden Housing Authority. The overall scope of the project is to turn the Yale Acres housing development into a stand-alone energy district with a potential capability of supporting part of the surrounding neighborhood's energy needs. During the first of two phases, 12 Dwelling Units within 3 Buildings were selected for a model to implement the geo-thermal, photovoltaic, and solar thermal energy systems. The 3 buildings range in thermal envelope designs from original, marginal enhancements, and full energy star certified. This broad range of parameters within the model system will help to provide the housing authority and the design team with the real-world data necessary for an accurate determination of the most effective project approach. The ultimate goal of the project is to have all buildings 100% energy star certified and the overall development have a net-zero energy footprint.



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Projects: Housing

Albion Street Bridgeport, CT HUD	Structural & MEP/FP design services for a 40,000 SF, five -story mixed- use residential tower with a medical dental clinic. Project is a collaboration between the City of Bridgeport Housing Authority and Southwest Community Health.
Bridgeport Housing Authority Hanover Street Bridgeport, CT	Mechanical, electrical and plumbing and fire protection and structural design for the renovation of two existing side by side, three story, three family houses
Grand Family Apartments Hartford, CT	Mechanical, electrical, plumbing and fire protection design for construction of a new facility, including 8 buildings and totaling 24,000 SF
Greenfield Commons Fairfield, CT HUD	Mechanical, electrical and plumbing design for construction of a new 9,000 SF facility with 10 residential units.
Huntington Place Trumbull, CT CHFA	Mechanical, electrical and plumbing and fire protection design for the construction of a 38,000 SF building
Katherine Harvey Terrace New Haven, CT HUD	Mechanical, electrical, plumbing and fire protection design for renovations of an existing 11,805 SF facility
Lincoln Village Worcester, MA HUD	Design of extensive upgrades to over 1,200 living units spread throughout 68 buildings with a total floor area exceeding 1.3 million square feet. Upgrades scheduled include the complete rehabilitation of all kitchens, bathrooms, exterior finishes, and all general interior finishes. The existing heating is supplied through four large boiler plants and are scheduled to be replaced with individual on-demand heating for each living unit to increase overall complex efficiency. The entire site will be brought up to current code standards inclusive of all handicapped and disabled accessibility requirements.
Meriden Housing Authority Meriden, CT	Yale Acres: Complete renovation of 48 buildings totaling 159 living units for the Meriden Housing Authority West Main St. Mixed-Use Development: MEP engineering services for mixed use residential/commercial building approximately 95,000 SF
Milford Housing Authority On-Call Services Milford, CT	Harrison Avenue: Mechanical, electrical and plumbing design for the renovation of several buildings of an existing facility totaling 20,000 SF Island View: Upgrade of the domestic hot water generation system Foran Towers: Replacement of the boiler system serving an existing 5-story, 43 unit apartment building



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Projects: Housing

Murray Place New Haven, CT DECD, City of New Haven	Structural and MEP services for five unique structure types with a total of ten residential dwellings planned for this project totaling 21,650 SF. Project was completed in 2012 for the Mutual Housing Association of South Central Connecticut.
Mutual Housing Authority of South Central CT New Haven, CT	Mechanical, electrical and plumbing design for the construction of 2 new single family homes 1,800 SF each
Palmer Square—Vidal Court Stamford, CT HUD	Structural & MEP/FP design services for 76 new housing units in the second step of the multi-phase Vidal Court revitalization. Vidal Court is a 216-unit State-assisted development which is being replaced with two on-site redevelopment phases and three off-site projects, totaling over 350 mixed income units. A large portion of the Palmer Square site was acquired from Stamford Health System. The project is currently under construction with expected completion in Summer 2012.
Park City Supportive & Elderly Housing Bridgeport, CT Bridgeport Housing Authority/ Women's Institute	MEP/FP design services for the renovation of a 140,000 SF facility including a proposed common area kitchen located on the first floor, value engineering, preparation of a life cycle cost analysis, electrical design for the security systems and IT/ Telecomm Infrastructure design
Parkside Village Branford, CT	Project is for the construction of one additional residential building with 67 units, multistory with office space and amenities. Scope of services also included the demolition of 4 existing buildings.
Pride & Progress Point New London, CT CHFA, DECD	Complete stripping and rehabilitation of 200 dilapidated town house style dwelling units in New London, CT partially funded through the Connecticut Housing Finance Authority (CHFA) and the Department of Economic and Community Development (DECD). The scope includes complete site renovations and improvements, the addition of community centers, and the inclusion of handicapped accessible units. The building structures combine concrete, cmu, brick, and wood and presented the design team with challenges through the international building code requirements of a 120 mph wind zone.
Rippowam Manor City of Stamford, CT Housing Authority	Renovations of an existing 81 unit, high rise senior living facility based on the scope items from the Capital Needs Assessment for years 2017/18.
River Run New Haven, CT CHFA	Prepare a boiler system assessment/conditions feasibility study for 140-unit apartment complex with recommendations on improvements and modifications to identify system deficiencies and potential costs for the upgrades



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Projects: Housing

Spruce Ridge Pawcatuck, CT	Project is the second phase of Spruce Ridge Meadows with 43 residential units of 1,2 and 3 bedrooms, and one community building spread across three newly-constructed three story buildings.
Stamford Senior Housing Stamford, CT	Construction of a new 5 story, 48 unit, senior housing facility approximately 35,000 SF
St. Luke's Elderly Housing New Haven, CT	Mechanical, electrical and plumbing design for the construction of a new 21,600 SF facility
Studio Greens on Canal Street Stamford, CT	The project is for the construction of a podium style, two level parking facility and a five story residential apartment tower with 165 to 184 units. There is an alternate to add a sixth level to the tower. The building will have amenities, commercial/retail and studio type living units.
The Mill at Killingly Danielson, CT	<p>The existing buildings include a multi-story brick mill (approximately 52,000 SF footprint) and a 5,200 SF freestanding building.</p> <p>Phase 1 includes site remediation, hazardous materials abatement, building demolition, site work, site utilities, foundations, interior slabs, subslab plumbing and electrical for a new three-story wood framed, 32 unit, 38,900 SF building.</p>
Tyler Street East Haven, CT	IES provided the preliminary plans to develop the former East Haven High School, built in 1936, into 99 units of senior-rental housing. The project is designed to incorporate a micro-grid combining this building and other city buildings which will allow this portion of the city to be used as an emergency shelter.
Whalley Terrace New Haven, CT CHFA	Mechanical, electrical and plumbing design for construction of a new facility 31,500 SF, with 29 residential units
Zion Mutual Housing Hartford, CT DECD, CIHIA, City of Hartford	Mechanical, electrical and plumbing design for the construction of a new housing complex comprised of 24 units and totaling 30,000 SF



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Cabezas-DeAngelis LLC, a State of CT Certified Disadvantaged Business Entity, was formed in January 2009 to provide superior engineering and surveying services throughout the Fairfield County area. The owners, Chris A. DeAngelis, PE and Washington Cabezas, Jr., PE, LS have over 30 years combined experience in the professional consulting field. Dedicated to providing the highest-quality engineering and surveying services, we exceed our client's expectations with personal attention to budgets, schedules and details.

From small, single-lot improvement surveys to large, mixed-use site developments, we work closely with our customers from the conceptual planning stage through final design and construction. We have developed numerous relationships with other service professionals in order to provide a complete range of design services. The firm is experienced in obtaining regulatory environmental permits from State, Federal and local authorities.

We are committed to providing the highest level of personal service, technical accuracy and quality workmanship in all our projects.

Design Approach

A well thought-out plan is the first step to achieving a project's success. In today's complicated regulatory environment, numerous pitfalls await the unprepared developer. Cabezas-DeAngelis provides due-diligence studies which identify significant site and building issues before site planning commences. Land use issues such as floodplain encroachments, property ownership conflicts, easement and deed restrictions, wetlands permitting, zoning limitations, parking and traffic, and utility services are researched and examined early on during the planning process.

Once the initial planning stage is complete, we strive to achieve a functional and aesthetic design which meets the Owner's needs and budget. During site plan review, the firm expedites the approval process by listening to the review agency's comments and quickly addressing their concerns. The final design is meticulously detailed to ensure a high level of "bidability" and "buildability" which ensures a limited amount of cost overruns and schedule changes during construction.

We consider a successful project to be one in which the design meets the Owner's needs, achieves quick approval from the reviewing agency and is compatible with long-term environmental and planning goals.

Engineering Services:

- Site Evaluation/Land Use Studies
- Site Plan Applications
- Stormwater Management
- Water Quality Improvements
- Utility Infrastructure Design
- Flood Control Studies
- Sanitary Sewer Design
- Roadway and Culvert Design
- Construction Cost Estimating
- ADA Site Accessibility
- Drainage and Parking Lot Design
- Inland-Wetlands Applications

Surveying Services:

- Topographic Surveys
- Property/Boundary Surveys
- Easements & Right-of-Ways
- Improvement Location Surveys
- As-Built Surveys
- Construction Stake-Out
- Subdivision Mapping
- Flood Elevation Certificates
- ALTA/ACSM Surveys
- Building Location Surveys
- Perimeter Surveys
- Zoning Location Surveys

Education:

Bachelor of Science,
Civil Engineering, *cum laude*
University of Connecticut, 1990

Registration:

Professional Engineer
Connecticut
California
New York

Professional Associations:

American Society of Civil Engineers
American Society of Professional
Estimators

Mr. DeAngelis is a Professional Engineer with over 20 years of experience in a wide range of civil engineering projects throughout Connecticut and New York, both as lead designer and/or project manager. As founder and a Partner with Cabezas-DeAngelis, Mr. DeAngelis works closely with other design professionals, landscape architects, and environmental engineers in the areas of commercial and educational site development. He is experienced in such varied areas as site engineering; utility infrastructure studies and design; flood control studies for CT DEP; hydrological and hydraulic engineering; ConnDOT bridge and roadway design; culvert design; park planning and design; sanitary sewer pump stations; storm water retention and detention facilities; grading and drainage design; parking lot design; handicapped accessibility improvements; seawall restoration; commuter railroad facilities; parking structures; and lighting and electrical coordination. Additionally, Mr. DeAngelis has expertise in obtaining regulatory environmental permits from State, Federal and local authorities.

- **Stepping Stones Museum for Children, Norwalk, CT** Located in historic Mathews Park in Norwalk, the museum is currently adding another 20,000 sf of new gallery and office space to their existing facility. As the lead civil engineer for the project, Mr. DeAngelis is responsible for the expansion of the existing parking lot in Mathews Park, parking lot grading and drainage design, storm water management and utility coordination. In order to receive LEED points for storm water management, several water quality basins (rain gardens) were incorporated into the drainage system for the new building.
With Beinfield Architecture, P.C. and Tavella Design Group
- **Lincoln Plaza, Peekskill, NY** Project engineer for the redevelopment of this historic site which will serve as an outdoor museum for the City of Peekskill. Design plans call for interpretive displays including an historic railcar and reconstructed rail platform. As part of the site design, a bioswale will be created to capture and treat storm water runoff prior to discharge to the river. A pedestrian boardwalk will be constructed over the swale for access to and from the site. Responsible for storm water management, utility coordination and grading and drainage design.
With Hudson & Pacific Designs for the City of Peekskill, NY
- **SoNo Hotel, South Norwalk, CT** Chief project engineer responsible for site layout, drainage and utility coordination for this new hotel planned for historic downtown South Norwalk. The project involved close coordination with the City Police Department which shares an easement with the hotel, and also with abutting property owners. New utility services (storm water treatment, electrical) have been designed to fit within the building footprint in order to maximize building area on the site.
F.D. Rich Company, Stamford, CT
- **New Mixed-Use Development, South Norwalk, CT.** Mr. DeAngelis provided site engineering services for the design of this new 4-story mixed-use building located on the Norwalk Harbor in historic South Norwalk. The building will contain separate retail, commercial (office) and residential areas. A parking garage will be constructed beneath the first floor of the building in order to meet the expected parking demand and keep the building above base flood elevations. Responsibilities included site layout and grading including storm water calculations. The site meets LEED's requirements for Storm Water Quality and Quantity control.
With Tavella Design Group for Spinnaker Real Estate Partners, South Norwalk, CT

- **Maverick Concert Hall, West Hurley, NY.** Mr. DeAngelis is currently providing civil engineering consulting services for the proposed site improvements to this historic concert site located near Woodstock, NY. Proposed improvements are expected to include drainage and grading improvements, handicapped accessibility, traffic and parking circulation and sanitary facilities. All of the proposed improvements will be closely coordinated with the venue owner, as well as local and State officials, to ensure that the project meets regulatory requirements while respecting the historic character of the site.
With Stephen Tilley Architects for Maverick Concerts, Woodstock, NY
- **Riverscape Marina, Cos Cob, CT** As part of a bulkhead replacement project at Riverscape Marina, Mr. DeAngelis provided a new underground storm water retention system designed to capture and treat the first one-inch of rainfall (the “first flush”) in order to meet Coastal Area Management regulations. The new drainage system consists of several hundred feet of perforated pipe placed in a crushed stone bed and wrapped in filter fabric. The new retention system had to be placed above the high ground water table, yet still maintain minimum cover requirements over the pipes. Overflow outlets ensure that high flows will discharge to the marina without flooding the site.
Riverscape Marina, Greenwich, CT
- **Millport Avenue Reconstruction, New Canaan, CT** Mr. DeAngelis worked closely with the Town of New Canaan’s Engineering Department to redesign approximately 1,000-feet of existing roadway. The street was widened to provide on-street parking and provide for safe pedestrian passage during the Town’s annual fishing derby in nearby Mill Pond. In addition to a dedicated parking lane, a new 5-foot wide sidewalk, new signage, drainage and decorative guardrailings were added. The project was completed in just over 90 days from design to construction, allowing the new roadway to open in time for the April, 2009 fishing derby.
Town of New Canaan Department of Public Works
- **Boehringer Ingelheim Manor House and South Loop Roadways, Danbury and Ridgefield, CT** Mr. DeAngelis provided Boehringer-Ingelheim with design plans for the reconstruction of 3,000 linear feet of roadway at their corporate campus in Ridgefield and Danbury, CT. Manor House Road was improved with a new vertical alignment to improve sight-line distance and safety in front of the Research and Development Facility Building. Meanwhile, South Loop Roadway was fully reconstructed to meet the needs of the new research building and to improve drainage along the roadway. The firm was responsible for all design services including horizontal and vertical alignment, cost estimating, bid documents and construction support services. Both projects were completed within budget and schedule in the summer of 2009.
Boehringer-Ingelheim Pharmaceuticals, Inc.
- **Farm Road Restriping Plan, New Canaan, CT** Design engineer for new lane configurations and pedestrian sidewalks along Farm Road for approximately 1,300 feet between New Canaan High School and South Avenue (S.R. 124). This portion of roadway is the main route between the High School, South Elementary School and South Avenue, one of the main connectors in Town. The new striping and pedestrian plan were instrumental in relieving congestion during school hours along this busy stretch of roadway. Work was completed in August, 2007.
Town of New Canaan Department of Public Works
- **Annandale Site Improvements, Red Hook, NY.** Mr. DeAngelis was the lead designer for this multi-faceted project which involved the installation of new water, sewer and electrical services to four historic homes located in Annandale Hamlet at Montgomery Place. The site is an historic site owned and operated by Historic Hudson Valley. As part of the project, a new fiberglass water tank was installed inside an existing stone water tower to provide drinking water to the Hamlet. Also, two new sanitary sewer pump stations were designed to handle sanitary waste from the homes. All electrical services were placed underground in order to preserve the historic nature of the site. The project was completed within budget and schedule in December 2008.
Historic Hudson Valley, Red Hook, NY



Project:

New Building Addition
Lockwood-Mathews Park, Norwalk

Owner:

Stepping Stones Museum
for Children, Norwalk, CT

Architect:

Beinfield Architecture, P.C.
South Norwalk, CT

Construction Cost:

\$ 6,500,000

Completed:

December 2010

Contractor:

A. Pappajohn Company

Originally opened in 2000, the Stepping Stones Museum for Children has been an outstanding success. Located in historic Mathews Park in Norwalk, the museum recently completed a 20,000 sf expansion including new gallery and office space. The project is LEED Gold Certified and received the Green Advocate Award from CT Green Building Council.

The new storm water management system for the site included three large water quality basins, which provided points towards LEED Gold Certification. Cabezas-DeAngelis' responsibilities included parking lot design, site grading and drainage design, storm water management and new utility coordination. The project was completed in December, 2010.



Project:

New Basketball Courts
Saxe Middle School

Owner:

New Canaan Public Schools

Construction Cost:

\$ 90,000

Completed:

April, 2010

Contractor:

FGB Construction, Norwalk

In order to meet the needs of a local basketball league, the existing playground at Saxe Middle School was reconstructed to accommodate two new courts. Cabezas-DeAngelis worked closely with the league officials to determine the most efficient layout of the two new courts, which was made more challenging due to the fact that the existing playground limits needed to be maintained.

The final configuration consisted of an 80' x 48' court for older players and a smaller 70' x 40' court for youth members. The site was regraded at a minimum pitch to provide as level a surface as possible, while still maintaining adequate surface drainage.



Rendering provided by Do H. Chung & Partners

Project:
8-Unit Condominium Complex
Rowayton, CT

Owner:
Private Developer

Architect:
Do H. Chung & Partners
Stamford, CT

Construction Cost:
Undisclosed

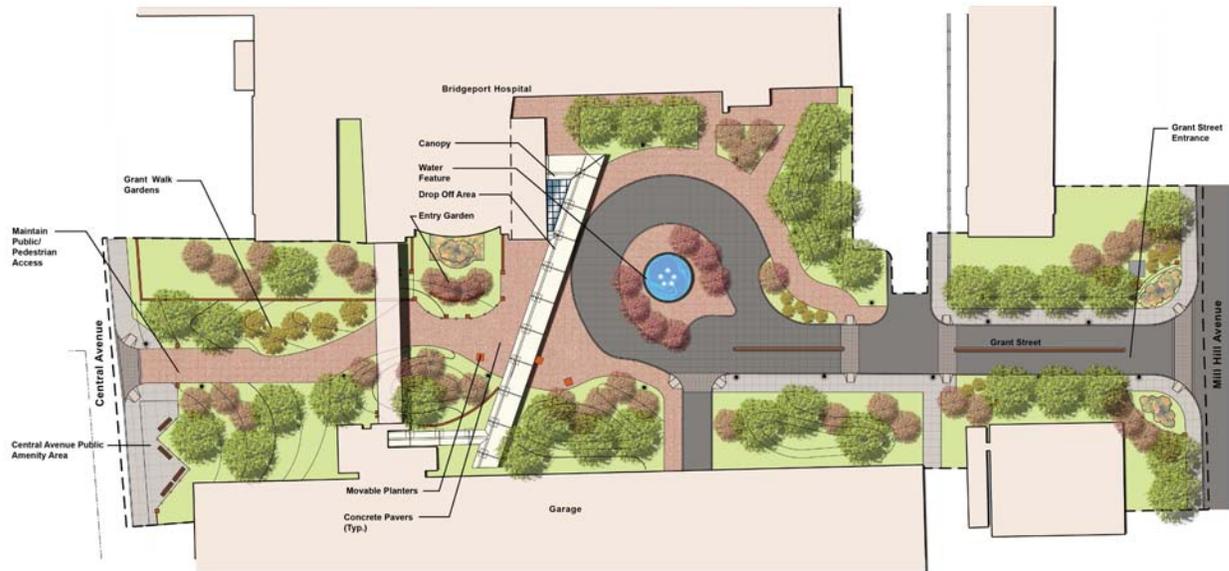
Completed:
May 2015 (est.)

Contractor:
Alternate Designs, Inc.
South Salem, NY

Cabezas-DeAngelis provided site engineering services for the design of a new 2 ½-story, 8-unit condominium complex for a private developer in Norwalk, CT. The new structure is located directly adjacent to Long Island Sound and within a FEMA-regulated flood zone.

The new building is elevated above the required flood zone elevation with parking provided below the main structure. As part of the Coast Area Management (CAM) application, a new walkway will be constructed around the existing marina bulkhead for public viewing.

Pervious pavers were used extensively in the walkway areas in order to capture and contain runoff to Long Island Sound. The firm was responsible for grading, drainage, utilities, and securing of the CAM permit application from the City of Norwalk.



Rendering by Stantec, Inc.

<p>Project: New Entry Plaza and Driveway Grant Street, Bridgeport</p>	<p>Owner: Bridgeport Hospital</p>	<p>Landscape Architect: Stantec, Inc. Hamden, CT</p>
<p>Construction Cost: \$ 2,500,000 (Site)</p>	<p>Completed: 2013</p>	<p>Contractor: O&G Construction</p>

In order to provide a more pleasing experience for visitors and patrons, Bridgeport Hospital recently constructed a new pedestrian plaza along Grant Street between Mill Hill Avenue and Central Avenue. The project included the closure of Grant Street as a public right-of-way.

Cabezas-DeAngelis provided surveying and site engineering services including grading, drainage and site utility design. Utility work included the design of a new 12" water main in Grant Street for Aquarion Water Company. The existing storm and sanitary sewers were separated in the new private R.O.W.

Utility easement maps will be prepared for each of the utility companies on the site.



Project:
BMW Dealership Expansion
Bridgeport, CT

Construction Cost:
\$ 300,000 (Site)

Owner:
BMW of Bridgeport
Bridgeport, CT

Completed:
2007

Architect:
Claris Construction, Inc.
Newtown, CT

Contractor:
Claris Construction, Inc.

Cabezas-DeAngelis provided engineering and surveying services for the expansion of BMW of Bridgeport. The building, which is located adjacent to the Pequonnock River in a FEMA flood plain, had to be designed to withstand flood waters of approximately 4-feet. Site design included a complete redesign of the existing drainage system including measures to improve the quality of storm water discharge into the river. The entire parking lot was modified to provide for more efficient and useful parking lot management.

Survey work included preparation of an ALTA survey, construction layout, As-Built and Environmental Land Use Restriction (ELUR) survey.

Currently, the firm is providing preliminary site planning services for a further expansion of the dealership on an adjacent lot.

Firm Profile

Aris Land Studio's award winning practice strives to create designs with a planning approach that holistically examines our environment. Our project development strategy is to examine both the long and short term social and environmental impact on each site and the neighboring community.

Leading site development and community planning, we excel at public engagement and comprehensively understanding of the permitting process. From small urban parcels, to community land use planning, we bring knowledge and extensive experience to every project.

With our experience, we bring to each project an educational component, and opportunities for effective cognitive development. Aris Land Studio knows that good design that considers how we interact with our environment will provide benefits for the long term cultural, social, psychological, physical, and fiscal health of the community.

- Low Impact Drainage strategies
- Greenway Connectivity
- Public Outreach and Communication
- Urban Planning
- Recreational Planning & Design
- Streetscape Design
- Educational Enhancements
- Ecological Restoration
- Master Planning



Firm Experience

Aris Land Studio principals have worked in a variety of areas and categories of design, providing professional consulting services to a large number of clients. As landscape architects, our work is focused on sustainability, and designing environments that bring health to those who experience the sites. The following is a representative list of projects.

PROJECT EXPERIENCE

PARKS / RECREATION / OPEN SPACE PLANNING

Courtland Park, Stamford, CT
Scofieldtown Park + Yard, Stamford, CT
Little River Nature Preserve, Oxford, CT
Aspetuck Land Trust, Southport, CT
Camp Harkness Master Plan, Waterford, CT
Hart Elementary School, Stamford, CT
Waterbury Parks Master Plan, Waterbury, CT
Nature Conservancy, Bridgeport, CT
Seton Falls Park, Bronx, New York
Oyster Shell Park, Norwalk, CT
Athletic Fields Master Plan, Rocky Hill, CT
Chestnut Street Park, Holyoke, MA
Department of Parks and Recreation Fiscal Plan Development, New York City
William E. Kelly Park Playground, Brooklyn, NY
Term Contracts, New York City Department of Parks and Recreation, NY
Buddy Monument, Forest Park, Queens, NY
H. Smith Richardson Golf Course, Fairfield, CT
Athletic Facilities Master Plan, Springfield, MA
Beaver Brook Restoration & Jewett Street Bridge Reconstruction, Ansonia, CT



Baisley Pond Park, Queens, NY
Matthew Buono Monument, Alice Austen Park, Staten Island, NY
Overlook Park, Milford, CT
Lois J. Valentino Park, Brooklyn, NY
McKeithen Park, Stamford, CT
Classical Studies Magnet Academy, Bridgeport, CT

STREETSCAPES

Front Street District, Hartford, CT
Main Street Improvements, Bridgeport, CT
Somerville Streetscape Master Plan, Somers, CT
Route 31 Reconstruction, Coventry, CT
Maple Avenue Revitalization, Hartford, CT
Streetscape Improvements, Madison, NJ
Historic Richmond Town, New York City Dept. of Design & Construction, Staten Island, NY
SoHo Street Tree Planting Master Plan, City Parks Foundation, Grand/Land Partnership, New York City Department of Parks and Recreation, NY

SITE DEVELOPMENT

Sikorsky Memorial Airport, Stratford, CT
Stepping Stones Museum for Children,
Norwalk, CT
Weed & Duryea, New Canaan, CT
SoNo Landing, Norwalk, CT
Mathies House, Seymour Historical Society,
Seymour, CT
Decker Farm, New York, NY
Office Building, Hamden, CT
Resident Developments, Housing Authority of
New Haven, New Haven, CT
Elderly Developments, Housing Authority of
New Haven, New Haven, CT
Ashford Gravel Pit, Ashford, CT
Trump Village, Brooklyn, NY
Lake Success Golf Course, Great Neck, NY
94th RSC Headquarter Building,
Fort Devons, MA
Owls Head Water Pollution Control Plant,
Brooklyn, NY
Bedford Street Apartments, Stamford, CT
The Pearl, Norwalk, CT
Potamkin Manhattan, New York, NY

COMMUNITY PLANNING

Town Center Village District, Portland, CT
Various Charrettes
 East End Neighborhood Plan,
 Bridgeport, CT
 Town Center Initiative, Glastonbury, CT
 Maple Avenue Redevelopment Plan,
 Hartford, CT
Somers Village Enhancement Plan,
Somers, CT

SCHOOLS / INSTITUTIONAL

Ludlowe High School, Fairfield, CT
Stratfield Elementary School, Fairfield, CT

Chatfield / LoPresti Elementary School,
Seymour, CT
Berlin High School, Berlin, CT
Central High School, Bridgeport, CT
Stratford Animal Shelter, Stratford, CT
Foran High School, Milford, CT
Enlightenment School, Waterbury, CT
Chalk Hill Middle School, Monroe, CT
Fairhaven Middle School, New Haven, CT
John S. Martinez School, New Haven, CT
Ludlowe High School, Fairfield, CT
Ward High School, Fairfield, CT
McKinley Elementary School, Fairfield, CT
Staples High School, Westport, CT
Community Synagogue Memorial Garden,
Sands Point, NY
ACES Mill Road School, North Haven, CT
Plainfield High School, Plainfield, CT
Plymouth High School
Middletown Community Center, Middletown,
CT
Turn of River Middle School, Stamford, CT
Dunbar Elementary School, Bridgeport, CT
North Stonington Fire Station, N.
Stonington, CT

Sustainable Planning

Firm Approach



Solar symbol chimes

Sustainable planning is a basis for effective design. Aris Land Studio incorporates not only environmental, but cultural, sociological, and economical principles in the development of our designs. Our success is measured by the longevity and utilization of our work, and the experiences of the users of the places we plan and design.

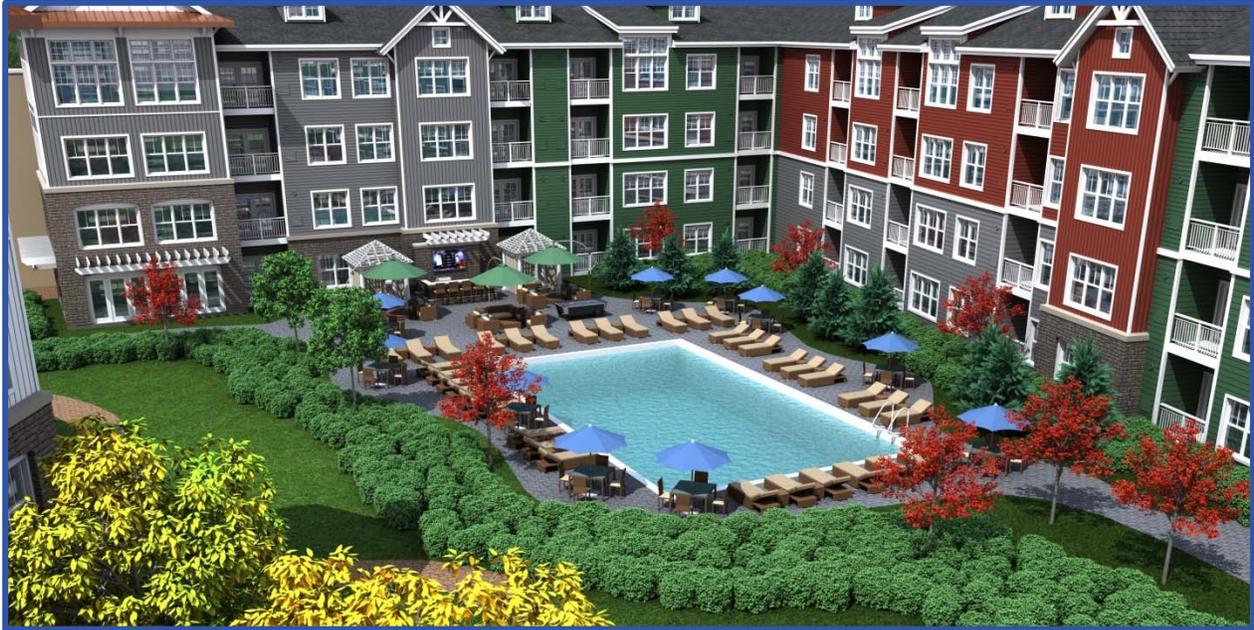
Our approach is for collaboration and communication for effective land use decisions. From the building user, to the architect, to facility operators; all team members play a critical role in the design and creation of projects that serve communities for many years.



Green roof

The Preserve

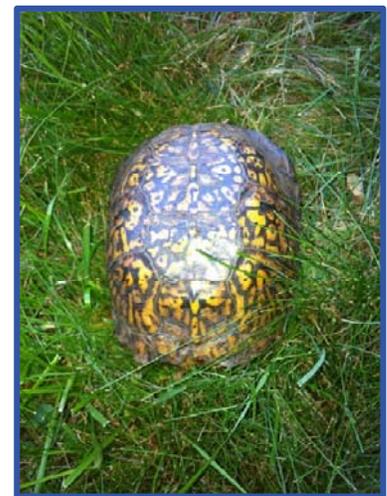
Milford, Connecticut



Redering: 3d-City.com

Originally zoned for commercial development, Aris Land Studio worked with the design team and biologists to develop designs that provide 342 housing units, while preserving over 40 acres of wetland habitat and public trails. Designs capitalize on solar orientation, creating multiple open spaces for enjoyment by residents. Planning preserves open space for threatened box turtles, revealing a balanced plan for ecology of the site. Key features include:

- Open space trails for public and resident's use.
- Located within walkable / biking distance to the Milford train station.
- Plans reflect habitat restoration and preservation.



Architect: Gooding Architecture
Civil Engineer: Tighe & Bond

Madison Senior Center

Madison, Connecticut



Nestled within a small scale residential community, critical to project success was preservation of existing vegetation on the site. The project integrates the new building with the scale of the single family residential community. A compact site, planting design helps define user areas, and provides for year round interest to residents and Center visitors. Key design elements include:

- Community connectivity
- Tree preservation
- Successful community engagement



Attached Documents

Award Criteria

Non-Collusion Affidavit

Addendum #1



NON-COLLUSION AFFIDAVIT

CITY OF SHELTON
54 HILL STREET
SHELTON, CT 06484

State of (Connecticut):

County of (Fairfield):

I state that I am the Principal Architect of Brian Cleveland Architects, Inc
(title) (name of firm)

And that I am authorized to make this affidavit on behalf of my firm, its owners, directors and officers. I am the person responsible in my firm for the price(s) and the amount of this proposal.

I state that:

- (1) The price and amount on this proposal has been arrived at independently and without consultation, communication, or agreement with any other bidder/proposer.
- (2) Neither the price(s) nor the amount of this proposal and approximate price(s) nor approximate amount of this proposal has been disclosed to any other firm or person who is a bidder/proposer and that no disclosure of these items will be made prior to proposal openings.
- (3) No attempt has been made or will be made to induce any firm or person to refrain from proposing on this contract, or to submit a proposal higher than this proposal, or to submit any intentionally higher or non-competitive proposal.
- (4) Neither the said bidder nor any of its officers, partners, owners, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other bidder, firm or person to submit a collusive or sham bid in connection with the Contract for which the attached bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the attached bid or for any other bidder, or to fix any overhead, profit or cost element of the bid price or the bid price of any bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Shelton, owner, or any person interested in the proposed Contract.
- (5) The proposal of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complimentary or other non-competitive proposal.
- (6) I state that Brian Cleveland Architects, Inc understands and
(name of firm)

acknowledges that all representations of this affidavit are material and important, and will be relied on by the City of Shelton in awarding a contract for which this is submitted. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from the City of Shelton of the true facts relating to the submission of proposals/bids for this contract.

Brian Cleveland
Signature of Bidder / Proposer

Sworn to and subscribed before this _____ date of _____, 20 _____

(Notary Public) My Commission Expires _____

Award Criteria

The City intends to award the contract to the firm best meeting the City's specifications, based on the combination of experience, qualifications, and demonstrated ability to perform the work safely and in conformance with all applicable laws and regulations. The City reserves the right to reject any and all submissions, or to waive any informality to technicalities of submissions, or to accept any qualifications submission deemed to be in the best interest of the City of Shelton.

The agreement may not be assigned, transferred or sublet in any manner or portion without the specific prior knowledge and consent to do so by the City.

BID PROPOSAL FORM TO: City of Shelton, Purchasing Department, 54 Hill Street,
Shelton, Connecticut 06484

I, Brian Cleveland have received the following contract documents: 1) bid document #42-45; 2) posted addenda (if any) numbered 1 through 1 posted at www.cityofshelton.org and have included their provisions in my submission. If selected on the basis of qualifications, I shall provide all labor, materials, equipment, technical service, insurances, warranties, applicable taxes and licenses, etc., to supply Architectural and Engineering Services per the specifications of this RFQ.

The Bidder hereby certifies that any and all defects, errors, inconsistencies or omissions of which he/she is aware, either directly or by notification from any sub-bidder or material supplier found in the Contract Documents are listed herewith in this Bid Form.

Company Name:

Brian Cleveland Architects, Inc.

Brian Cleveland	May 27, 2022
Printed name of authorized representative	Date
	<i>Principal Architect</i>
Signature	Title
631 Main Street	
Street	
Monroe, CT 06468	
City / State / Zip Code	
bcleveland@clevelandarch.com	203-459-8686
Email address	Telephone number



ADDENDUM #1

RFQ #42-45 for Architectural & Engineering Services at Sinsabaugh Heights Senior Housing
City of Shelton
Purchasing Department

Issued by Twig Holland, C.P.M., Acting Purchasing Agent, on 18 May 2022: – It is intended that this Addendum incorporating the following corrections, revisions, additions, deletions and/or clarifications become part of the Contract Documents, including pricing as submitted.

The following is additional information discussed at the site tour:

- ADA compliant upgrades may be made to kitchens and bathrooms of specific units, funding permitted.
- The units are electric heat.
- Generators are expected to serve a block of four-to-five units, to be fueled by ultra-low sulfur diesel or propane.
- Solar panels provided via Sustainable CT may be an option, funding permitted.
- A needs assessment may be done in collaboration between the Owner and the firm selected as part of the scope of services.
- Plans are available by appointment at 187 Meadow Street, Shelton CT 06484 by contacting Madlyn M. McGowan at 203-924-2736.

Please acknowledge receipt of this addendum by signing and submitting this form with your bid.

Company Brian Cleveland Architects Date May 27, 2022

Signature *Brian Cleveland*

Printed Name Brian Cleveland