



REQUEST FOR QUALIFICATIONS
RFQ #42-45

ARCHITECTURAL &
ENGINEERING
SERVICES

**SINSABAUGH HEIGHTS
SENIOR HOUSING FACILITY
SHELTON, CT**

JUNE 1, 2022



ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS



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TAB 1: LETTER OF INTEREST

June 1, 2022

Ms. Twig Holland
Acting Purchasing Agent, City of Shelton
Shelton City Hall, 2nd Floor
54 Hill Street
Shelton, CT 06484

Re: RFQ # 42-45 – A & E Services Sinsabaugh Heights Senior Housing Facility

Dear Ms. Holland,

Antinozzi Associates welcomes this opportunity to provide our firm's qualifications for your organization's solicitation of Architectural and Engineering Services. We are confident that our combined team will be able to meet all of the criteria listed in your Request for Qualifications.

Many of our client's recent housing projects have ranged from \$100,000 to \$3,000,000 and have included everything from major renovations and new build outs to infrastructure improvements, ADA/code updates, retrofit/adaptive re-use, historic preservation, roof/window replacements, and various other capital improvements similar to those we expect to work on for the City of Shelton. This package will highlight our experience with housing design as well as navigating the HUD, DOH, and CHFA processes.

Antinozzi Associates has proven to be a reliable, efficient, and responsive partner in the design and management of municipal, housing, and on-call design projects for many public and private clients including the Housing Authorities in Stratford (since 1986), Milford, Bridgeport, Waterbury, West Haven, Torrington, Hartford, the State of Connecticut DAS, as well as municipalities of Trumbull, Greenwich, East Hartford, Monroe, Guilford, and Hamden. And, our team is very familiar with the Sinsabaugh Facility as we designed the 1983 Buildings.

I will lead these professional services as a firm principal, licensed architect, and licensed building official in the State Connecticut. In addition to a highly experienced in-house team, we will engage several consultants with whom we have worked on similar projects throughout the State. We understand the critical needs pertaining to immediate design support and the importance of working closely with our clients. Our team will work seamlessly with the City of Shelton on the rehabilitation of Sinsabaugh Heights Senior Housing Facility.

We look forward to meeting with you to discuss our qualifications in further detail. Please contact me if you have questions or need further information.

Sincerely,
ANTINOZZI ASSOCIATES, PC



Paul A. Lisi, AIA

Principal / Project Manager

plisi@antinozzi.com / (203) 551 - 2442



ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

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Bridgeport, Connecticut 06604

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www.antinozzi.com

TAB 1: FIRM QUALIFICATIONS

FIRM PROFILE



OUR FIRM

Antinozzi Associates is celebrating more than six decades of design leadership in Commercial, Corporate, Institutional, Educational, Financial, and Multi-Unit Residential Properties. Services include Architecture, Interior Design, Pre-Referendum Services, Feasibility Studies, Master Planning, Programming, Project Management, Site Analysis, Space Planning, Consultant Coordination, and High Performance Building/LEED Consultation.

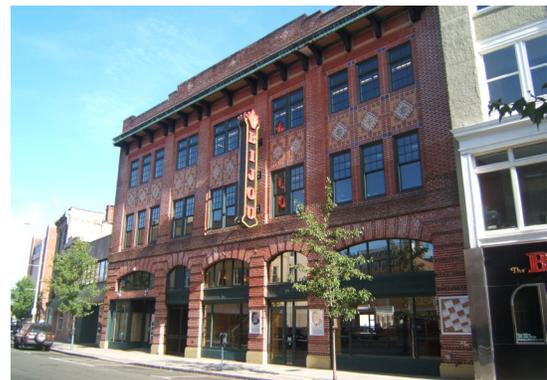
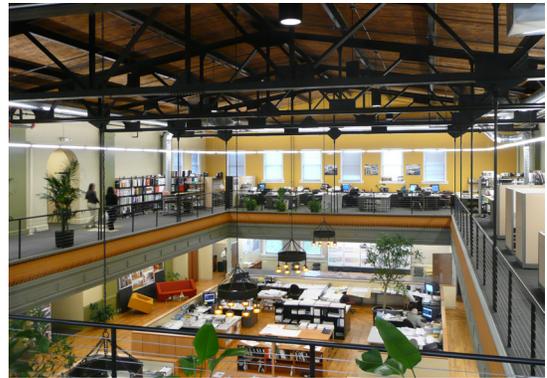
Founded in 1956, Antinozzi Associates takes great pride in having provided top-tier architectural and interior design services for hundreds of civic, municipal, and educational organizations throughout Connecticut, Rhode Island, and much of the Northeast. Our multi-disciplined firm is led by principals Michael Ayles, FAIA, NCARB; Paul Lisi, AIA, BCEO; and Michael LoSasso, AIA, LEED-AP BD+C. Antinozzi Associates is a Professional Corporation and State of Connecticut Certified Small Business that employs nearly 25 staff members.

With principal involvement on all of our projects, Antinozzi Associates has been, and remains, a leader in architectural and interior design. It is gratifying to think about the impact we have upon countless individuals who use our buildings every day. Our approach to fulfilling this responsibility is to listen closely to our clients, design beautifully functional spaces, and integrate sustainable design practices.

Antinozzi Associates strives to maintain a positive, energetic, and collaborative spirit with a talented and diverse team of professionals. That team includes our clients. We firmly believe there is no better incentive for delivering design excellence than working with individuals and organizations enthusiastic and passionate about turning a vision into built form.

LOCATION

Antinozzi Associates is located in the 1908 Bijou Theatre building in the heart of Downtown Bridgeport. The building's former ballroom was converted into an 11,000 SF, two-story, open-air workplace with a balcony of architects and interior designers surrounding the main floor studio. This office setting promotes staff collaboration, creativity, and innovation. Features include natural lighting, exposed mechanical systems, and collaborative conference areas.



FIRM PROFILE

HOUSING AUTHORITY FOCUS

Since 2005, we have built up our residential design portfolio to include several successful contracts with public and private clients including Savin Rock Communities (formerly West Haven Housing Authority), Milford Re-development and Housing Partnership, Park City Communities (formerly Housing Authority of the City of Bridgeport), Newington Housing Authority, Torrington Housing Authority, the Housing Authorities of the City of Waterbury and Hartford, and Connecticut Housing Partners.

ADDED PROFESSIONAL SERVICES

Additional professional services offered by our firm include On-Call Services, Pre-Referendum Services, Feasibility Studies, Master Planning, Programming, Project Management, Site Analysis, Space Planning, Sustainable Design, and LEED Certification, Commissioning, and Consulting. Expertise in these disciplines further enhance our ability to design facilities that combine practical and aesthetic components, resulting in well-crafted buildings.

TEAM/MANAGEMENT APPROACH

As architects, we recognize that one of our most significant roles is to manage a process that may take hundreds of individuals years to complete. We are team leaders with the responsibility of ensuring efficient utilization of all resources. Proper selection and management of engineers, consultants, and construction managers are key factors in the success of any project.

We are experts in establishing and maintaining strong oversight and management of the design-build-deliver consultant process.

Our team approach and access to a wide range of consultants capture the best available expertise. We can also work side-by-side with consultants selected by our clients to maintain their previously established strong relationships.



KNOWLEDGE

Learning is a life-long responsibility for architects and interior designers; therefore, the entire Antinozzi Associates staff has the opportunity to learn and work on diverse cross sections of building types at all levels. Firm principals encourage staff to actively engage in internal and external professional development as well as with community organizations to better understand the needs of society from a variety of perspectives.

PROFESSIONAL AFFILIATIONS

Antinozzi Associates is affiliated with the following organizations: American Institute of Architects (AIA), International Interior Design Association (IIDA), U.S. Green Building Council (USGBC), ACE Mentor Program, International Code Council (ICC), Connecticut Coalition of Interior Designers (CCID), National Council of Architecture Registration Boards (NCARB), Bridgeport Regional Business Council (BRBC), Greater New Haven Chamber of Commerce (GNHCC), Connecticut Building Congress, Professional Women In Construction, WELL Building Institute, and the Construction Institute.

PHILOSOPHY

Our overriding philosophy is to not just be architects or interior designers, but to provide clients with Design Leadership.

With every client, project, and community effort we contribute to, we ask ourselves: "How are we providing Design Leadership for all collaborators?"

The focus of our Design Leadership is predicated on four key areas of expertise:

Knowledge.Collaboration. Sustainability.Vision.

Excelling in these areas is what sets the Antinozzi Associates team apart.



**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION**

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

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

Mailing address:

**ANTINOZZI ASSOCIATES PC
271 FAIRFIELD AVENUE
BRIDGEPORT, CT 06604**

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

architects@antinozzi.com

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION 822080

Be it known that

ANTINOZZI ASSOCIATES PC

**271 FAIRFIELD AVENUE
BRIDGEPORT, CT 06604**

has been certified by the Department of Consumer Protection as an

ARCHITECTURE CORPORATION

Registration #: ARC.0000036

Effective Date: 08/01/2021

Expiration Date: 07/31/2022

verify online at www.elicense.ct.gov



Michelle Seagull, Commissioner

TAB 2: TEAM QUALIFICATIONS

THE ANTINOZZI ASSOCIATES TEAM

Antinozzi Associates differentiates itself from other architectural firms by possessing the ability to have Principal/Associate level involvement throughout all phases of our projects - regardless of size. We employ a staff large enough to do a superior job, yet take on a limited number of contracts to ensure our focus stays specifically on our client's goals.

The lead design staff assigned to Rehabilitation Activities at Sinsabaugh Heights Senior Housing would include:

Paul Lisi, AIA, BCEO

Principal-in-Charge, Senior Project Manager

Stephen Hennebry, AIA, NCARB

Senior Project Architect

Patti McKeon, NCIDQ, IIDA, WELL AP

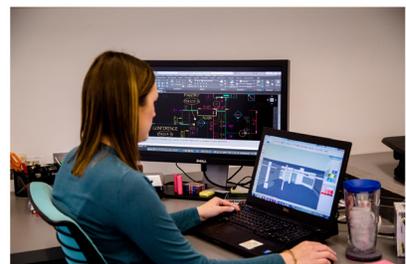
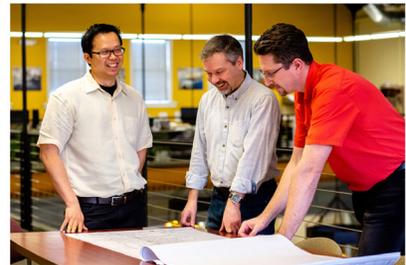
Senior Interior Designer

To continually address project workload issues, weekly staffing meetings are conducted with the firm's Principals and Associates who collaborate on project staffing and scheduling, assuring the right number and caliber of staff is always placed on your project.

Antinozzi Associates believes the best way to provide a successful project from programming to project close-out is through collaboration. Therefore, we often work with consultants who have the capacity and experience to fulfill project needs.

Salamone & Associates is an **M/E/P/FP** we have worked with successfully on similar housing contracts. We highly recommend Salamone & Associates for this project, but will ensure they are acceptable to you prior to contract start.

ASSOCIATED RESUMES AND PROFILES CAN BE FOUND IN THE PAGES AHEAD



PAUL A. LISI, AIA, BCEO

PRINCIPAL, SENIOR PROJECT MANAGER

EDUCATION

- Bachelor of Architecture,
New York Institute of Technology
- Associate's Degree in Architecture,
Norwalk State Technical College

REGISTRATION

- Licensed Architect - Connecticut
- Licensed Building Official - Connecticut

REPRESENTATIVE EXPERIENCE

- Housing Authorities of Bridgeport, Stratford,
Newington, West Haven, Hartford, Torrington,
Milford and Waterbury
- Greenwich Public Schools, On-Call Services
- Westport Public Schools, District-Wide Master Plan
- Town of East Hartford
- Guilford Public Schools, On-Call Services
- Milford Public Schools
- Town of Trumbull, On-Call Services
- Town of Monroe, On-Call Services
- Bridgeport Public Library, Newfield Branch
- Stratford Fire Headquarters, Stratford
- Orville H. Platt High School, Meriden
- Roosevelt Elementary School, Bridgeport
- Geraldine Johnson Elementary School, Bridgeport
- South End Elementary School, Bridgeport
- Spring Glen Elementary School, Hamden
- Scotts Ridge Middle School, Ridgefield
- Stratford Academy / Honeyspot House Feasibility Study
- Regional School District #14 Feasibility Study
- Connecticut AeroTech School, Hartford
- Newington VA Dental Clinic Renovations
- Christ & Holy Trinity Classroom/Hall Addition, Westport
- FBI Secure Work Environment Project, New Haven
- University of Bridgeport-Fones Dental School of Hygiene
- University of Connecticut, On-Call Capital Projects

PROFESSIONAL/COMMUNITY AFFILIATIONS

- International Code Council Member
- American Institute of Architects (AIA) Member
- Former Planning and Zoning Commission, Town of Monroe

Paul Lisi has been with Antinozzi Associates for over 30 years. An assertive, proactive individual, Paul's communication and technical skills quickly advanced him through the ranks of the firm to become Principal of the Architectural Studio in 2008. For many of our municipal and housing contracts, Paul leads the firm's on-call design services as Principal-in-Charge and Senior Project Manager.

Of his many job functions, Paul is responsible for ensuring the coordination and communication of the architectural, interior design and production staff, consulting engineers, and specialty consultants to keep projects within budget and on schedule. Paul also manages the firm's value engineering process, quality control procedures, and code compliance review. When required, Paul will lead efforts to assist clients (and staff) with the coordination of designated owner representatives, cost estimators, town building committees, and other Town/State agencies.

In 2006, Paul became certified as a Licensed Building Official (BCEO) by the Connecticut Department of Public Safety. Since this achievement, Paul regularly attends educational seminars and conferences with local and State regulatory officials, and is typically involved with all of the firm's projects to address issues relating to State Building Codes. Paul is a former Planning & Zoning Commissioner in his hometown of Monroe, CT and is active with the International Code Council (ICC).



STEPHEN D. HENNEBRY, AIA, NCARB

SENIOR PROJECT ARCHITECT

EDUCATION

- Bachelor of Architecture,
Syracuse University School of Architecture

REGISTRATION

- Licensed Architect - Connecticut
- NCARB Certification

REPRESENTATIVE EXPERIENCE

- Park City Communities (HACB), Bridgeport
- Waterbury Housing Authority, Waterbury
- Torrington Housing Authority, Torrington
- Town of Trumbull, Connecticut
- Town of East Hartford, Connecticut
- Westport Public Schools, Master Plan Study
- Greenwich Public Schools, Connecticut
- Bridgeport Public Library - Upper East Side Branch
- UCONN, Hartford
- Guilford Public Schools, Connecticut
- Ganim, Ganim, & Ganim, Monroe

- Fairfield Housing Authority, Fairfield
- Westport Housing Authority, Westport
- Corbin Heights, New Britain
- Brookfield Village, Brookfield
- Winchester Terrace, New Haven
- Victory Gardens, Newington
- The Reserve at Poplar Plains, Westport
- Il Palio Restaurant, Shelton
- Georgian Style Residence, Southport
- European Style Chateau, Westport
 - *previous experience*

Stephen joined the team of architects and interior designers at Antinozzi Associates in 2019 with over 20 years of experience in the field, and he has since provided much needed support to our firm.

Since joining Antinozzi Associates, Stephen has been instrumental in various projects such as the design of the Bridgeport Public Library - Upper East Side Branch, the Master Plan Study for Westport Public Schools, the Hanover Street and Beatrice Street apartment renovations for Park City Communities, the facade restoration at Torrington Towers, the Berkeley window replacement project for the Waterbury Housing Authority, the study of three municipal buildings for the Town of East Hartford, and the on-call services for the University of Connecticut and the Town of Trumbull.

Stephen studied architecture at Syracuse University and has completed several notable multi-million dollar projects in New Britain, Brookfield, New Haven, Newington, and Westport. He is a creative, detailed-oriented architect with over two decades of experience in all phases of design and construction of residential, commercial, and supportive housing projects.

He is fluent in the multiple processes of a project from design development to construction documentation and construction administration. Stephen is adept at learning and applying new concepts, technologies, and processes.



PATTI MCKEON, NCIDQ, IIDA, WELL AP

SENIOR ASSOCIATE, REGISTERED INTERIOR DESIGNER

EDUCATION

- Interior Design Certificate Program, Paier College of Art
- Bach. of Science, Business Management, Providence College

REGISTRATION

- NCIDQ Certification # 11749
- Registered Interior Designer - Connecticut
- WELL Accredited Professional

REPRESENTATIVE EXPERIENCE

- Jefferson Elementary School, Norwalk
- West Haven High School, West Haven
- Orville H. Platt High School, Meriden
- Francis Walsh Intermediate School, Branford
- Stratford High School, Stratford
- University of Connecticut, Storrs
- Greenwich Public Schools, Greenwich
- Stamford Charter School, Stamford
- Eli Whitney Technical High School, Hamden
- Roosevelt Elementary School, Bridgeport
- CREC Academy of Science and Innovation, New Britain
- University of Bridgeport, On-Call Architectural Services
- Geraldine Johnson Elementary School, Bridgeport
- Oxford High School, Oxford
- Saugatuck Elementary School, Westport
- Spring Glen Elementary School, Hamden
- IBEW Headquarters, Monroe
- Newtown Savings Bank, Various Locations in CT
- Savings Bank of Danbury, Danbury
- Forstone Capital, Bridgeport

PROFESSIONAL/COMMUNITY AFFILIATIONS

- International Interior Design Association (IIDA), Member
- Connecticut Coalition of Interior Designers (CCID), VP of Programming
- Paier College of Art, Interior Design Program, Curriculum Advisory Committee Member
- Professional Women in Construction, CT Chapter
- Town of Woodbridge
 - Commission of Publicly-Owned Properties; Secretary
 - Building Board of Appeals; Committee Member
- University of New Haven, Interior Design Program; Advisory Board Member
- Yale Center for British Art, Member

Patti McKeon has been the firm's primary institutional facility Interior Designer since joining Antinozzi Associates in 1998. Patti's educational background and more than 30 years of extensive interior design experience enables her to excel in translating each school client's requirements into innovative plans using functionality and aesthetic knowledge within the established program. Patti is also Revit-proficient and has extensive experience in construction documents and detailing.

Patti's skills and knowledge extend well beyond the office. She was VP of Programming for the Connecticut Coalition of Interior Designers (CCID) and was responsible for initiating the need for Revit training courses to interior designers in Connecticut. Patti is a mentor with the Connecticut Chapter of the American Society of Interior Designers (ASID) for their career nights. In addition, she lends her time to local universities and colleges by mentoring student interns.

Patti's leadership ability, knowledge, and design proficiency makes her a key asset in successfully executing interior education spaces. These qualities made it an easy decision to assign Patti the title of Senior Associate in 2012. In 2021, Patti became a certified WELL Accredited Professional, signifying advanced knowledge of health and well-being in the built environment and specialization in the WELL Building Standard.



Salamone & Associates, P.C. is a professional corporation founded in 1983 in Connecticut. In 2008 our firm was formed as a new division that provides services for commercial and high end residential housing stressing new green technology. Today we are located in Wallingford, CT still holding strong to our belief of remaining a small dedicated firm of 12 professionals. We are composed of nucleus of professionals experienced in all engineering aspects of building design and renovations including mechanical, electrical, plumbing, site and fire protection. Our projects are primarily located in the Northeast. However, we are retained on a continual basis for designs throughout the United States and have.

Our projects are varied in size and complexity. For example, our firm has been involved in the design of new facilities with construction values of over \$20 million; however, our firm is founded on the premise of responding to all client needs, regardless of the effort involved.

Specific areas of technical expertise include:

- Electrical Engineering, including distribution, lighting, controls and fire alarm.
- Mechanical Engineering, including HVAC, plumbing and fire protection.
- Elevator design, including new and modernization.
- Building evaluations.
- Project Management and construction administration.
- Energy services/ audits/ upgrades, LEED projects.
- Building renovation and rehabilitation.
- Specialized systems, such as telecommunication and security.

With thirty-five years' experience our firm is unique that our organization can provide all these engineering services and yet still emphasize that a Principal of the firm be directly involved in any project undertaken by the company. Our primary emphasis and philosophy is to provide quality professional services and to respond to the needs of our clients. This criteria forms the basis for the operation of the firm.

As with any organization, we recognize that our ability to meet client expectations is a function of the experience of the staff that is assigned to a particular project. Thus, we emphasize our philosophy of having a principal directly involved as well as an associate of the firm or Project Manager.

We have worked with Antinozzi Associates on the majority of their housing authority projects and are currently working with them on Naramake Elementary School in Norwalk and Killingly Elementary School.

PROJECT PERSONNEL

SALAMONE & ASSOCIATES, P.C.

MICHAEL L. SALAMONE, P.E., - PRINCIPAL

CONSULTING ENGINEERS

Summary of Experience:

Mr. Salamone has over twenty five years of experience in design and project management for new construction and renovation projects. His experience entails large and small scale projects for varied clientele including the private, industrial, and governmental sectors.

Mr. Salamone is responsible for the technical aspect of all mechanical and electrical projects undertaken by the firm. His areas of expertise include electrical, HVAC, Plumbing, fire protection, energy management and control systems.

Mr. Salamone is also a licensed Master Electrician in the State of Connecticut

License/Certification:

Registered Professional Engineer

State of Connecticut, 1987

Massachusetts, New Jersey, New York, Rhode Island and New Hampshire

National Council of Engineering

Education:

Bachelors of Science, Electrical Engineering, 1984
Boston University, Boston, MA

Masters of Science, Electrical Engineering, 1987
University of Bridgeport, Bridgeport, CT

Representative Project Experience:

Principal and Senior Electrical Engineer for the State of Connecticut Department of Construction Services (formally DPW) On Call project involving over \$10 million of mechanical, plumbing and electrical renovations. This contract has been on-going for over 7 years.

Principal for an On-Call contract with the United States Postal Services for the State of CT. This contract has been on-going for over 3 years. Projects have included over 10 locations with over 15 projects with building sizes of 5,000 to over 250,000 square feet. Construction costs range from \$200,000 to over \$2 million per project.

Principal for New Haven Housing Authority IQC Contract. Services have been provided from evaluation & design to full time project management. Experience from renovation/upgrades to new construction. Construction costs have exceeded \$10 Million.

Principal for an On-Call with New Britain, Bristol, and Torrington Housing Authorities. Our Firm was the prime consultant with the projects evaluation, design, bidding, assistance, funding assistance, and construction administration services.

Principal for Ribicoff, Cotter and Giaimo Federal buildings in Hartford and New Haven, CT. These projects totaled nearly \$75 million in structural and electrical engineering.

Principal for various facility-wide projects for the US Navy, including design of water distribution system, ventilation upgrades, fire alarm design, high voltage feeders, transformer replacement, various electrical system upgrades to over 15 buildings.

STAFF PROFILE

SALAMONE & ASSOCIATES, P.C.

JOSEPH SALAMONE-PROJECT MANAGER

CONSULTING ENGINEERS

Summary of Experience:

Mr. Salamone has experience in design and project management for new construction and renovation projects. His experience entails large and small scale projects for diverse clientele including the private, industrial, and governmental sectors.

Mr. Salamone's areas of expertise include HVAC, plumbing, fire protection, energy management and control systems. Mr. Salamone has extensive experience in the following areas:

Hydronic Systems: Hot water systems, Chilled water systems, Water source heat pumps

Air Side Systems: VAV, Single-zoned, Multi-zoned, Duct Design, Air to air heat pumps, central Station air handlers

Controls: Pneumatics, Direct Digital

Mr. Salamone has also worked in buildings ranging from 5,000 square feet to over 400,000 square feet.

License/ Certification:

E.I.T. – 1997

Education:

Bachelors of Science, Mechanical Engineering, 1994

University of Connecticut, Storrs, CT

Bachelors of Science, Material Science, 1994

University of Connecticut, Storrs, CT

Professional Affiliations:

American Society of Mechanical Engineers

Representative Project Experience:

Project Manager and Senior Mechanical Engineer for the State of Connecticut Department of Construction Services (formerly DPW) On Call project involving over \$10 million of mechanical, electrical and plumbing renovations. This contract has been on-going for over 7 years.

Project Manager and Senior Mechanical Engineer for an On-Call Contract with the United States Postal Services for the State of CT. This contract has been on-going for over 3 years. Projects have included over 20 locations with over 30 projects with building sizes of 5,000 to over 250,000 sq. Construction costs range from \$200,000 to over \$2.0 million per project.

Project Manager and Senior Mechanical Engineer for the New Haven Housing Authority IQC Contract. Services have been provided from evaluation & Design to full time project management. Experience from renovation/ upgrades to new construction. Construction costs have exceeded \$10 million.

Project Manager and Senior Mechanical Engineer for On-Call Contracts with the New Britain, Bristol and Torrington Housing Authorities. Our firm was the prime consultant involved with the projects providing evaluation, design, bidding assistance, funding assistance and construction administration services.

Project Manager for various Municipal & On-Call projects including:

- State of Connecticut MEP On Call
- Town of Trumbull On-Call
- USPS Northeast MEP In-Call
- Sandy Relief Program
- Mather Community Center, Darien, CT
- New Britain Adult Education Center
- Giant Steps School, Fairfield, CT

STAFF PROFILE

SALAMONE & ASSOCIATES, P.C.

FRANK BERARDI-ELECTRICAL ENGINEER

CONSULTING ENGINEERS

Summary of Experience:

Mr. Berardi has over 16 years' experience in construction, design and project management for new construction, renovations and upgrade projects. His experience entails large and small scale projects for varied clientele including the private, industrial and governmental sectors.

Mr. Berardi's experience includes a variety of projects with an emphasis on electrical engineering having provided lighting, elevator, generator upgrades; as well as new and upgraded fire protection and alarm systems.

Mr. Berardi understands the importance of new energy saving technology and related energy conservation measures. He implements energy saving opportunities in every project possible.

Mr. Berardi's experience also includes project management, design services utilizing CAD, for the public and private sectors.

Education:

Bachelor of Science, 1992

University of New Haven, New Haven, CT

Representative Project Experience:

Electrical Engineer for the New Haven housing Authority IQC Contract. Services have been provided from evaluation & design to full time project management. Experience from renovation/ upgrades to new construction. Construction costs have exceeded \$10 million.

Electrical Engineer for On-Call Contracts with New Britain, Bristol and Torrington Housing Authorities. Our firm was the Prime Consultant involved with the projects providing design, bidding assistance, funding assistance, and construction administration services.

Electrical Engineer for new construction of an adult education & community center for New Britain Housing Authority. Project is approximately 20,000 sq. ft. an approx. construction cost of \$4.0 million.

Boston Housing Authority- The project scope includes elevator modernization design for three (3) Elderly/Disabled Housing developments.

Electrical Engineering for elevator modernization at five (5) Elderly/ Disabled complexes for the Springfield Housing Authority. The project includes modernization of traction elevators systems and related mechanical/electrical.

Electrical Engineer for various Municipal and On-Call projects including:

- State of Connecticut MEP On Call
- Town of Trumbull On-Call
- USPS Northeast MEP In-Call
- Sandy Relief Program
- New Britain Adult Education Center
- Clapp Memorial Library Study, Belchertown, MA
- Cheshire Senior Center
- Bridgeport Public Library

SHERMAN TAYLOR-SENIOR DESIGNER

CONSULTING ENGINEERS

Summary of Experience:

Mr. Taylor has over 12 years' experience in design for new construction, and renovation projects. His experience entails large and small scale projects for varied clientele including private, industrial and governmental sectors.

Mr. Taylor's experience includes a variety of projects with an emphasis on mechanical engineering. His expertise has been towards HVAC equipment that apply to a variety of buildings from small residential units to high-rise apartment complexes. He provides construction management services for all projects under his design.

Mr. Taylor has significant experience with HUD & DECD construction guidelines and criteria. This experience includes various Housing Authorities throughout Connecticut and Massachusetts.

Education:

Associates of Science

Naugatuck Valley Community College

Representative Project Experience:

Mr. Taylor has 18 years' experience in design for new construction and renovation projects. His experience consists of large and small scale projects for clients in diverse markets.

His expertise has been towards HVAC equipment for a diverse buildings as small residential units to high rise apartment developments. Also included is construction management services for all projects under his design.

Mr. Taylor also is well experienced with capital needs assessments, comprehensive needs assessments, life-cycle costs analysis, physical needs assessment, cost estimates and other related studies and surveys.

As a Senior Designer, Sherman has proven himself to be a great asset to the firm being valuable in developing a wide variety of projects from the early stages of design through construction administration.

His significant experience with HUD and DECD construction guidelines and criteria make him instrumental in coordinating our projects. Project Manager for various Municipal & On-Call projects including:

- Waterbury Housing Authority
- State of Connecticut MEP On-Call
- New Haven Housing Authority On-Call
- Town of Trumbull On-Call
- Torrington Housing Authority On-Call
- USPS On-Call
- Bristol Housing Authority On-Call
- Sandy Disaster Relief Program
- Hartford Housing Authority
- Bridgeport Housing Authority
- Seymour Housing Authority
- New Britain Housing Authority On-Call

STAFF PROFILE

SALAMONE & ASSOCIATES, P.C.

SHARON SHEEHAN – SENIOR DESIGNER

CONSULTING ENGINEERS

Summary of Experience:

Ms. Sheehan has over 19 years of experience in design for new construction and renovation projects. She provides architectural services for various clients including municipalities, housing authorities, senior centers, educational facilities and libraries amongst others. She has an ability to develop appropriate designs and functional solutions that reflect the needs of the owner and the users.

Ms. Sheehan's experience includes a variety of projects with an emphasis on architectural design and improvements. Her architectural assignments include roofing, siding, concrete balconies and band repairs, windows, doors, sidewalk and parking lot resurfacing, site and building upgrades or renovations. This has also included interior fit-outs and space conversions.

She is familiar with code compliance and ADA upgrades

Education:

A.A. Liberal Arts

University of Connecticut, Storrs, Connecticut

A.S. Architectural Design Drafting

Porter and Chester Institute

Representative Project Experience:

Senior Designer for various projects in the State of Connecticut. Sharon's design emphasis is in the roofing systems, window replacement, kitchen and bath upgrades, and ADA compliance.

Her role in the company requires involvement with all phases of a project from initial evaluation, design, construction documents, bidding assistance, and construction administration

Recently the Senior Designer for shop drawing preparation inclusive of related details, sections, and consisted of various improvements and ADA compliance.

Sharon has provided her architectural expertise in the following sample of projects:

- CCSU Burritt Library
- Bridgeport Housing Authority
- New Britain Housing Authority
- New haven Housing Authority
- Town of Bloomfield
- Hartford Housing Authority
- Town of North Branford
- Bristol Housing Authority

CURRENT WORKLOAD

To indicate the capacity Antinozzi Associates has to provide Architectural/Engineering Design Services for the City of Shelton, we have provided the graph below showing our recent, current, and future workload of major projects to assure the Town that our assigned in-house team is available. As an architectural and interior design firm with a staff of over 20, we must have an adequate workload and sufficient backlog to keep all of our management, design, technical, and administrative staff busy. However, we are selective in the projects we seek to maintain personal client attention throughout the project's lifespan.

The chart below shows a history of the larger projects we have worked on since 2013. Green projects are complete; orange projects are in construction; and blue projects are in the design or bid phase. The darkest shade indicates the design period when most staff is required to work on a school project. The shading after the design period is the construction period. The lightest shade prior to or during the design period indicates pre-design/programming phases, or a gap in the progress of the project due to Owner direction.

Antinozzi Associates easily has the capability to take on the size and scope of a range of on-call projects which would fit perfectly into our project workload.

All proposed Antinozzi Associates team members, and our design consultants, for on-call projects will be available based on their project roles and the timing of their current assignments - many of which are in the final stage of construction documents or administration. Therefore, our entire design team has the ability to commit the resources necessary to complete the services outlined in the RFP.

| Grade | Project | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | Project \$ |
|---|-----------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------------|
| Completed School Projects: | | | | | | | | | | | | | | | |
| 6 - 12 | CREC ASI (New) | | | | | | | | | | | | | | \$63.3M |
| K - 8 | Roosevelt ES (New) | | | | | | | | | | | | | | \$44.7M |
| 9 - 12 | Eli Whitney THS (A/R) | | | | | | | | | | | | | | \$98.3M |
| 9 - 12 | Orville Platt HS (A/R) | | | | | | | | | | | | | | \$111.8M |
| 9 - 12 | Harding HS (New) | | | | | | | | | | | | | | \$106M |
| 9 - 12 | Stratford HS (A/R) | | | | | | | | | | | | | | \$125.9M |
| 5 - 8 | Walsh Inter. School (A/R) | | | | | | | | | | | | | | \$88M |
| School Projects in Bid/under Construction: | | | | | | | | | | | | | | | |
| 9 - 12 | West Haven HS (A/R) | | | | | | | | | | | | | | \$129.9M |
| 9 - 12 | New London HS (R/A) | | | | | | | | | | | | | | \$108M |
| PK - 5 | Jefferson ES (R/A) | | | | | | | | | | | | | | \$33.4M |
| PK - 5 | Cranbury ES (New) | | | | | | | | | | | | | | \$45M |
| School Projects in Design: | | | | | | | | | | | | | | | |
| 2 - 4 | Killingly Memorial ES (R/A) | | | | | | | | | | | | | | \$31M |
| PK - 4 | Washington ES (New) | | | | | | | | | | | | | | \$38.8M |

TAB 3: PROJECT EXPERIENCE

CODE, HUD, DECD, AND CHFA EXPERIENCE

Paul Lisi, AIA, who serves as the Principal-in-Charge for the majority of our municipal projects, is not only a licensed architect in Connecticut, but has been a Licensed Building Inspector in Connecticut since 2006. In addition, he is actively involved with the International Code Council (ICC), regularly attending seminars and workshops with local and State regulatory officials. Much of his involvement on projects specifically addresses, and solves, issues relating to the Connecticut Building Code and Fire Code, Handicap Regulations (ADA/ANSI), Life Safety Code, and many more.

Paul Lisi has been the prime contact working with most of our recent and current municipal clients for numerous years and he is fully-informed on HUD and State Funding processes. Our relationships with almost a dozen municipalities and housing authorities throughout Connecticut are proof of the quality of services we have provided. The scope of work for these housing authority clients has included everything from major housing renovation projects to capital repair/maintenance projects.

Many of the professional services we performed for these past and current housing clients were required to be compliant within applicable funding programs. Examples of some of the tasks we have completed include the following:

- Capital Needs Assessments
- Building-wide Kitchen, Bathroom, and Roof Replacement projects
- Replacement of Exterior/Interior Doors, Bathroom Fixtures, Water Heaters, Smoke/Heat Detectors, and Furnace Room Equipment
- Upgrades to Electrical, Heating, A/C, and Security Systems
- ADA Compliance, Code Updates, and Modernization
- Cost Estimating and Program Management
- Site and Building Restoration and Investigations

Our team recognizes the significant role that HUD, DOH, CDBG, DECD, and CHFA standards as well as other capital funds will play in the larger picture for these projects. Once each review is complete, our team will generate a series of recommendations and/or alternative approaches per your organization's direction.

To properly modernize housing facilities and municipal facilities, careful and accurate long-range planning and cost estimating is critical. This is required not only for the housing facility itself, but for utility services, site improvements, HUD, Grant & Capital/State Fund Program Experience, and soft costs (including administrative and legal costs).

It is necessary to accurately assess such capital costs and project them to the actual time of construction when they will be required. It is also necessary to determine which costs may fit a State or Federal funding program and the required amount that your organization may share of that funding.



HOUSING EXPERIENCE

Our firm has been in business for 65 years, proving our longevity in the design profession. During this time, the firm developed a large portfolio of residential design experience, mostly in the 1970's and 1980's during the housing market booms, and was involved in numerous projects located in Bridgeport, Derby, Milford, Seymour, Shelton, Stratford, and Trumbull.

From the 1990's to the mid-2000's, we migrated away from the housing design market due to liability risks, housing declines, and the abundance of other types of design projects. Nevertheless, we maintained an on-call relationship with one housing client during this time - the Stratford Housing Authority.

Today, our continuous relationship with the Stratford Housing Authority for over three decades proves our knowledge of multi-family housing projects and working with local, State, and Federal agencies. Our work with the Stratford Housing Authority not only includes a half dozen residential facilities, but also their administrative and maintenance buildings.

In addition we have worked on the design of several housing projects with Kuchma Corporation in the heart of Downtown Bridgeport, conceptual designs for a developer of a mixed-use housing project located in the Downtown North Village District of Bridgeport. We also worked on renovations of Parkside Gables in Stamford for the Mutual Housing Association, which was not funded for construction after its design.



RECENT HOUSING PROJECTS

Antinozzi Associates has provided professional design services for many diverse clients over the past six decades. To list all of the projects completed (design and/or construction) would be a long list of projects ranging in both size and type. Therefore, we have decided to focus only on the list of projects currently in progress or recently completed for housing authorities.

Housing Authority of the City of Bridgeport (Park City Communities)

Boston Commons

- Major Renovations

286-292 and 294-300 Lafayette Street

- As-Built/Existing Conditions

Fireside Clinic

- New Construction

Beth's House

- Rehabilitation/Adaptive Reuse

593 Park and 170 Read

- Inspections

Kuchma Corporation

Golden Hill Redevelopment (2 buildings)

- New Multi-Family Apartments (62 units total)
(Phase I Completed; Phase II in progress)

Bijou Square

- Miscellaneous Work

260-262 Fairfield Avenue

1057 Broad Street

- Main Lobby Upgrades

1208 Broad Street Apartments

285/307 Golden Hill Street

Bijou Alley

1087 Broad Street

- CAD Drawings

Bijou Box Office

- Existing Conditions

Fairfield Avenue

- Existing Conditions and SketchUp Model

Newington Housing Authority

Kelleher Park Apartments, New Meadow and Cedar Village Apartments

- Renovations

Cedar Village

- Rehabilitation/Adaptive Reuse

Stratford Housing Authority

Baldwin & Kennedy

- Stair and Balcony Replacements (In Progress)
- Roofing Project
- Water Heater Replacement

Shiloh Gardens

- Interior/Exterior Renovations (In Progress)

Elm Terrace

- Boiler Replacement
- Roof Replacement

Hearthstone Apartments

- Boiler/Water Heater Assessment

- Boiler/Water Replacement for 10 Buildings
- Kitchen Renovation
- Roof Replacement
- Window Replacement
- Vinyl Siding Replacement

Meadowview Manor

- Building Renovations
- Energy Audit & CAN

Maintenance Office

- Heating Upgrades

Housing Authority of the City of Waterbury

Berkeley Heights & Springbrook Apartments

- Exterior Renovations

Housing Authority of the City of Torrington

Michael Koury Terrace Apartments

- Hydraulic Elevator Modernizations (In Progress)

Torrington Towers

- Facade Analysis
- Facade Restoration
- Structural Review

Milford Redevelopment & Housing Partnership

Island View Apartments

- Bathroom Renovations

McKeen Village

- Bathroom Renovations (In Progress)

Foran Towers

- Fire Repairs

DeMaio Gardens & Island View Park

- Flooring
- Admin Offices Renovation

West Haven Housing Authority (Savin Rock Communities)

Spring Heights Housing Complex

- Exhaust Fan Project (In Progress)
- Heating System Upgrades
- Roof Replacements

Morrissey Manor Housing Complex

- Exhaust Fan Project
- Heating System Upgrades
- Ramp/Walkway Replacement
- Boiler Replacement
- Roof Replacements

Surfside & John Prete Apartments

- Elevator Modernization
- Roof Structure Analysis
- Fire Pump Evaluation

All Six (6) Property Locations

- Physical Needs Assessments
- Elevator Assessments

Meadow Landing Housing Complex

- Roof Replacement
- Code/Zoning Study for New Apartments

Maintenance Garage

- Cost Estimates

John Prete Apartments

- Video Surveillance Systems

KUCHMA CORPORATION ON-CALL SERVICES

Location: Bridgeport, Connecticut

Area: Various

Completed: Ongoing since 2006

DESCRIPTION

Since 2006, Antinozzi Associates has been retained by the Kuchma Corporation for various on-call residential design services, including both residential housing units, retail spaces, and corporate office fit-outs in the heart of downtown Bridgeport. The Shoppes and Residences at Bijou Square is a five-story, mixed-use, private development project in the City of Bridgeport. The entire horseshoe-shaped building encompasses a total of 126,700 SF, including 9,400 SF of retail on the first floor. The remaining 117,300 SF consists of one and two-bedroom units ranging from 800 to 1,250 SF. The design allows for controlled security access to the property and a private outdoor courtyard.

Subsequently, we were approached to develop other design concepts for the Golden Hill development. Phase I of the development was completed in 2013 and is comprised of 12 market-rate, 614 SF apartments on Broad Street.



STRATFORD HOUSING AUTHORITY ON-CALL SERVICES

Location: Stratford, Connecticut
Area: Various
Completion: Ongoing since 1986

DESCRIPTION

The Stratford Housing Authority has been an 'on-call' client of Antinozzi Associates for over three decades with numerous projects ranging from small renovation and upgrade projects in the residential units (interior door/frame replacements, new bathrooms, boilers and water heater replacements, stairs, kitchen upgrades) to larger projects (a new administration building, major roof replacement, vinyl sliding replacement, sidewalks, window replacement).

In 2008, we completed new bathroom and kitchen renovations, roof and window replacements, and siding for Hearthstone Apartments, with only one change order requested by the owner for \$1,576 for a \$688,000 contracted amount. We have recently completed kitchen renovations and roof replacement projects at two other residential complexes. In late 2012, we were awarded the design work for the Authority's Meadowview Manor \$5M facility improvements - now complete. The scope of services included numerous exterior/interior renovations such as bathroom and kitchen renovations, and door, window, roofing and siding replacement.

Within our On-Call contract with Stratford Housing Authority, Antinozzi Associates was also awarded the design work for the \$3.5M renovations at Shiloh Gardens. The scope of work for this project includes numerous interior and exterior miscellaneous improvements. In 2018, the design work for Shiloh Gardens was submitted to CHFA for funding.

Most recently our firm was awarded entry door hardware replacements for all SHA properties. We are also nearing construction completion on a video surveillance system at the Baldwin, Kennedy, and Elm Terrace Apartments and will soon begin construction on boiler replacements.



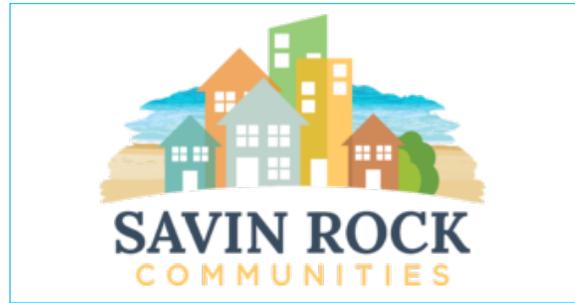
SAVIN ROCK COMMUNITIES (WHHA) ON-CALL SERVICES

Location: West Haven, Connecticut
Area: Various
Completion: Ongoing since 2015

DESCRIPTION

Our work for the West Haven Housing Authority (now Savin Rock Communities) includes the following projects: Spring Heights Housing Complex, Exhaust Fan Project, Heating System Upgrades; Morrissey Manor Housing Complex, Exhaust Fan Project, Heating System Upgrades; Surfside & John Prete Apartments, Elevator Modernization; Meadow Landing Housing Complex, Roof Replacement; and Physical Needs Assessments at all six property locations.

These projects received HUD/CHFA/DECD and/or CDBG funding.



MILFORD REDEVELOPMENT AND HOUSING PARTNERSHIP ON-CALL SERVICES

Location: Milford, Connecticut
Area: Various
Completion: Ongoing since 2017

DESCRIPTION

Antinozzi Associates work for the Milford Redevelopment and Housing Partnership includes the following projects: McKeen Village, Bathroom Renovations; Foran Towers, Fire Repairs (Completed in 2018); and DeMaio Gardens & Island View Park, Flooring (Completed in 2018).

These projects received HUD/CHFA/DECD and/or CDBG funding.



CONNECTICUT HOUSING PARTNERS: PARKSIDE GABLES

Location: Stamford, Connecticut
Area: 69 Units of Housing

DESCRIPTION

The 69 units constructed at Parkside Gables was a nationally-recognized Mutual Housing community located in Stamford, Connecticut. The property consists of 9 buildings in a townhouse-style design with individual entrances. Parkside Gables was built in cooperation with the Neighborhood Housing Services of Stamford and was the first Mutual Housing community to be built in Connecticut.

Antinozzi Associates was awarded a design contract to renovate the Parkside Gables buildings (from Champ II funding) to focus on improving energy efficiency (envelope and heating plant), enhancing quality of life features of the property (upgrading landscaping, parking areas), and improving the unit interiors (painting, flooring, renovated kitchens and baths) to support an active group of residents – maintaining the long term affordability of the property. The total construction cost was estimated at \$1,400,000.

Some of the priority capital improvements included, but were not limited to, replacement of boilers and hot water heaters to new high-efficiency models, new energy star-conforming air conditioners, a new emergency generator on site, a new perimeter security camera system, site renovation/repairs (parking, sidewalks, fencing, retaining walls and plantings), painting all unit interiors, new flooring for all unit interiors, repair/replacement of unit exterior, interior, and entrance doors, new garage doors with openers, renovation/upgrade of all unit bathrooms and fixtures, and renovation/upgrade of all unit kitchens including counters, cabinets appliances and flooring.

Due to grant changes and lack of funding, the project was placed on hold after the completion of 40% design documents, but has recently restarted under the direction of the Connecticut Housing Partners in 2022.



TORRINGTON HOUSING AUTHORITY ON-CALL SERVICES

Location: Torrington, Connecticut

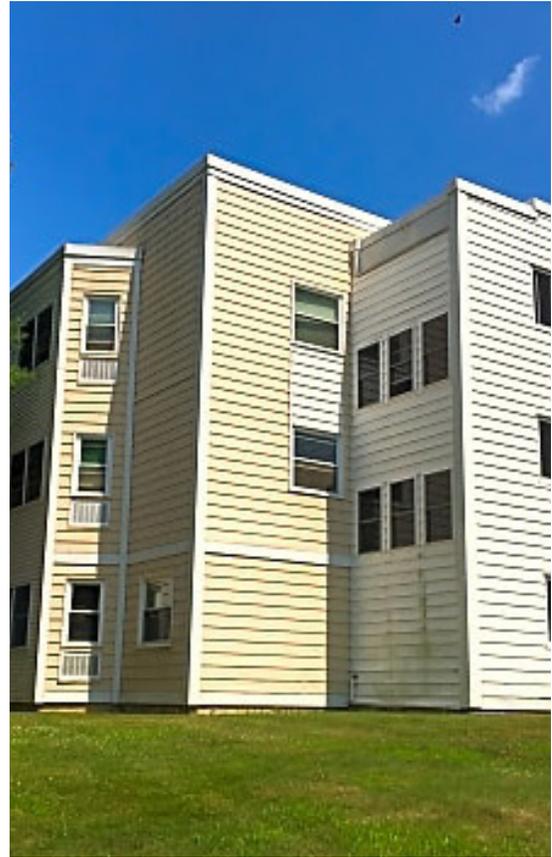
Area: Various

Completion: Ongoing since 2018

DESCRIPTION

Antinozzi Associates was awarded an on-call contract with the Torrington Housing Authority to address various modernization projects such as elevator upgrades, window and roof replacement, and kitchen renovations at the THA's federally assisted housing developments. The services required under this contract include preliminary studies, schematic design, preparation and design of construction documents, work write-ups, cost estimates, evaluation of construction bids, inspection of materials and workmanship during construction, and post completion documents. These projects received HUD/CHFA/DECD/ and/or CDBG funding.

Projects completed since the start of this on-call contract include hydraulic elevator modernizations at the Michael Koury Terrace Apartments, and a facade analysis and restoration of Torrington Towers.



HOUSING AUTHORITY OF THE CITY OF HARTFORD

Location: Hartford, Connecticut

Area: Various

Completion: 2016

DESCRIPTION

Antinozzi Associates was awarded an on-call contract with the Housing Authority of the City of Hartford for various modernization and development projects at the HACH housing developments, such as life safety upgrades, roof replacements, vacancy preparation, exterior masonry repairs, window replacement, and kitchen renovations.

During the duration of our contract, our firm completed the vacancy rehabilitation and restoration of the Sanford Street and Capen Street properties.

These projects received HUD/CHFA/DECD and/or CDBG funding.



WATERBURY HOUSING AUTHORITY ON-CALL SERVICES

Location: Waterbury, Connecticut
Area: Various
Completion: Ongoing since 2014

DESCRIPTION

Our firm was awarded an on-call contract with Waterbury Housing Authority in 2014. The scope of work for this contract included a wide array of architectural consulting services for rehabilitation and improvement projects.

Since the start of this contract our firm has recently begun work on exterior renovations and window replacements at the Berkeley Heights Apartments as well as PHA-wide security camera system upgrades.

These projects received HUD/CHFA/DECD/ and/or CDBG funding.



TOWN OF TRUMBULL ON-CALL SERVICES

Location: Trumbull, Connecticut
Area: Various
Completion: Ongoing since 2010

DESCRIPTION

Our first assignment with the Town of Trumbull was to update the Five-Year Capital Improvement Plan for nine (9) major town buildings totaling approximately 142,000 SF, including two Town Libraries, the Town Hall and Annex, Police Headquarters, Senior Center, Public Works Yard, and EMS Facility. The need for facility improvements throughout the town led to our on-call design services contract with the Town in 2010, which has since been renewed several times.

In 2015 we were commissioned to conduct a feasibility study for Town Hall to determine an overall square footage requirement to house all departments, currently within three separate buildings, into one consolidated location. This assessment provided the Town with an overview of square footage needed for each department in comparison with the existing square footage and included an analysis of the existing space in each building, as well as the potential for consolidating all municipal and Board of Education offices into the existing Trumbull Library building. In 2019 our firm was commissioned to conduct an additional space reconfiguration study for Town Hall to determine the feasibility of reconfiguring multiple departments. Our approach involved an Information Gathering phase followed by a Conceptual Design Phase.

Other recent projects include the Police Department upgrades, Department of Public Works renovations, Mary J. Sherlach Counseling Center study and renovations, senior center renovations, a feasibility study for renovations of the Trumbull Public Library, and school projects including various upgrades for Trumbull High School, Middlebrook School and Madison School roof replacements, Hillcrest Middle School exterior alterations, Frenchtown Elementary School cooling towers, exterior stairs for the school bus depot, and roof replacements for multiple municipal facilities.



UNIVERSITY OF CONNECTICUT ON-CALL SERVICES

Location: Various Locations Statewide
Completion: Ongoing

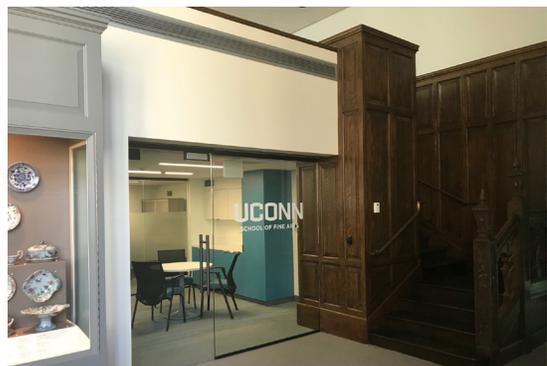
DESCRIPTION

Antinozzi Associates was first awarded an on-call contract with the University of Connecticut in 2014. Since then we have been the assigned lead on a wide range of projects, coordinating the appropriate teams of sub-consultant specialties and successfully managing the projects in accordance with the University's specific business needs. In 2021 our firm was awarded a renewed On-Call contract with the University of Connecticut for both General Architectural Services as well as Architectural Services for Small Projects.

The project assignments issued under the On-Call contracts vary from feasibility studies and reviews, to services for small renovation projects and minor design work, services in connection with infrastructure, and renovation projects.

We have recently worked on code remediation for the Norling Building and Northwest Quad as well as the relocation of the Department of Physical Therapy to the Biobehavioral Sciences Building. The facility is a one story, Butler-type building which currently houses office and lab spaces. As part our Scope of Work, we met with the appropriate staff members of the Department of Physical Therapy to confirm and update the space program prepared by the University. Schematic Designs, Construction Documents, and Construction Administration Services were provided.

Antinozzi Associates also recently provided the University with professional design services for their partnership with the Wadsworth Atheneum Museum of Art, relocating the Master's Degree in Fine Arts Administration within designated space in the museum, as well as working with the University on their Middlesex County Extension Center.



STATE OF CONNECTICUT DAS/CS ON-CALL SERVICES

Location: Various Locations Statewide

Completion: Ongoing since 2019

DESCRIPTION

As part of our on-call contract with the State of Connecticut Department of Administrative Services, Antinozzi Associates has been commissioned for several projects with various entities. We recently completed the Accessibility Audit and ADA Improvements Study of five courthouses for the Judicial Branch and are now working on the design of the improvements to address accessibility issues documented in our studies.

Antinozzi Associates has recently provided the architectural and engineering services to prepare drawings and specifications for the replacement of the existing windows and exterior doors at the Enfield Armory. Our scope of services has included specifying and detailing new ATFP compliant windows and exterior doors, replacement of overhead doors, louvers, and window treatments, painting of lintels and exterior concrete facade, masonry re-pointing, and installation of insulated metal panels and security bars.

Our firm has provided architectural and engineering services for renovations at Camp Nett in Niantic. Our scope of services includes specifying and detailing required renovations to the latrines, including replacement of all finishes and accessories, replacement of all plumbing and electrical fixtures and devices, HVAC upgrades, reconfiguration/expansion of spaces for code compliance, and installation of handicap accessible latrines and shower areas. The existing gang type showers will be replaced with individual shower stalls.

We were also recently commissioned to provide architectural and engineering services to prepare drawings and specifications for miscellaneous exterior masonry restorations at the Readiness Center in Branford. Our services for all of the above-mentioned projects for the Military Department have included preparation of cost estimates, Bidding and Construction Documents, and Construction Administration services.



REFERENCES

“Antinozzi Associates seeks to establish - and maintain - long term relationships with our clients and the communities we serve by providing exceptional personal attention and high-quality professional design services.

Through this commitment, we have the opportunity to provide a creative and intellectually-stimulating environment for our staff, assuring the long term success of the firm.”

- *Antinozzi Associates Mission Statement*



RECENT HOUSING REFERENCES

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TAB 4: PROJECT APPROACH

APPROACH TO SERVICES

FACILITY / SITE SURVEY & DATA COLLECTION

Verifying existing conditions is the first, and most important, step to ensure all parties working on each project are in compliance with accurate information and are referencing the same plans. In addition to evaluating and obtaining information, we will verify and update key existing documents as needed to ensure that our project team has the best understanding of the existing site conditions. As our team collects and compiles this data, we assess several issues with the appropriate consultants - including physical, logistical, sustainable, and community aspects of each project site. To mitigate surprises and conflicts during the design phases, we might seek feedback from the neighborhood community through workshops with both public and private entities. Determining programmatic needs occur during this phase and we will take the information you provide us and meet with your staff to fully understand the nature and goals of each project. In coordination with the site and neighborhood analysis, we can identify limitations (or opportunities) the existing site presents in meeting the programmatic goals.

ANALYSIS, EVALUATION, & DOCUMENTATION

Analysis, Evaluation and Documentation is simply taking the above data collected to determine priorities, timelines and design opportunities. We will refer to existing site findings and programmatic requirements to begin developing design options. These basic concepts will be in sketch and/or narrative form and will incorporate all of the previous findings, consultant recommendations and input from city officials regarding various code or zoning requirements. We will present these options to you along with scoping documents, a comprehensive compilation of the information needed to design the project in relation to the developed and approved program.

BUDGET ESTIMATING

Once all of the previous study phases are complete, we are ready to provide this information to a professional cost estimator. This consultant will lead this portion of the project and will prepare a project budget for

each scenario as needed, including both hard and soft costs. The proposed design direction of the project can be determined in greater detail during the estimating process.

REPORT COMPILATION / PRESENTATIONS

In this final step, if required, a comprehensive report will be presented and provided for your use as well as any other entity requiring the information. The report is organized in a clear format showing all information collected and developed over the study period to help determine the direction the project should take. The final report can also serve as a marketing or communications piece during presentations and meetings with the stakeholders of the project. We have in-house marketing and graphics design personnel to design presentation materials that have been proven to be successful on several occasions. In the past, we have created press releases, video presentations, flyers, and website links to inform the public of project details and get them involved in the process.

BASIC DESIGN SERVICES

Upon the completion of the planning and programming phases, as well as meeting with you to show our findings and gain consensus, we will begin providing the basic architectural services requested in your Scope of Work.

All of these services will be led by the Principal-in-Charge and Project Manager. All services will begin only upon your approval and sign-off. We should also note that, as part of our Office Procedures Manual, we have a Quality Assurance Program ensuring the right number and caliber of staff are on each project as it moves through each phase. We can provide more detail on this documented quality control process at your request.

COST ESTIMATING, METHODS, AND CONTROL

Along with the processes for the services mentioned above, we will work with a Cost Estimator

APPROACH TO SERVICES

provided by our team to understand the financial impact each project will have. We have developed a cost control system that we use to effectively monitor and adjust construction costs so that each project is delivered with confidence and within budget. This proactive process used throughout the pre-construction phases of the project is conducted through Integrative Design Process (IDP) meetings which promote what we consider “on-the-fly” value engineering. The entire Project Team analyzes and discusses maintaining the budget during the Pre-Construction Phases and, therefore, timely decisions can be seamlessly integrated into the creative process mitigating major budget overruns that can ultimately impact schedule and document quality.

SCHEDULING & COORDINATING CONSULTANTS

As mentioned in the previous section, it is essential to our project approach that we integrate a strong communication stream with our consultants throughout the design and construction process. Due to the importance of consultant integration, regular IDP meetings ensure that all consultants are fully immersed in the design process. These meetings keep a constant stream of communication and integration between the consultants and design team, resulting in a solid, fully integrated team approach. The development of a design does not just come from the architect - we want the design we bring to you make sense on all design levels.

BIDDING PHASE

This phase is handled differently depending on the project delivery option and we will conform to each one as you require. Based on our in-depth knowledge in working with numerous municipalities (on many different project types), we have the expertise to assist

you in this phase if you so desire. Typically, our services would include the placement of a legal notice in the newspaper, providing sets of complete construction documents, troubleshooting all questions from bidders and providing clarifications through addenda, our presence at the public bid opening, and our recommendations on which bidder is most qualified.

CONSTRUCTION ADMINISTRATION PHASE

During CA, we provide the typical services an architect is bound to by good practice standards. Led by the Project Architect, shop drawings/submittals, RFIs and payment applications are reviewed for compliance to the intent of the construction documents. Weekly or bi-weekly meetings are held at the site. On-site field observation reports and meeting minutes are compiled and copied to the Principal-in-Charge and Project Manager in order to keep track of the project and ensure all are aware of any issues that may develop. Our standard response time for these documents and any questions generated from the field is 24 hours so that the information is still fresh on everyone’s mind.

PROJECT CLOSEOUT

This final stage for a construction project is led by the Project Architect and the Project Manager. Weekly or bi-weekly CA meetings at the site are culminated with the development of an initial punch-list. This process identifies the remaining final imperfections resulting in the completion of construction. A follow-up review is conducted once the Construction Manager or General Contractor states in writing that the punch-list is complete. Upon verification of the punch-list being complete, a final requisition for payment is signed off.



PROJECT SCHEDULE

Based on your RFQ for the Sinsabaugh Heights Senior Housing Renovation Project, Antinozzi Associates and our team understand that *time is of the essence* on this project. Therefore, the following schedule indicates our expected project timeline and milestone dates:

- **June 21, 2022** - Final Selection of Architect
- **June 27** - Project Award / Notice to Proceed
- **July 22** - Schematic Design Phase Completion
- **July 25 - August 5** - City Review/Approval Period
- **August 8** - Design Development (DD) Phase Start
- **September 16** - DD Phase Completion
- **September 19-30** - Cost Estimate Period
- **October 3-14** - City Review/Approval Period
- **October 17** - Construction Document (CD) Phase Start
- **December 2** - CD Phase Completion
- **December 5-16** - City Review/Approval Period
- **December 19** - Bid Documents Released

We have developed a schedule of dates above to reflect a conservative schedule to complete the design/bid documents. If necessary, we would welcome the opportunity to discuss these dates if it is the City of Shelton's desire to expedite the bid document deliverables in a shorter timeframe. We have the staffing capacity and knowledge to work with the City to meet the desired schedule.

Schedule Control

Based on the Avraham Goldratt Institute (AGI) Theory of Constraints (TOC), our team understands the most common constraint of nearly any project is that it is structured, measured, and managed in many parts rather than as a whole. The project can be "so consumed by pressure to achieve short-term performance targets, that taking time to plan for the future is a luxury." With our extensive amount of housing authority design work over past years, we believe that any milestone can be met by "backing out" from the deadline and determining where the weakest links are (i.e. lead times, review/approval periods, foreseeing 'unforeseen' conditions').

Meeting the project deadline will require a strong commitment and expedited process from not just the design team, but the City of Shelton as well. Meeting, or short-

ening, the target dates above will be equally dependent on the continual review and approvals required from the City which may include housing administrators, City department heads, stakeholder boards/commissions, and the Connecticut Department of Housing (DOH).

Regulatory Approval

We know how challenging the State and municipal review and approval process can be and we intend to be your partner in engaging key stakeholders early and as required prior to any approval process. Our approach is to be proactive in working with municipal agencies, boards, and commissions to anticipate concerns prior to design development. Our team would be at the center of this effort to fully organize and coordinate applications, presentations, and documentation to expedite the process.

Project Phasing Considerations

Any construction work which occurs within, or in proximity to, an occupied residential structure requires a level of tolerance and cooperation by all of the individuals accessing the facility during construction. We believe that one of our roles as the lead consultant of the project is to assist in making this process as painless as possible. When assessing and reviewing residential housing projects requiring "phasing while occupied", three key components must be reviewed carefully and thoughtfully:

Safety ... not only in terms of the residents, administrators, and other occupants of the facility where renovations and/or additions will be located, but the construction teams and their possible contact with the occupants.

Efficiency ... attempts must be made to minimize relocation of occupants so that the construction work is completed in a timely, cost effective manner - and is done right the first time. Multiple moves only translate to escalated costs!

Design Integrity ... one of the biggest hurdles can be maintaining a consistent aesthetic appearance to the building while making the desired program and/or design changes. The design solution should NOT compromise the original facility's design, regardless of the challenges encountered.

TAB 5: REQUIRED FORMS/CERTIFICATIONS



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 Antinozzi Associates, PC Date May 26, 2022

Signature 

Printed Name Paul A. Lisi, Principal



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 of Antinozzi Associates, PC
(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 Antinozzi Associates, PC 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.

[Signature]
Signature of Bidder / Proposer

Sworn to and subscribed before this 31ST date of May, 2022

[Signature] My Commission Expires 1/31/22
(Notary Public)



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, Paul A. Lisi have received the following contract documents: 1) bid document #42-45; 2) posted addenda (if any) numbered _____ through _____ 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.

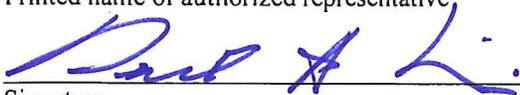
Company Name: Antinozzi Associates, PC

Paul A. Lisi

May 26, 2022

Printed name of authorized representative

Date



Principal

Signature

Title

271 Fairfield Avenue

Street

Bridgeport, CT 06604

City / State / Zip Code

plisi@antinozzi.com

(203) 551 - 2442

Email address

Telephone number



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|---|---|
| PRODUCER Smith Brothers Insurance, LLC. 68 National Drive Glastonbury, CT 06033 | CONTACT NAME: Kristen D. Kane PHONE (A/C, No, Ext): (860) 430-3258 FAX (A/C, No): E-MAIL ADDRESS: kkane@SmithBrothersUSA.com |
| | INSURER(S) AFFORDING COVERAGE |
| INSURED Antinozzi Associates, P.C. 271 Fairfield Avenue Bridgeport, CT 06604 | INSURER A : Continental Casualty Company 20443 |
| | INSURER B : National Fire Ins Co of Htfd 20478 |
| | INSURER C : Am Casualty Co of Reading PA 20427 |
| | INSURER D : XL Specialty Insurance Co 37885 |
| | INSURER E : |
| | INSURER F : |

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: | | | 7013627512 | 1/30/2022 | 1/30/2023 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| B | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | 7018342463 | 1/30/2022 | 1/30/2023 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 | | | 7013627526 | 1/30/2022 | 1/30/2023 | EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 |
| C | <input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | 7018342477 | 1/30/2022 | 1/30/2023 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
| D | Professional Liab | | | DPR9984382 | 10/9/2021 | 10/9/2022 | Each Claim 3,000,000 |
| D | Retro Date:8/1/1956 | | | DPR9984382 | 10/9/2021 | 10/9/2022 | Aggregate 5,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) FOR PROFESSIONAL LIABILITY COVERAGE, THE AGGREGATE LIMIT IS THE TOTAL INSURANCE AVAILABLE FOR CLAIMS PRESENTED WITHIN THE POLICY PERIOD FOR ALL OPERATIONS OF THE INSURED. THIS LIMIT WILL BE REDUCED BY PAYMENTS OF CLAIMS AND EXPENSES. THIS INSURANCE IS NOT FOR A SPECIFIC PROJECT.

Certificate holder is included as an Additional Insured under General Liability where required by written contract as per policy forms.

| | |
|---------------------------|---|
| CERTIFICATE HOLDER | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE  |