



Architectural / Engineering Services

# YERWOOD CENTER RENOVATIONS

BID #2025.0328 | Stamford, CT | March 20, 2025







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# 1 | LETTER OF TRANSMITTAL



March 20, 2025

Josephine Carpanzano, Deputy Director of Operations  
City of Stamford  
888 Washington Boulevard  
Stamford, CT 06901

#### Architectural & Engineering Services for The Boy's & Girls Club Yerwood Center - Stamford, CT

Dear Ms. Carpanzano and Selection Committee Members:

Enclosed are Quisenberry Arcari Malik, LLC's (QA+M Architecture) credentials for your consideration for the City of Stamford's Yerwood Center project. Our team specializes in educational / community architecture and offers Stamford its commitment to exceed your expectations through design excellence and uncompromising service. Working together with the City of Stamford on previous projects, you know that our team communicates frequently, listens carefully, encourages an interactive process, and understands the nuances of communication with all the stakeholders involved.

#### HIGHLY QUALIFIED FIRM

Headquartered in Farmington, CT, QA+M Architecture has been providing comprehensive architectural design services to towns/cities, and private clients throughout Connecticut since 2002. Our firm provides architectural programming, planning and design, interior design, and FF+E services for clients in the educational, municipal, affordable housing, healthcare, and commercial markets. **A Small Business Enterprise with 33 dedicated staff**, including **15 licensed architects**, and **3 interior designers**, QA+M Architecture is large enough to tackle projects of all types and sizes, but small enough to make every one of our projects an important priority.

#### PROJECT TEAM WITH THE RIGHT EXPERIENCE

The City of Stamford will benefit from the depth and breadth of experience we've gained from the completion of many community and recreation center projects with components similar in size and scope as this project. Led by **Tom Arcari, AIA** (Principal-in-Charge), **Chris O'Neill, AIA** (Associate | Project Manager), **Carolina Hernandez, Assoc. AIA** (Design Professional), and **Damaris Martinez, IIDA** (Interior Designer), our team of seasoned professionals have proven themselves as effective leaders and are recognized throughout the region for their comprehensive planning approach, consensus-building process, and state-of-the-art design. This team is prepared to hit the ground running on your project.

#### EXPERT CONSULTING PARTNERS

QA+M Architecture's design team will be supported by our expert consultant team, all of whom we have worked with on numerous successful projects, and have developed a cohesive working relationship with:

- + **Acorn Consulting Engineers, Inc.** | MEP / FP Engineer
- + **GNCB Consulting Engineers, P.C.** | Structural Engineer
- + **Redniss & Mead** | Survey Engineer
- + **Eagle Environmental** | Environmental Engineer
- + **Pan American Consulting Services, LLC** | Cost Estimator

QuisenberryArcariMalik





#### **RESPONSIVENESS + COMPLIANCE**

We will gladly collaborate with your staff/stakeholders and comply with all local, State, and Federal laws, regulations, and ordinances. Our firm has no conflicting financial or other interests and is qualified to perform the requested architectural / engineering services as detailed in the RFP.

#### **DEDICATED PRINCIPAL INVOLVEMENT + SENIOR STAFF COMMITMENT**

QA+M Architecture is committed to providing the City of Stamford with daily principal and senior staff involvement at every phase of the project, and we have the capacity to provide a dedicated team to your project. On the following pages we provide all the information requested. We hope our proposal conveys in a compelling way how we think, the work we do, and our commitment to serve our clients.

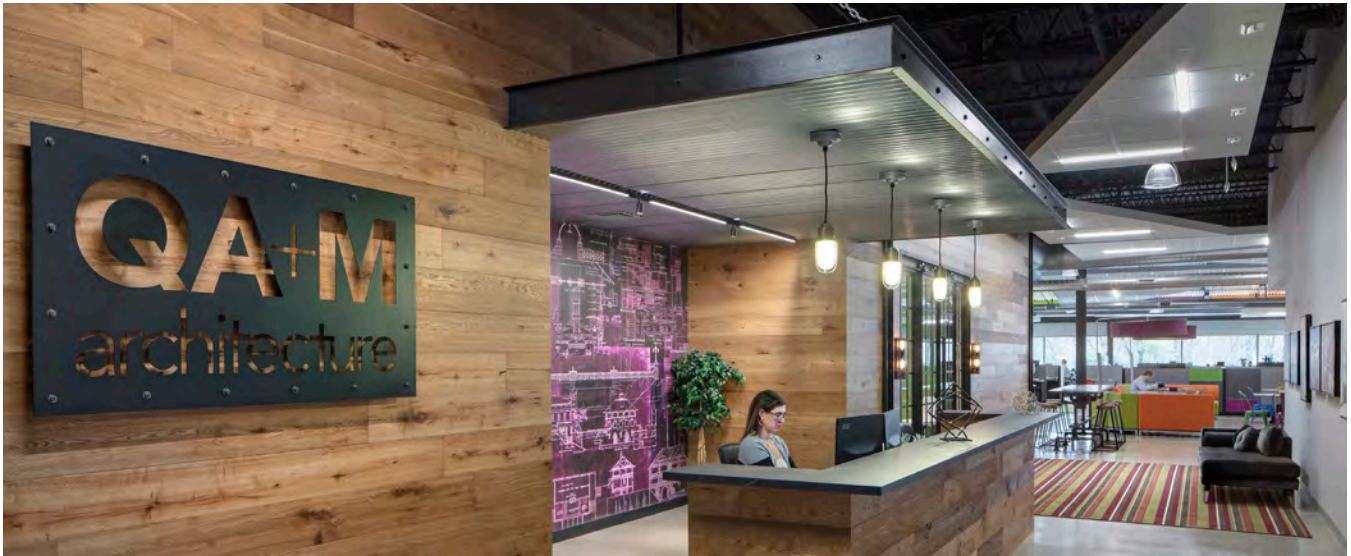
We believe we are uniquely qualified to undertake and successfully complete this vitally-important project as we offer the Yerwood Center all of our talents and energy to assure that this is project will be a winner. Our team is available at your convenience to discuss any aspect of this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Arcari', is positioned above the printed name.

**Tom Arcari, AIA**  
**Principal-in-Charge**  
tarcari@QAMarch.com  
Direct: 860.470.5016

# 1 | FIRM PROFILE



QA+M Architecture is an architecture and interior design firm specializing in the study, planning, programming, and design of community-based, distinguished, and enduring spaces. Our specialties include municipal facilities such as senior and community centers, schools, public safety, and town halls. Whether a new structure, adaptive re-use, renovation or addition, the foundation for our success comes from a deep grasp of our client's values and needs. We couple this with our understanding of architectural history and styles and respect for adjacencies to provide exceptional project design and delivery.

Our collaborative approach is a distinct advantage and direct benefit to our clients. Firm members give all projects, regardless of size and scope, unwavering creative effort and are fully engaged in each project from inception through completion. Principals have daily involvement in each project they undertake. Our designers are adept at applying custom, forward-thinking solutions that surmount the most challenging of circumstances. Clients find great value in the information gathering workshops we lead throughout all phases of a project. These visioning and brainstorming sessions ensure aesthetic and functional goals are achieved.

Founded in 2002, the firm's award-winning portfolio includes accolades from the American Institute of Architects, economic development and improvement commissions, historic preservation organizations, and others. Beyond design excellence, we're gratified by delivering high caliber service with budgetary responsibility. QA+M's expertise, commitment, and depth of resources is what makes us a premier architectural services firm in the region.

## PROFESSIONAL AFFILIATIONS

- + American Institute of Architects (AIA)
- + Preservation Connecticut
- + National Council of Architectural Registration Boards (NCARB)
- + International Interior Design Association (IIDA)
- + National Organization of Minority Architects (NOMA)
- + U.S. Green Building Council (USGBC)

## OFFICE

195 Scott Swamp Road  
Farmington, CT 06032  
860.677.4594  
QAMarch.com





## SUSTAINABILITY

QA+M's team is committed to 21st century High Performance Building Standards. Sustainable design strategies are explored and implemented as appropriate to provide environments that stimulate and improve the user experience while simultaneously reducing resource use costs and energy consumption. Sustainable features such as day lighting, use of recycled materials, views, and utilization of outdoor spaces are all addressed and applied as appropriate. As designers, we're especially gratified by applying sustainable design features to our projects and contributing to environmental responsibility.

## TECHNOLOGY

QA+M Architecture has embraced 3D BIM technology and is developing all new projects as 3D models. Our depth of in-house resources includes a laser cutter, MakerBot 3D printer, and large format printers. Autodesk Revit, Autodesk AutoCAD, Lumion and V-Ray for rendering, and the Microsoft and Adobe suites are among our software packages.

## SMALL BUSINESS ENTERPRISE

Our firm is a Small Business Enterprise that advocates for outreach, economic growth, and partnering with other businesses in the State's program.



**Year Established:** 2002

**Form of Ownership:** LLC

**Total Staff:** 33

**Licensed Architects:** 15

**Job Captains and Production Specialists:** 11

**Interior Designers:** 3

### Services

Architecture  
Interior Design  
Feasibility Studies  
Grant Management  
Programming + Planning  
FF+E  
Move Management

### Principals

David Quisenberry, AIA, LEED AP  
Thomas Arcari, AIA  
Rusty Malik, AIA, LEED AP BD+C  
James Bell, AIA, ACHA  
Julia McFadden, AIA, ALEP, WELL AP  
Jason Davis, AIA, LEED AP

### PRINCIPAL CONTACT

**Thomas P. Arcari, AIA**  
tarcari@QAMarch.com  
Direct: 860.470.5016



QA+M Architecture actively supports and volunteers with organizations that embrace diversity and inclusion such as the National Organization of Minority Architects (NOMA) in Connecticut.



Our firm was recognized by AIA Connecticut for its participation in the 2021/2022, 2022/2023, and 2023/2024 Justice, Equity, Diversity, and Inclusion Challenge by envisioning a diverse and equitable architectural practice. We believe our diversity results in greater creativity and design solutions – a direct benefit to our clients.

## AFFIRMATIVE ACTION + EEO POLICY

### PHILOSOPHY

One of QA+M's core values is diversity and inclusion. We believe different backgrounds and perspectives not only help us move beyond socially constructed barriers, but fosters unity. We have 50-50 gender representation in our firm and staff members represent a variety of ethnic, age, and experience-based backgrounds. Our firm-wide culture embraces and celebrates all people, regardless of age, culture, ethnicity, gender identity, socioeconomic status, etc. This gives each firm member an opportunity to contribute, with pride, in a meaningful way. Diversity and inclusion has a direct result on greater creativity and out-of-the-box design solutions that are applied to our projects.

We lead by example, and are committed to filling our talent pipeline with a diversity of professionals through:

- + internship programs
- + volunteerism and outreach with industry organizations and schools
- + adherence to our own affirmative action plan

### POLICY

It is the policy of Quisenberry Arcari Malik, LLC and our proposed consulting partners to assure that no person will be discriminated against or be denied the benefits of any activity, program, or employment process receiving public funds, in whole or in part, in the areas of recruiting, advertising, hiring, upgrading, promoting, transferring, demoting, layoffs, terminations, rehiring, employment, and/or rates of pay and other compensations.

It is the policy and practice of this firm not to discriminate against any individual because of the individual's race, color, religious creed, sex, marital status, national origin, ancestry, present or past history of mental disorder, mental retardation, sexual orientation, learning disability or physical disability, including, but not limited to blindness, except where any of the above is a bona fide occupational qualification or need.

This policy and practice applies to all persons, particularly those that are members of the protected classes identified as being Blacks, Hispanics, Asian Americans, American Indians, Women, and Handicapped.

This firm will implement, monitor, and enforce this Affirmative Action Policy Statement and Program in conjunction with applicable federal and state laws, regulations, and executive orders.



## 2 | PAST PERFORMANCE

## 2 | PAST PERFORMANCE



The lifeblood of towns and cities is their civic buildings and facilities as well as their public spaces. The ways in which these buildings strengthen and enrich our communities is what motivates QA+M to undertake a significant amount of community, municipal and state projects.

All of our clients benefit from the depth and breadth of experience we have gained from the programming, planning, and design of municipal community centers throughout Connecticut, both renovation and new construction. Some of this experience includes:

- + **Asylum Hill Boys & Girls Club - Hartford**
- + **Hartford Police Athletic League**
- + **Wilson-Gray YMCA - Hartford**
- + **East Hartford YMCA**
- + **Glastonbury YMCA**
- + **Greater Waterbury YMCA**
- + **Northern Middlesex YMCA**
- + **New Britain Community Education Center**
- + **Branford Community House**
- + **Comstock Community Center**
- + **Newtown Community + Senior Center**
- + **Windham Community + Senior Center**
- + **Trumbull Community + Senior Center**
- + **Madison Community + Senior Center**



The following pages provide more detailed, illustrated examples of our work most relevant to your project.



# WILSON-GRAY YMCA - VARIOUS PROJECTS

Hartford, Connecticut



## OWNER REFERENCE NAME:

Steve Phillips, VP of Facilities  
860.214.7051 (c)  
steve.philips@ghymca.org

**PROJECT AREA:** 2,700 / 900 / 3,300 SF

**TYPE OF CONSTRUCTION:** Renovation

**SCHEMATIC DESIGN COST**

**ESTIMATE:** N/A

**CONSTRUCTION DOCUMENTS**

**COST ESTIMATE:** N/A

**BID PRICE:** N/A

**FINAL CONSTRUCTION COST:** \$300,000

**NUMBER AND % OF CHANGE**

**ORDERS:** 0

**CONSTRUCTION DURATION:** 4 months

**DELIVERY METHOD:** CM

**A/E FEE:** \$0 / \$3,500 / \$17,700

**Best Buy Teen Tech Center:** In April of 2019, the grand opening of the first Best Buy Teen Tech center in Connecticut. This partnership project renovated approximately 2,700 square feet of former childcare space to provide access to technology for programming, film making, music production, graphic design and more, with the support of adult staff and mentors. Included is a fully functioning recording studio and green screen technology.

**Brother Carl Hardwick Institute:** 900 sf conversion of an under-utilized café space into a career training center.

**Best Buy Teen Tech Center relocation and Daycare:** Relocation of the Best Buy Tech Center to former classroom space and restoration of Daycare space. Total space impacted approximately 3,300 sf.

# EAST HARTFORD YMCA

East Hartford, Connecticut



## OWNER REFERENCE NAME:

Steve Phillips, VP of Facilities  
860.214.7051 (c)  
steve.phillips@ghymca.org

**BUILDING AREA:** 7,700 SF

**TYPE OF CONSTRUCTION:** Renovation

**SCHEMATIC DESIGN COST**

**ESTIMATE:** N/A

**CONSTRUCTION DOCUMENTS**

**COST ESTIMATE:** \$509,000

**BID PRICE:** \$400,000

**FINAL CONSTRUCTION COST:** \$400,000

**NUMBER AND % OF CHANGE**

**ORDERS:** 0

**CONSTRUCTION DURATION:** 3 months

**DELIVERY METHOD:** CM

**A/E FEE:** \$6,500

This 7,700-SF under-utilized space needed to be renovated after the easing of Covid restrictions. The existing space was redesigned to provide three day care rooms including code compliant exiting. QA+M provided full architectural design including interior design services.



# GLASTONBURY FAMILY YMCA

Glastonbury, Connecticut



## OWNER REFERENCE NAME:

Steve Phillips, VP of Facilities  
860.214.7051 (c)  
steve.phillips@ghymca.org

**BUILDING AREA:** 10,000 SF

**TYPE OF CONSTRUCTION:** Renovation

## SCHEMATIC DESIGN COST

**ESTIMATE:** \$1.4 million

## CONSTRUCTION DOCUMENTS

**COST ESTIMATE:** N/A

**BID PRICE:** \$1.23 million

**FINAL CONSTRUCTION COST:** \$1.2 million

## NUMBER AND % OF CHANGE

**ORDERS:** 2 / -3%

**CONSTRUCTION DURATION:** 7 months

**DELIVERY METHOD:** CM

**A/E FEE:** \$60,000

The YMCA of Greater Hartford needed to find new space in Glastonbury in order to expand their services. QA+M was engaged to provide feasibility studies for several sites. After settling on 90 National Drive, QA+M provided full design services including interior design and construction period services. This 10,000-SF renovation provides dedicated space for fitness including spinning and yoga studios, community multi-use space and administrative offices. Also included was space for two fully licensed Daycare classrooms for 20 children each.

# GREATER WATERBURY YMCA RENOVATIONS

Waterbury, Connecticut



## OWNER REFERENCE NAME:

Mike Tedesco, COO  
203.754.9622 ext 157  
mtedesco@waterburryymca.org

**BUILDING AREA:** 2,400 SF

**TYPE OF CONSTRUCTION:** Renovation

## SCHEMATIC DESIGN COST

**ESTIMATE:** N/A

## CONSTRUCTION DOCUMENTS

**COST ESTIMATE:** N/A

**BID PRICE:** \$387,853

**FINAL CONSTRUCTION COST:** \$420,874.37

## NUMBER AND % OF CHANGE

**ORDERS:** \$33,021.22

**CONSTRUCTION DURATION:** 120 days

**DELIVERY METHOD:** DBB

**A/E FEE:** N/A

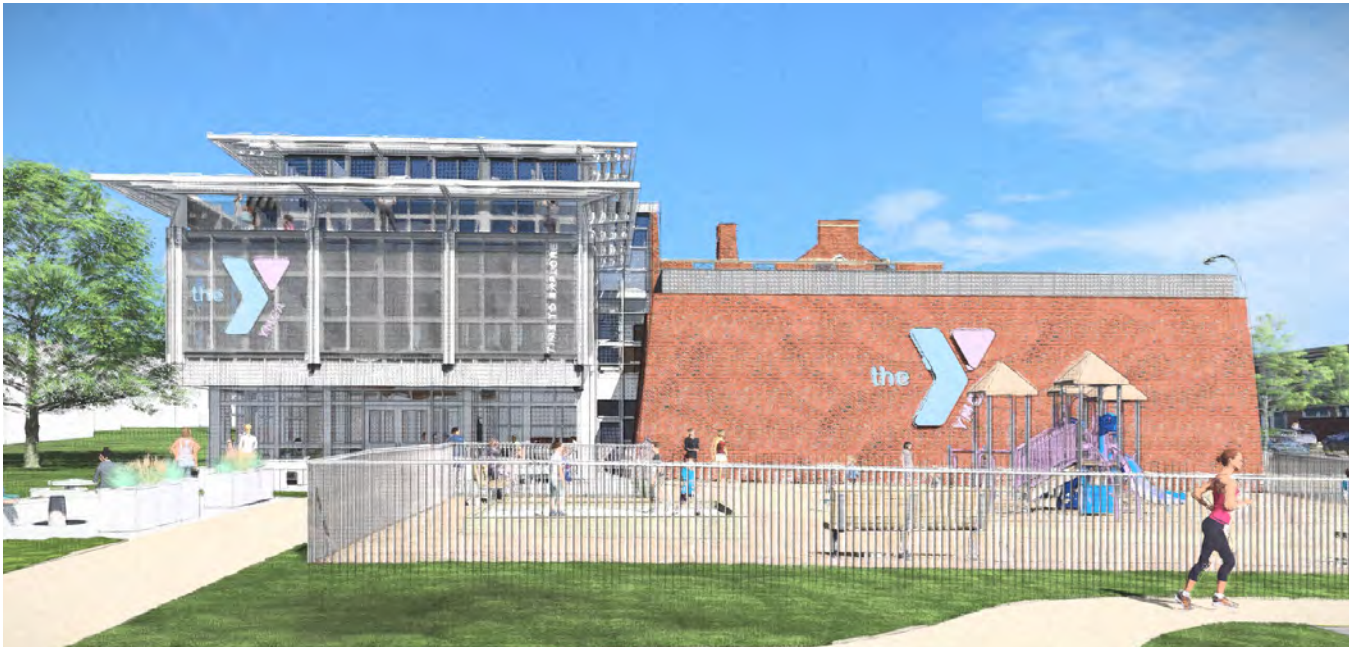
Existing 18,550 SF building that serves as a Youth Services Center in Waterbury is being included in the Waterbury YMCA campus for combined programming. The renovated area is only 2,400 SF, converting (7) offices into (2) Daycare training rooms.

The new facility will have a smaller and renovated square footage for the Youth Services and the remainder of the building will be outfitted for a new pilot program for training and establishing future at-home child care providers. QA+M has provided design services for programming and conceptual planning including a rendering of what one of these spaces may look like in order for the YMCA to procure funding.



# NORTHERN MIDDLESEX YMCA RENOVATIONS / ADDITION

Middletown, Connecticut



## OWNER REFERENCE NAME:

Michele Rulnick, President / CEO  
860.343-6217  
mrulnick@midymca.org

**BUILDING AREA:** 25,000 SF

**TYPE OF CONSTRUCTION:** Renovation / Addition

## SCHEMATIC DESIGN COST

**ESTIMATE:** \$18 million

## CONSTRUCTION DOCUMENTS

**COST ESTIMATE:** N/A

**BID PRICE:** N/A

**FINAL CONSTRUCTION COST:** N/A

## NUMBER AND % OF CHANGE

**ORDERS:** N/A

**CONSTRUCTION DURATION:** N/A

**DELIVERY METHOD:** CM

**A/E FEE:** N/A

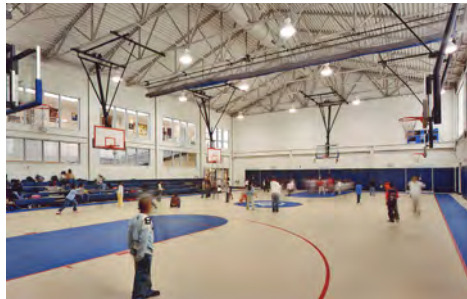
QA+M Architecture was recently hired by the Northern Middlesex YMCA to design additions, renovations and upgrades at their facility located at 99 Union Street. The ultimate goal is a renovation and building expansion project to reorganize building flow to deliver a modern YMCA offering to the Northern Middlesex Community.

The \$18-million project is 25,000 square feet of construction, half of which is a building addition, the other half a renovation. The program includes an administrative area, lobby, locker rooms, child-watch area, community/multipurpose room, gymnasium, group exercise studios, indoor aquatics and more.



# ASYLUM HILL BOYS & GIRLS CLUB

Hartford, Connecticut



**SIZE:** 30,000 SF

**COST:** \$4.3 million

**COMPLETION:** 2004

The firm worked closely with the Boys & Girls Clubs of America and several neighborhood and parents groups to design this new clubhouse in Hartford's Asylum Hill neighborhood. The 30,000 square foot facility includes a 6,000 square foot gymnasium, fitness room, "black box" theater, a computer technology center, homework room, arts classroom, meeting rooms, snack bar, and social spaces for teens as well as for younger members. The second floor of the building also house the main offices of the Boys & Girls Clubs of Greater Hartford.

The "L-shaped" wings of the building enclose the gymnasium, and there is a glass-walled corridor and "viewing stair" that act as additional bleacher seating space.



# HARTFORD POLICE ATHLETIC LEAGUE

Hartford, Connecticut



**COST:** \$7.5 million

QA+M was chosen by the Capital Region Development Authority to renovate and improve the Hartford Police Athletic League (PAL), a non-profit unit within the city's police department that provides after-school and summer programs for local youth.

Housed in the Quirk West Building, the Hartford PAL provides youth, between the ages of 6 to 18, with alternatives to violence, gang membership, truancy and substance abuse. Its programs instill the importance of integrity, respect, discipline, self-esteem, leadership, teamwork and other valuable life skills that increase individual self-worth and breed success.

The project at the Quirk West Building in Hartford included renovations to the pool, auditorium, gymnasium, and locker rooms.

# BRANFORD COMMUNITY HOUSE

## NEW CONSTRUCTION

Branford, Connecticut



**SIZE:** 33,026 SF

**COST:** \$10.3 million

**COMPLETION:** 2019

*2020 CREW CT Community Impact  
Award Winner*

The renovations and additions to the new Branford Community House allows the building to continue serving the Town by combining the Park and Recreation department with Senior Services.

Program space includes:

- + a library
- + administrative offices for both programs
- + meeting rooms
- + arts and crafts space
- + game rooms
- + entertainment and dining hall
- + full commercial kitchen
- + outdoor patio and recreation space
- + full gymnasium

Located within the central village historic district, the new intergenerational community meeting place is directly adjacent to the village park and within walking distance of Main Street and the village green. The building also underwent extensive floor proofing as part of the scope of work.



# WINDHAM SENIOR + COMMUNITY CENTER

## NEW CONSTRUCTION

Windham, Connecticut



**SIZE:** 30,000 SF  
**COST:** \$14,600,000  
**COMPLETION:** 2022

QA+M Architecture designed the new 30,000-SF facility located at the site of the old Jillson Square theaters in the center of downtown Windham. The new building is the home for community, senior, and recreation activities. The design features multi-function and dining spaces, senior and social services offices, recreation offices, fitness and activity spaces, a full-size gymnasium, and a six-lane swimming pool.

Site configuration, recreation needs, traffic, accessibility, environmental impact, cost, and state building aid were among the many matters of importance identified by residents of Windham. Direct response to community issues played a key part in establishing the successful design solution.





# NEWTOWN COMMUNITY + SENIOR CENTER

## NEW CONSTRUCTION

Newtown, Connecticut



**SIZE:** 35,210 SF  
**COST:** \$18 million  
**COMPLETION:** 2019

The Town of Newtown's new Community and Senior Center opened its doors after a July 19, 2019 ribbon-cutting ceremony attended by local officials, community leaders, and nearly 200 residents and new members.

Speakers from the event featured First Selectman Dan Rosenthal, Former First Selectman Pat Llodra, and Matt Arienello, Director of the community center, who said "...May the Community Center be a home built on the foundation of remembrance, framed in a sense of acceptance, inclusivity, and unity as strong as the community which it serves."

The new 35,210-SF facility designed by QA+M Architecture gives residents centralized access to community activities in a contemporary environment, doubles the space of the previous facility, and exponentially increases the services offered. The Newtown Community Center includes an arts and crafts room, six multi-purpose activity rooms to accommodate activities ranging from music to group gatherings, a commercial kitchen, a 5,000-SF banquet room, a six-lane, 25-yard pool, a zero-entry activity pool, and outdoor connections to the surrounding area of the Fairfield Hills campus.

The separate Senior Center of 9,450-SF will cater to seniors' programs and activities and strive to enhance and expand the current program offerings.







# COMSTOCK COMMUNITY CENTER RENOVATION

Wilton, Connecticut



**COST:** \$9 million

**COMPLETION:** 2016

Originally constructed in 1955 as the Strong Comstock School, Comstock Community Center has experienced a continued upswing in use and is now home to the Town of Wilton's Senior Center, Parks and Recreation Department, Social Services, and primary Emergency Center.

QA+M Architecture designed significant upgrades and renovations to bring the building up to current codes, including accessible entrances and expanded corridors to better accommodate wheelchairs.

Significant demolition was required to make repairs, improvements, and to update the building with materials and systems that would reduce operating and maintenance costs and conserve energy. This included:

- + HAZMAT abatement
- + new energy-efficient HVAC systems
- + code compliant fire alarm & sprinkler system
- + security upgrades
- + modern electrical, data, and communications systems
- + energy-efficient exterior envelope

The visual enhancement of the Comstock Community Center can be seen in its dramatic new front entrance canopy and bright, colorful interiors.

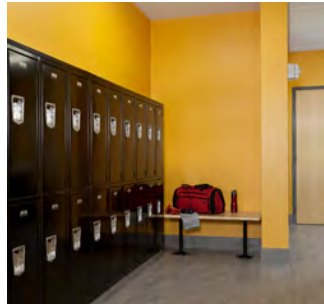




# NEW BRITAIN COMMUNITY EDUCATION CENTER

## NEW CONSTRUCTION

New Britain, Connecticut



**SIZE:** 18,000 SF

**COST:** \$7,300,000

**COMPLETION:** 2015

The New Britain Housing Authority and Human Resource Agency identified a strong need for a facility dedicated to providing job training and helping low-income residents prepare for the workforce in a neighborhood where unemployment is high. Education, job training, and career counselling were the client's biggest requirements, and guided the design team's program to provide spaces for education, computer skills, GED training, introductions to career opportunities, and job placement for low-income residents.

The facility includes:

- + classrooms
- + computer testing spaces
- + vocational training areas
- + a community event space

The client was hands-on from conceptual programming and design throughout construction, and challenged the design team to create a learning institution without appearing institutional – one with a welcoming, open feel and simple navigation. QA+M Architecture met that challenge and created specialized spaces for ESL reading/writing, research, testing, and health assessments – dozens of amenities to help community members gain skills and meaningful employment.







# MADISON SENIOR + COMMUNITY CENTER

## ADDITIONS, RENOVATIONS + HISTORIC RESTORATION

Madison, Connecticut



**SIZE:** 47,000 SF

**COST:** \$12.1 million

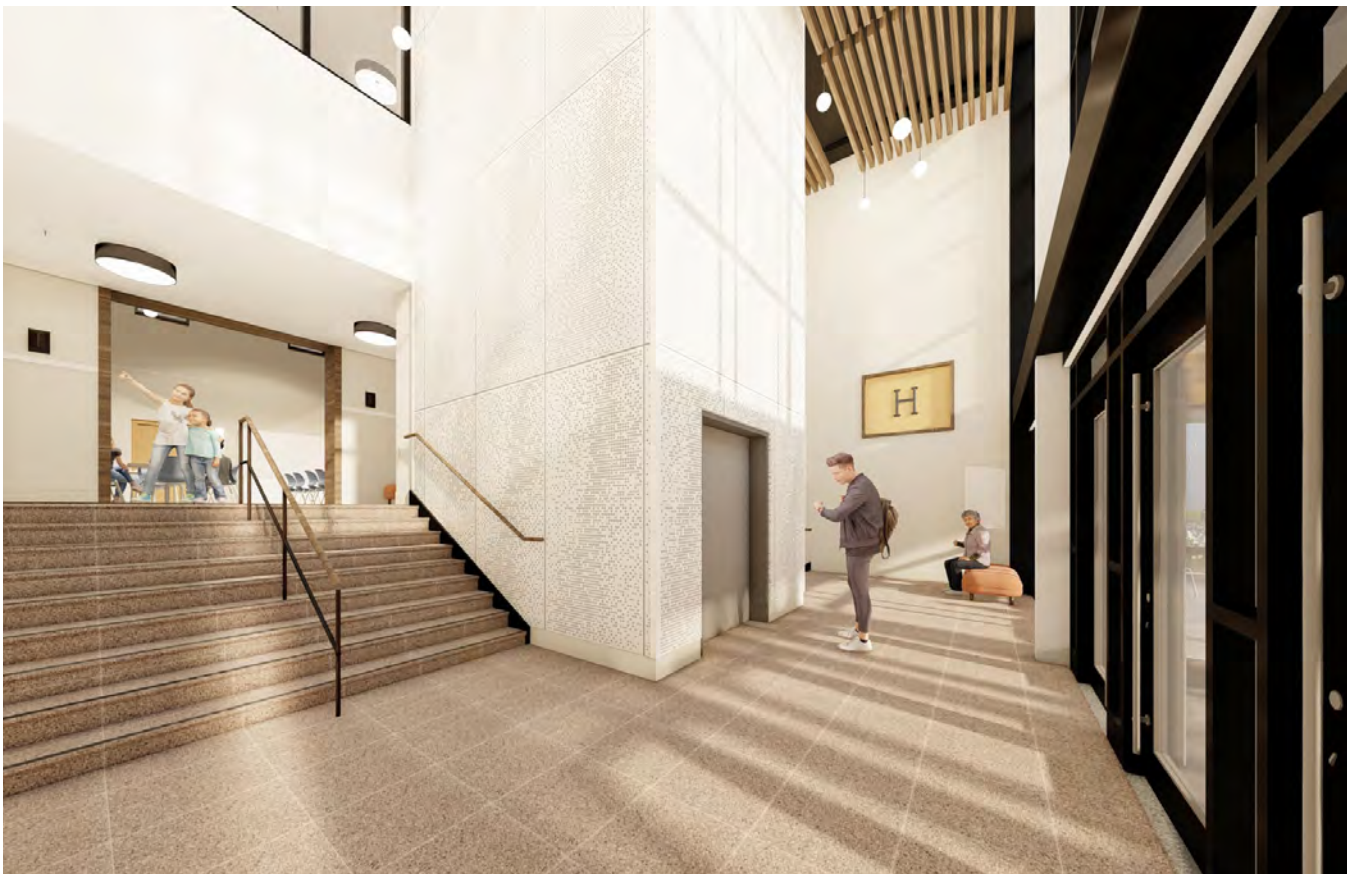
**STUDY COMPLETION:** 2019

QA+M Architecture completed a conceptual design study for the additions, renovations, and the historic restoration of the Academy Elementary School for a proposed new Madison Senior Center. The design encompasses a restoration of the existing historic space, highlighting a theater, restored gymnasium, cafe lounge, and office spaces designated for Beaches and Rec, Youth and Family Services, and Counseling offices.

The space is designed to be a central hub for the community, the numerous existing classrooms were repurposed into shared community rooms. Additionally, the building will have a new accessible entrance and elevator, all new MEP systems, a new septic system, new doors, windows, roof and finishes.

Passing referendum in 2022, the design development phase began in 2023, and the project is currently out for bidding. Construction is anticipated to begin in the spring of 2025.







### 3 | KEY PERSONNEL

- + CURRENT WORKLOAD

- + PROJECT UNDERSTANDING

# 3 | KEY PERSONNEL

The Yerwood Center project needs a design team with extensive community facility construction experience that can expertly manage a budget, provide creative, economical solutions, and effectively communicate with all stakeholders. The QA+M Architecture Team offers that and more.

We have collaborated with the consulting partner listed below on numerous successful projects, and as a result of our past shared experience, have developed a cohesive working relationship based on constant communication, trust, and a shared goal.







## Thomas P. Arcari, AIA

Principal-In-Charge

Tom Arcari is a Principal of QA+M Architecture and has 30 years of experience designing and building community + senior centers, municipal buildings, mixed-use developments, recreational, public housing, public safety, industrial, educational, commercial, and residential facilities. He brings his considerable skills to the firm as a strategic thinker, team builder, and new business development leader. Tom partners with clients, stakeholders, consultants, and colleagues to achieve practical solutions to complex, program-driven projects that have been set in a variety of context.

### SELECT PROJECTS

#### Education

Bachelor of Architecture  
Roger Williams University

#### Registrations

Licensed Architect: CT, MA  
NCARB Certified - #52360

#### Affiliations

American Institute of Architects (AIA)  
  
National Council of Architectural  
Registration Boards  
  
National Association of Housing  
& Redevelopment Officials  
  
Connecticut Recreation and  
Parks Association  
  
U.S. Green Building Council

#### Awards

Recipient of the AIA "Scholar Award"  
  
Roger Williams University Award for  
"Excellence in Design"

- + **Hartford Police Athletic League (PAL)**  
Renovation  
Hartford, CT
- + **Middletown YMCA**  
Renovations  
Middletown, CT
- + **Northern Middlesex YMCA**  
Renovations  
Middletown, CT
- + **Branford Community House**  
Renovation + addition  
Branford, CT
- + **Comstock Community + Senior Center**  
Renovation  
Wilton, CT
- + **Newtown Community + Senior Center**  
New construction  
Newtown, CT
- + **Windham Community + Senior Center**  
New construction  
Willimantic, CT
- + **New Britain Community Education Center**  
New construction  
New Britain, CT
- + **Groton Community Center**  
Renovation + addition  
[CC Project Team Award](#)  
Groton, CT
- + **Mather Community Center**  
Renovation  
Darien, CT
- + **Plainville Community Center**  
Renovation + addition  
Plainville, CT
- + **Columbia Community Center**  
Addition + sitework  
Columbia, CT
- + **Stonington Community Center**  
Addition  
Stonington, CT
- + **Vernon Community Arts Center**  
Historic renovation + addition  
Vernon, CT
- + **Long Hill Community Center**  
Renovations  
Waterbury, CT
- + **Catherine McKeen Village Community + Education Center**  
Renovations + upgrades  
Milford, CT
- + **Newington Town Hall + Municipal Center**  
Renovation + addition  
Newington, CT
- + **Bridgeport Senior Center**  
Restoration + renovation  
Bridgeport, CT
- + **Rocky Hill Senior + Community Center**  
New construction  
Rocky Hill, CT
- + **Trumbull Community + Senior Center**  
New construction  
Trumbull, CT
- + **Berlin Community + Senior Center**  
New construction  
Berlin, CT
- + **Middletown Community Center**  
Feasibility study  
Middletown, CT
- + **Durham Community Center**  
Feasibility study  
Durham, CT
- + **Cromwell Community Center**  
Feasibility study + new construction  
Cromwell, CT
- + **Madison Community Center**  
Conceptual design  
Madison, CT
- + **Bridgewater Community Center**  
New construction  
Bridgewater, CT
- + **Windsor Community Center**  
Code study  
Windsor, CT
- + **Farmington Community Center\***  
New construction  
Farmington, CT
- + **Beckish Senior Center**  
Addition + sitework  
Columbia, CT
- + **Bristol Senior Community Center**  
Renovation + addition  
Bristol, CT
- + **Bristol City Hall**  
Renovation + addition  
[Starnet Hospitality Award](#)  
[CBC Project Team Award](#)  
Bristol, CT
- + **Durham Town Hall**  
Historic renovation  
Durham, CT



## Chris O'Neill, AIA

Associate | Project Manager

Chris is a licensed architect with 15+ years of experience who has built his career at QA+M Architecture specializing in multi-family, public housing, and municipal projects. He takes pride in designing projects that improve residents' quality of life, and serve and support the surrounding populace. Chris's recent work includes the construction of Linden Place, a new affordable housing development, and the Connecticut Institute for Communities' new Danbury Health Center, a four-story medical office building where community members can receive affordable, comprehensive healthcare.

### SELECT PROJECTS

#### Education

Master of Architecture  
University of Hartford

Bachelor of Architecture  
University of Hartford

#### Registrations

Licensed Architect: CT

#### Affiliations

American Institute of Architects (AIA)  
NCARB Certified

#### Awards

DBIA New England Design Build Awards,  
Silver Award, 2016  
2018 CT AIA Alice Wasaburn Merit Award  
2019 NAHRO Merit Award

- + **Stamford City Hall**  
Mayor's lobby renovation  
Stamford, CT
- + **Bristol City Hall**  
Renovations + additions  
[Starnet Hospitality Award](#)  
[CBC Project Team Award](#)  
Bristol, CT
- + **Newington Town Hall + Municipal Center**  
New construction  
Newington, CT
- + **Milford Redevelopment and Housing Partnership**  
Foran Towers  
Exterior renovations  
Milford, CT
- + **Thompson Housing Authority**  
Gladys Green + Pineview Court  
Interior / exterior renovations  
Grosvenordale, CT
- + **NeighborWorks New Horizons**  
Gaffney Place  
New multi-family housing, renovation, + historic restoration  
[AIA CT Award](#)  
Waterbury, CT
- + **Barbour + Westland Street**  
New mixed-use development  
Affordable housing + commercial space  
Hartford, CT
- + **Quarry Walk Apartments**  
New multi-family housing  
[CREW CT Award](#)  
Waterbury, CT
- + **Linden Place**  
New multi-family housing  
Waterbury, CT
- + **West Grove Redevelopment**  
New multi-family housing  
Waterbury, CT
- + **Ridge Road Apartments**  
New multi-family housing complex  
[EDIC Award](#)  
Wethersfield, CT
- + **Bishop Road Condominiums**  
New multi-family housing  
West Hartford, CT
- + **Chapman Chase**  
New single-family neighborhood  
Windsor Locks, CT
- + **Herring Cove Village**  
New multi-family housing  
Provincetown, MA
- + **Seymour Housing Authority**  
Smith Acres, Hoffman Heights, Castle Height revitalization  
Seymour, CT
- + **Danbury Housing Authority**  
Roof replacements  
Various sites
- + **Danbury Housing Authority**  
Revitalization of Eden Drive  
Danbury, CT
- + **Colchester Housing Authority**  
Dublin Village  
Improvements + ADA upgrades  
Colchester, CT
- + **Canton Ridge Apartments**  
New multi-family housing  
Canton, CT
- + **Champlin Apartments**  
Multi-family new construction  
Westerly, RI
- + **DeMaio Gardens**  
Elevator replacement  
Milford, CT
- + **CIFC Community Health Center**  
New building + addition  
Dental suite  
Danbury, CT
- + **Saint Francis Hospital + Medical Center, Tier III Data Center**  
Renovation + office fit-out  
Hartford, CT
- + **ACMAT**  
New corporate headquarters  
Farmington, CT
- + **Dorset Crossing Medical Office Building**  
New construction  
Simsbury, CT
- + **Social Security Administration**  
Tenant fit out  
Willimantic, CT

\* Indicates work done with previous firms





## Carolina Hernandez, Assoc. AIA

Design Professional

Carolina offers more than 10 years of experience in the design and production of a range of civic, educational, and affordable housing projects. She has a comprehensive understanding of architectural systems and building components and is an expert in 3D modeling and BIM production technology. She is highly organized, an effective communicator, and has strong problem-solving skills.

Among Carolina's most recent projects are the Award-Winning WYSH House, housing for homeless youth in Meriden, CT and the renovation / new addition of the old Academy School in Madison, CT which will become the Town's new Community Center.

### Education

Master of Architecture  
University of Hartford

Bachelor of Architecture  
University of Hartford

### Affiliations

American Institute of Architects (AIA)

National Council of Architectural  
Registration Boards

National Organization of Minority Architects

### Awards

1st place 2022 CBC Small Multi-family /  
Mixed Use for WYSH House

### SELECT PROJECTS

- + **Police Athletic League (PAL)**  
Renovations + upgrades  
Hartford, CT
- + **Madison Community Center**  
Historic renovation + addition  
Madison, CT
- + **Orchard Hill Community Center**  
Feasibility + needs assessment  
South Windsor, CT
- + **Rocky Hill Senior Center**  
New community center  
Rocky Hill, CT
- + **McDonough Middle School**  
Facility study + renovations +  
additions  
Hartford, CT
- + **North Stonington Elementary  
School**  
Renovation + modernization  
North Stonington, CT
- + **Wheeler Middle High School**  
Renovation + modernization  
North Stonington, CT
- + **North Branford High School**  
New high school  
North Branford, CT
- + **Derby High School**  
Manufacturing Center  
Derby, CT
- + **St. John's Academy**  
Space needs analysis  
Deep River, CT
- + **The WYSH House**  
New affordable  
homeless youth shelter  
[CBC Project Team Award](#)  
Meriden, CT
- + **Linden Place**  
New multi-family housing  
Waterbury, CT
- + **Sarum Village**  
New construction  
Salisbury, CT
- + **Jack's Farm**  
New housing complex  
Cheshire, CT
- + **Grove Court**  
Renovations + upgrades  
Vernon, CT
- + **West Grove**  
New multi-family housing  
Waterbury, CT
- + **Fairfield Ridge + Mill Ridge**  
Renovations  
Danbury, CT
- + **Center Village**  
Renovations + upgrades  
to senior housing  
Glastonbury, CT
- + **Sinsabaugh Heights**  
Helen Deveaux Apartments  
Additions + renovations  
Shelton, CT
- + **Patchogue Place**  
12 existing units  
1-2 bedroom apartments  
Westbrook, CT
- + **LaSalle Road**  
Mixed-use storefront  
redevelopment  
West Hartford, CT
- + **Berlin TOD Development**  
Mixed-use development  
Berlin, CT
- + **Hurricane Sandy Disaster  
Recovery**  
Various residential sites  
Milford + Oxford, CT
- + **Bethel Housing Authority**  
Renovations + ADA upgrades  
Various Sites
- + **Waterbury Housing Authority**  
Renovations + upgrades at  
Various sites
- + **Willimantic Housing Authority**  
Renovations + upgrades  
Various sites
- + **Red Thread**  
Tenant fit-out  
[CREW CT People's Choice Award](#)  
East Hartford, CT
- + **BodyRoc Gym**  
Tenant fit-out + renovation  
West Hartford, CT
- + **DeNovellis Restaurant**  
Tenant fit-out + renovation  
Rocky Hill, CT
- + **5 and Dime Canteen (Restaurant)**  
Tenant fit-out  
Newington, CT
- + **Beacon Medical Center**  
New construction  
Southington, CT
- + **Hartford Orthopedic Surgeons**  
Renovations  
Avon, CT
- + **Dr. Dental**  
Medical office fit-out  
Various CT + MA Locations



## Damaris Martinez, IIDA

Interior Designer

Making interior spaces functional, safe, and beautiful has been Damaris's speciality over the past 6 years. Her ability to help others see possibilities through her visioning techniques is one of her many talents. She collaborates with clients from concept through completion to determine space requirements and then manages the selection of finishes and features, furnishings, and decorative items.

In addition, she is an integral part of move management. To stay on top of her game, Damaris routinely researches industry evolutions and best practices to help clients realize the best and most enduring outcomes.

### Education

Bachelor in Interior Design  
The Arts Institute of Pittsburgh

Associate of Fashion Design  
and Merchandising  
Gibbs College

### Affiliations

International Interior Design  
Association (IIDA)

### SELECT PROJECTS

- + **Stamford City Hall**  
Mayor's lobby renovation  
Stamford, CT
- + **Lawnhill Terrace**  
3-phase revitalization  
Stamford, CT
- + **Stamford Government Center**  
Renovation  
Stamford, CT
- + **Inspirica**  
Non-profit renovation  
Stamford, CT
- + **Middletown YMCA**  
Renovation  
Middletown, CT
- + **Windham Senior + Community Center**  
New construction  
Willimantic, CT
- + **Rocky Hill Senior Center**  
Renovation + addition  
Rocky Hill, CT
- + **Bridgeport Senior Center**  
Renovation + addition  
Bridgeport, CT
- + **Trumbull Senior + Community Center**  
New construction  
Trumbull, CT
- + **Bristol Arts and Innovation Magnet School**  
Historic renovation + addition  
[CT Preservation Award](#)  
[CREW CT Award](#)  
[CBC Project Team Award](#)  
[AIA CT Historic Award](#)  
Bristol, CT
- + **McDonough Middle School**  
Renovation + addition  
Hartford, CT
- + **Capital Community College**  
Renovations  
Hartford, CT
- + **Bristol City Hall**  
Renovation + addition  
[Starnet Hospitality Award](#)  
[CBC Project Team Award](#)  
Bristol, CT
- + **The WYSH House**  
New affordable  
homeless youth shelter  
[CBC Project Team Award](#)  
Meriden, CT
- + **Grove Court**  
Renovations + upgrades  
Vernon, CT
- + **Gosinski Park Housing**  
Renovations  
Terryville, CT
- + **Surfside Apartments**  
Renovation + 12-story addition  
West Haven, CT
- + **Barbour + Westland Street**  
New mixed-use development  
Affordable housing +  
commercial space  
Hartford, CT
- + **Wheeler's Farm Road**  
New housing development  
Milford, CT
- + **Marino Manor**  
New construction  
Middletown, CT
- + **Bristol Parks & Recreation**  
Renovations  
Bristol, CT
- + **Social Security Admin Office**  
Renovation  
Willimantic, CT
- + **Economy Spring**  
Renovation  
Southington, CT
- + **Healthcare Services Group**  
Renovation  
Shelton, CT
- + **Labcorp**  
Renovation + addition  
Various locations
- + **Fisher's Island**  
Renovation + addition  
Fisher's Island, NY
- + **New York University\***  
181 Mercer Street  
New York, NY
- + **66 Hudson Yards\***  
Curtain wall facade  
New York, NY
- + **Nordstrom Tower\***  
Curtain wall facade  
New York, NY

\* Indicates work done with previous firms



## | CURRENT WORKLOAD

QA+M Architecture has the capacity and resources necessary to complete a project of this magnitude with a dedicated staff that will be focused on the Yerwood Center renovations project.

The following outlines the current commitments for each proposed staff member along with the status of each project. We're confident that these commitments won't deter our team from providing the exemplary service this project deserves.

### **Thomas Arcari, AIA** *Principal-in-Charge*

Tom will manage contract negotiations, project oversight, and be responsive to all matters for the duration of the proposed project. His current commitments include:

**Madison Community Center** - conversion of an existing historic school into a community center

**Town of South Windsor** - feasibility study for conversion of elementary school to a community / recreation center

### **Chris O'Neill, AIA** *Associate / Project Manager*

Chris's current commitments include:

**West Grove Redevelopment** - 46 residential units across 8 buildings redeveloping a residential street

**Barbour + Westland Street** - 60 residential units and ground floor commercial space in 3 new buildings

### **Carolina Hernandez, Assoc. AIA** *Design Professional*

Carolina's current commitments include:

**Madison Community Center** - conversion of an existing historic school into a community center

**Beacon Hill Medical Center** - construction of new medical office building

### **Damaris Martinez, IIDA** *Interior Designer*

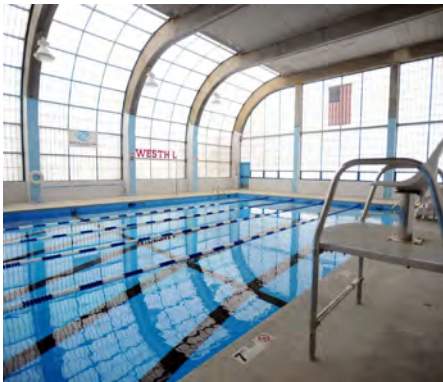
Damaris' current commitments include:

**Trumbull Community Center** - new mixed-use community center

**Northern Middlesex YMCA** - renovations, additions and upgrades to deliver a modern YMCA



# PROJECT UNDERSTANDING



QA+M Architecture is highly experienced in meeting the needs and challenges of community center projects and we will provide this project with the same effective approach we've used for many successful, similar projects. We understand the need for the Yerwood Center to continue to serve the community and the hundreds of children it serves during the summer months throughout the duration of this project and will work diligently to provide a plan that will execute the vision for the Center and allows operations to continue with minimal interruption.

Working together with the City of Stamford on previous projects, you know that our team communicates frequently, listens carefully, encourages an interactive process, and understands the nuances of communication with all the stakeholders involved.

The following pages describe QA+M Architecture's approach to the project as it pertains to the scope of work detailed in the RFP.

## Program Review & Concept Design

This stage will include preliminary interviews with the City, the Yerwood Center administration and staff in order to verify the conditions, problems, and priorities.

**Program Review** will include meeting with the staff and administration to outline the project's overall goals, direction, program elements, and viability.

Our team will prepare a detailed scope of work, cost estimate, and probable estimate of overall cost (budget) for the project.

**Concept Designs** will be prepared for multiple schemes and options at multiple scales.

During this phase we will explore multiple schemes. Concept drawings and renderings will be prepared as required for communication with all vested parties.

**Presentations + Marketing** will be made to assist in the process of building administrative and financial support for the project.

## Schematic Design + Design Development

We will produce **Schematic Design** drawings for your approval based on the direction established in the prior phase. This level of design will commence and continue until such time when you are fully satisfied with the overall direction, layout, look, functional aspects, and preliminary estimates of cost.

The drawings will include plans, elevations, sketches, and details to best communicate the design to you. As a part of the schematic design phase, our team will meet with the various town agencies (planning, zoning, public works and the adjacent vested entities) if necessary to identify and address the project's technical challenges.



Deliverables for the Design Development Phase typically include (if applicable):

- Architectural plans
- Architectural site plan
- Elevations
- Building sections
- Typical Wall sections
- Typical Interior elevations
- Finish plans
- Outline specifications for all disciplines
- Program square footage verification
- Civil/Landscape drawings
- Structural drawings
- Mechanical drawings
- Electrical drawings
- Plumbing drawings

As a part of this phase, our team will execute professional cost estimates of the schematic design. These detailed estimates will provide significant information to be used by the team to further identify the project direction and priorities.

**Design Development** work will raise the project's overall design to a detailed level. During this phase, coordination with the engineering design will commence. Preliminary meetings with the Town Planner, Fire Marshal and Building Department will be held if required to review the design. Coordination meetings with the relevant parties will be held to review the scope. A 40% complete set of drawings and outlined spec will be delivered to you at the end of this phase for your review. During this phase a higher level professional cost estimate of the 40% drawings will be completed.

### Construction Documentation

**Construction Documents** will be produced for bidding and construction purposes. The "Construction Documents" will include all necessary drawings and a book specification (based on and referenced to the AIA Contracts and General Conditions for Construction) as required to communicate the design to the bidding contractors. The Construction Documents will serve as a part of your contract with the General Contractor or CM. A final professional cost estimate be prepared using the construction documents prior to bidding to confirm the project is within the budget prior to bid and the potential value engineering and or alternates can be identified for inclusion in the bidding process as required.

### Bidding + Contract Award

**Bidding Services** will include assistance in the development of an Invitation to Bid, review of all bids, and assistance in selecting a contractor. QA+M Architecture will be available to respond to questions generated by contractors throughout the building process and will issue any and all addenda required for communicating changes and clarifications to the bidders prior to the bid date. When the bids have been received, QA+M Architecture will assist the Owner during negotiation with the selected contractor.

### Construction Administration + Closeout

**Construction Administration** will begin and continue throughout each construction phase of the project. Services provided during this phase will include attendance of bi-weekly job meetings, preparation of job meeting minutes as required, on-site project review as requested, the review of all shop drawings, proposed change orders, and product submittals, the review and documentation of the final punch list, and the project close-out.

## Project Oversight + Cost Control

QA+M Architecture's approach is based on a high level of communication and the sharing of ideas throughout the planning and design phases. This highly interactive process is managed by the project manager, who will also be responsible for the maintenance of the schedule and project budget. We believe that in realizing the vision that has been established for the project we must explore all possibilities while maintaining the budget and schedule. In today's economic times, delivering a project on budget is not just a goal, it is an imperative. The QA+M Design Team is committed to a no-surprises approach to cost estimating.

Our philosophy regarding the critical component of estimating construction costs is to work with an independent and objective third party cost consultant. In this method, cost estimates are based on the most current and reliable market data, allowing the project team to establish an extremely accurate budget and providing our clients with a viable cost projection.

At the initiation of a project, the cost consultant and/or construction manager will assist the team in establishing a cost model for the project that itemizes expected costs for major building systems. This cost model then becomes the benchmark against which future planning and design decisions are made.

Cost monitoring is on-going/continuous process throughout every phase of the project. We work with the client to establish adequate contingencies so that funds are available to handle any unforeseen expenditures allowing the project to stay within budget.

## Change Order Management

Quality Control is another imperative for QA+M Architecture, and we understand the time and cost implication of change orders. Together with our consultants, QA+M Architecture minimizes the amount of potential changes in project cost and scope by:

- + conducting all design reviews at each phase
- + exhaustively investigating the conditions prior to design
- + extensively coordinating design documents prior to bidding and construction
- + communicating continuously and clearly with all project representatives and end users
- + preparing a very complete and detailed set of construction documents
- + implementing a system of checks and reviews among the design team members from schematic design through the completion of construction documents
- + Clash detection starting at the schematic levels on BIM projects.







This process ensures that proper coordination and detailing is inherent to the contract documents, and results in minimal changes to the overall construction contract.

Our positive track record in preparing detailed documents and minimizing construction changes has instilled in us the confidence to approach projects with smaller than normal contingencies. We often recommend that owners establish a 5% contingency, allowing more funds to be encumbered for additional project enhancements and equipment.

Prior to bidding, if we determine a specific project component that may result in a change order, the design team will request unit costs from bidders to establish a baseline cost for the work. This allows the owner to see the approximate cost without increasing the base bid construction cost. During construction, if a change order is required for work without a unit cost, the design team will review the proposed cost and see that the charges are fair and appropriate for the work being done.

We will implement a proactive approach to changes during the construction phase by carrying out an intensive review of all change requests. We will not approve any PCO for additional work unless it is justified, defensible and fair.

The QA+M Architecture Design Team is proud of its track record of budget-compliant projects with change order history. Our average change order percentage ranges from under 1% to 4.25%.

## Cost Estimating + Cost Control

The key to our projects' financial successes is our rigorous commitment to the preparation of cost modeling in the concept design phase and highly detailed cost estimates at each of the project's three key phases: schematic design, design development, and construction documentation.

Cost modeling takes place during the concept design phase and includes regular "magnitude of cost" reviews to set the direction of a project's deliverables. It is important to set the project's outside limits early on in order to identify realistic goals and establish a project vision that is attainable and fund-able.

This process, wherein the pre-construction consultant "bids" the project, involves the preparation of an exhaustive line-item cost estimate for the work completed at that phase. The strength of this approach is that a detailed estimate provides information for analysis and places the decision-making ability with the Owner and development team.

Another strength of our cost estimating approach is the construct-ability review, during which we review the drawings, 3D model, and existing conditions for construction detailing, phasing, and coordination elements to identify the common-sense approach to detailing the construction. The simpler a project's detailing, the easier, less expensive, and less time-consuming to build, while still maintaining a high level of design.

## Value Engineering

QA+M believes that the process of value engineering goes hand-in-hand with the cost modeling/estimating process. For each project, our team engages a professional construction manager/pre-construction specialist to assist in the review of systems, products, and materials; to evaluate their corresponding values and to identify how to implement them in the most financially responsible manner.

When it comes to publicly-bid or subcontractor-bid projects, the best value achieved is at time of bid. Changing systems or materials after the time of bid is rarely achieved without an indirect cost or penalty to the project, which is always measured in project asset. Therefore, it is critical to do the “value engineering” process up-front, simultaneously with the cost estimating and prior to issuance of bid.

Simply, value engineering is a method of overall project cost reduction while maintaining project quality. Every project must strike a balance among scope, project extents, project detailing and the financial resources available. It is critical to ensure that every item considered for cost reduction is assessed for its true value. Durability, lifespan, ease of maintenance, and energy efficiency should never be compromised for minimal savings. QA+M will ensure accurate information is available to evaluate all potential changes, substitutes, or omissions.

Ultimately, comparing the benefits of proposed products to their potential cost returns is the only way to make educated, responsible choices regarding each value engineering option. As your designers, teammates, and representatives, our team will ensure that your project realizes maximum assets for the lowest financial commitment.









## FIRM INFORMATION

Established in 1994, Acorn Consulting Engineers, Inc. is a full-service mechanical and electrical engineering firm committed to exceeding our clients' expectations of service and quality. We offer state of the art analysis, design and project management for mechanical-electrical building systems.

The engineers at Acorn are equipped with the experience and knowledge to handle a variety of projects, from complex heat recovery systems, cooling and refrigeration, ventilation, heating, lighting, power distribution, and fire protection to elementary plumbing systems. Our engineers have experience in various types of building construction, including, but not limited to: Educational, Institutional, Hospitals, Commercial, Multi-Family Residential, Universities and Colleges, Restaurants, Theaters, Retail, Historical, Banks, and Manufacturing.

Office policies are rooted in recognized and tested business methods, using the latest computer software for engineering design and computer-aided drafting AutoCad or BIM Modeling in Revit. Design teams work under the direction of the Principal Engineer, which guarantees direct single source contact with the client. Acorn can provide your organization with:

Principal involvement from project inception to construction completion.

Conceptual design in the preliminary stages of a project, giving the owner/architect many options for design. Systems can be tailored to the needs of the owner.

Prepare energy studies, life cycle cost analyses, cost estimates, cogeneration studies, and engineering reports.

Principal Engineer is a LEED Accredited Professional and has a thorough understanding of green building practices and principles and the LEED Rating System

Full preparation of design documents, including specifications and construction drawings.

Work with utility companies' requirements to ensure full coordination and to investigate all rebate programs available to the owner.

Contract administration including periodic site visits, reports, shop drawing review, review of mechanical and electrical requisitions, review of final record drawings prepared by contractors.

The project teams are dedicated to providing mechanical and electrical documents in compliance with all current regulations, Codes, and engineering standards, which will be completed within the deadlines prescribed.

W. Mark Gendron, P.E., LEED, AP  
President



## **MECHANICAL ENGINEER**

**Ryan W. Gendron, P.E.**

A graduate of the University of Massachusetts College of Engineering with a Bachelor of Science in Mechanical Engineering.

**Acorn Consulting Engineer, Inc., West Simsbury, CT.  
Mechanical Project Engineer**

**May 2019 - Present**

Responsible for the design and development of mechanical systems in larger residential and commercial applications. Involved in the sizing of mechanical equipment for new and existing buildings, as well as the analysis of the efficiency and economics of mechanical systems. Tasked with coordinating heating, ventilating and air conditioning systems with other systems within buildings. Additional responsibilities include reviewing shop drawings, working with local code officials, integrating systems with architects & answering RFI's from contractors.





## **ELECTRICAL ENGINEER**

### **Rajesh Karki. P.E.**

A graduate of the University of Hartford College of Engineering (Distinction Division) with a Bachelor of Science in Electrical Engineering, Mr. Karki also holds a Master's of Science in Electrical Engineering with a concentration in Technology and Architecture.

#### **Acorn Consulting Engineers Inc. Electrical Engineer**

October 2006 - Present

Responsible for the design of electrical distribution/utilization system for various projects including commercial buildings, multi unit apartments, health care centers, schools and restaurants as per latest NEC. Design of fire alarm control systems as per latest NFPA. Experience in lighting design (holds a CLD certification), motor control design, emergency generator design.

#### **Plush Engineers and Architects, Kathmandu, Nepal Electrical Engineer**

August 2003 - July 2004

Analyzed, designed, and estimated rating of transformer and generator required for proposed power plant. Estimated possible power generation and designed reliable distribution network. Presented highly reliable model of electrical power network for remote electrification (power world simulation). Supervised all field employees, updated site/project information to the central office and submitted weekly report to the central office about the project.

#### **Yeti Pashmina and Arts, Kathmandu, Nepal (p/t) Computer Network Engineer**

September 2003 - May 2004

Administered and maintained Microsoft NT. Managed computer troubleshooting hardware and software problem. Developed network topology and assembled various hardware drives.



— Mechanical • Electrical Engineering for Building Systems —

P.O. Box 311 • FARMS VILLAGE PLAZA • 244 Farms Village Road  
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957

## **PLUMBING AND FIRE PROTECTION DESIGN**

### **Roger J. Muscillo**

A graduate of Central Connecticut State University, New Britain Connecticut, with a B.S. in Mechanical Engineering Technology.

**Acorn Consulting Engineer, Inc., West Simsbury, CT.  
Plumbing and Fire Protection Engineer**

**May 2002 - Present**

Responsible for the design and development of plumbing layouts and fire protection systems including fixture and equipment selections for commercial, residential, institutional and educational projects. Perform punch-outs, write specifications and review shop drawings.

**Zavarella WoodWorking Inc., Newington, CT.  
Cabinet Designer and Fabricator**

**1994-2002**

Responsible for designing and producing shop drawings from architectural drawings. Produce material cut lists, material machining lists and material ordering for jobs in production. Responsible for coordinating work on the shop floor, including training, material cutting, machining, assembling, finishing and installing.

**United States Marine Corps  
Petroleum Engineer**

**1990-1994**

Responsible for the testing and refueling of aircraft; CH-47 & CH-53 Helicopters and F-18 Jet Fighter. In charge of Embarkation of equipment, maintenance and repair. Responsible for assigning individuals to carry out daily embarkation duties.

Military awards received. National Defense Medal - Navy Unit Commendation Medal - Good Conduct Medal. Meritorious Mast - (Two) Letters of Appreciation - (Three) Certificates of Achievements.

## **Relevant Project Experience**

### **Town of East Windsor Community Center, East Windsor, CT**

Brief Description: Provided MEP Services for the addition of approximately 8,000 square feet of office, programming, resource, and storage spaces, upgrades to new HVAC, Plumbing, Lighting, Fire Alarm, Emergency Communications Systems.

### **Blue Hills Recreational Center, Bloomfield, CT**

Brief Description: Provided MEP Services for this 4,500 square foot recreation center, located at 9 Lebanon Street.

### **Harriet Beecher Stowe Center, Hartford, CT**

Brief Description: Provided MEP Services and ADA code compliance upgrades for the Museum, as well as for the new fire alarm and sprinkler systems.

### **Hands on Hartford Community Center, Hartford, CT**

Provided MEP Services which included a community space, soup kitchen, food pantry, advocacy center, commercial kitchen with a café and thirteen one-bedroom and studio apartments on the second floor. During the second phase, the boiler house was converted to supportive housing.

### **Great Oak Charter School,**

Provided MEP Services to the complex which consisted of several buildings including an F-shaped building that houses the Great Oaks Charter School. The existing industrial buildings were converted into a mixed-use facility that supports educational and residential uses.

### **Friends Center for Children, New Haven, CT**

Provided full Mechanical, Electrical, and Plumbing & Fire Protection design services for this school project, that included a high-efficiency mechanical system that provided clean, filtered fresh air; an efficient heat pump system inclusive of energy recovery ventilation; an energy recovery unit reducing heating and cooling loads; LED lighting throughout; and geothermal system.



## Project Profile



**Project:** *Friends Center for Children*  
*227 East Grand Avenue*  
*New Haven, CT 06513*

**Architect:** *Patriquin Architects*  
*20 Grand Avenue*  
*New Haven, CT 06513*

*ACORN CONSULTING ENGINEERS, INC. provided full Mechanical, Electrical, and Plumbing & Fire Protection design for this school project, which included a high-efficiency mechanical system that provided clean, filtered fresh air.*

Friends Center grew from 4 to 18 children and embarked on a four year, 4.425-million-dollar capital campaign. In December of 2013, Friends Center broke ground on a new, state-of-the-art, LEED certified, 9,200 square foot building. Construction was swift with Enfield Builders and Leland Torrance Enterprises leading the project. On August 26, 2014 the new building opened and became a home away from home for 56 children and their families.



The two-story glulam beam structure incorporates an active roof garden, geothermal heat pumps and locally manufactured and/or harvested materials.



The pace is for young children, particular attention to indoor air quality through the selection of low VOC materials and finishes, and design of fresh air ventilation systems. Each classroom has natural light, natural ventilation and direct access to the playgrounds and parkland beyond.



— Mechanical • Electrical Engineering for Building Systems —

P.O. Box 311 • FARMS VILLAGE PLAZA • 244 Farms Village Road  
West Simsbury, CT 06092 • (860) 651-1949 • fax (860) 651-1957



## FIRM PROFILE

### Structural Engineering – Historic Preservation – Reality Capture

#### PROFESSIONAL REGISTRATIONS

Connecticut Massachusetts  
Rhode Island New York

#### PRINCIPALS

Charles C. Brown, P.E.  
Richard A. Centola, P.E.  
Thomas Curry Jr., P.E., S.E.

#### ABBREVIATED LIST OF SERVICES

##### STRUCTURAL ENGINEERING

New Design  
Specialty Structures  
Structural (Threshold) Peer Review  
Forensic Investigation  
Structure Relocation  
Construction Administration  
Special Inspection  
Expert Witness

##### HISTORIC PRESERVATION

Structural Condition Assessment  
Historic American Building Survey (HABS)  
and Historic Structures Report  
(HSR) Support  
Lateral Load Upgrade  
Building Materials Technology  
Adaptive Reuse and Renovation

##### REALITY CAPTURE

3D Terrestrial Laser Scanning  
Existing Conditions Building Survey  
Aerial and Ground Based Drone  
360° Photographs  
As Built Surveys

#### PROFESSIONAL AFFILIATIONS

American Council of Engineering Companies  
(ACEC, ACEC/CT)  
Council of American Structural Engineers (CASE)  
Old Saybrook Chamber of Commerce  
Preservation Connecticut  
Structural Engineers Association of Connecticut  
(SEACONN)

GNCB Consulting Engineers, P.C. is recognized by the AEC industry for our ingenuity and versatility as structural engineers. In our 60 years of practice, we have expanded our services to include historic preservation, and reality capture services while maintaining the same high-quality structural engineering expertise upon which the firm was established. Strategically located between the New York City and Boston Metropolitan areas, GNCB services Clients and projects throughout the country in a variety of sectors.

#### CORPORATE SUMMARY

**DESIGN PHILOSOPHY:** The most successful construction projects, regardless of size, are the product of teamwork and innovation. GNCB believes in using our technical expertise to develop creative and cost-effective solutions for our clients' challenges. We emphasize coordination between all members of the Design Team and pride ourselves in delivering clear, well-coordinated documents in addition to responding promptly and efficiently at all stages of design and construction.

**TECHNICAL EXPERTISE:** Our technical staff is proficient in the investigation, design, and analysis of both modern and antiquated structural systems. We use 2D and 3D analytical software to streamline and customize the design process to our clients' needs. Our construction drawings are produced using Autodesk Revit, a 3D drafting, and building-information-modeling (BIM) program shown to successfully reduce construction costs on projects of all sizes. GNCB offers field investigation and documentation for existing structures using photogrammetry and 3D LiDAR scanning technology from which we can produce 3D renderings, walkthroughs, and Revit models. We also have a FAA-Certified Drone Pilot allowing for enhanced visual inspection services.

**STAFF:** GNCB's staff have a variety of educational and professional backgrounds making them uniquely qualified for each project they are involved with. Our engineers are active in professional societies nationally and internationally. GNCB encourages our staff to continuously expand their knowledge-base and this is taken advantage of through participation in short-term training or long-term educational development. Above all, our GNCB team is comprised of members who are passionate about the work we do and the services we provide.

**HISTORY:** GNCB was founded in 1965 and traces its roots to the Old Saybrook branch of a Denver, Colorado firm established by Milo S. Ketchum. Mr. Ketchum was an internationally-known pioneer of thin shell concrete structures in the United States, a brilliant structural engineer, and an educator. GNCB was instrumental in developing the Special Inspection (SI) Program in CT. This program became a CT State Law in the 1980s and was used as the model for the current International Building Code requirements for Special Inspection.



## THOMAS CURRY JR, PE, SE

*Principal*



### EDUCATION

University of Connecticut;  
M.S. Civil Engineering,  
(Structural Engineering)

University of Connecticut;  
B.S. Civil Engineering

### PROFESSIONAL REGISTRATIONS

Professional Engineer – CT  
Structural Engineer – NE

### PROFESSIONAL SOCIETIES

Structural Engineers Association of  
Connecticut (SEACONN);

- Board of Directors (2023-2026)
- Treasurer (Current)
- SE Licensure Committee
- 2022 Code Advisory Committee
- 2025 Code Advisory Committee

### CONTACT INFORMATION

Cell: 203-509-8808  
Email: [curry@gncbengineers.com](mailto:curry@gncbengineers.com)

Tom Curry Jr. joined the GNCB Team in 2021. His experience includes design and construction administration for a variety of new and existing low-rise, mid-rise, and high-rise building structures. Mr. Curry brings extensive knowledge of local and national building codes to the Team as well as experience with modern and historic structural systems. He is integral to GNCB's technical standards and quality assurance programs.

### PROJECT EXPERIENCE

**AVON TOWN HALL AND SENIOR CENTER**, Avon, MA: Project is in design. Scope includes project management, design, and construction administration services for new town hall and senior center. 2 story wood-framed building wood floor and roof trusses, 23,250 sq. ft. total.

**TRUMBULL SENIOR AND COMMUNITY CENTER**, Trumbull, CT: Project is in design. Project management, design, and construction administration services for new 2-story, 34,000 sq. ft senior and community center. 1-story of cold-formed metal framing supported on steel podium supported on CMU bearing and shear walls. The basement holds a basketball court with clear-spanning steel beams.

**BARBOUR + WESTLAND ST DEVELOPMENT**, Hartford, CT: Project is in design. Scope includes project management, design, and construction administration services for new 3-building residential complex. (3)-4 story residential buildings (60 units total); 3-stories of wood-framed construction on 1-story steel podium. 84,000 sq. ft. total area.

**OLD TOWNE HOTEL**, Stamford, CT: Project is in design. Project management, design, and construction administration services for conversion of an existing bank into an 11-story, 92-key hotel. 9-stories added above the existing building are accomplished using staggered steel trusses and concrete shear walls.

**REAL ART WAYS**, Hartford, CT: Project is in design. Project management, design, and construction administration services for addition and renovations of an existing mill building. 1-story, 8,000 sq. ft., steel-framed addition includes a theater, live arts room, box office, and café. Renovations of the 20,000 sq. ft 1-story mill building include (3)-theaters, (6)-art galleries, lobby, and supporting infrastructure.

**WATERBURY HA, WEST GROVE ST REDEVELOPMENT**, Waterbury, CT: Scope includes project management, design, and construction administration services for new 8-building residential complex. 1-4 story wood-framed buildings with 46 residential units and 93,000 sq ft.

**FAIRFIELD RESIDENCES**, Bridgeport, CT: Project is in construction. Scope includes project management, design, and construction administration services for new 6-story, 72,000 sq ft, residential building. 5-stories of cold-formed metal framing on 1-story steel podium.

**3 ELM STREET**, Northampton, MA: Project is in design. Scope includes project management, design, and construction administration services for new 5-story, 92,000 sq ft, residential building. 4-stories of wood framing on 1-story steel podium.

**INDIAN RIVER BUILDING 2N**, Clinton, CT: Project management, design, and construction administration services for new 1-Story, 16,500 sq. ft. steel-framed retail building.

## STRUCTURAL ENGINEERING

### Firm Portfolio

#### SERVICES

Adaptive Reuse  
Condition Assessment  
Construction Support  
Expert Witness  
Feasibility Studies  
Load Rating  
New Design  
Renovation  
Special Inspection  
Specialty Structures  
Threshold Peer Review

#### SECTORS

Academic  
Athletic  
Coastal  
Commercial  
Cultural  
Federal  
Industrial  
Marine  
Municipal  
Recreational  
Religious  
Residential

GNCB Consulting Engineers, P.C. provides structural engineering services for new construction, existing, and historic structures throughout New England and the United States. Our engineers are proficient in the design and analysis of modern building materials including steel, concrete, masonry, and timber, as well as antiquated structural systems and materials. GNCB serves numerous sectors including academic, cultural, coastal, marine, residential, industrial, and commercial clients. "



Holdredge Garage Adaptive Reuse



Church of St. Michael the Archangel "



Watch Hill Yacht Club "



Smith College, Ford Hall "



Norwich Town Hall "



Cooperative Arts and Humanities HS "



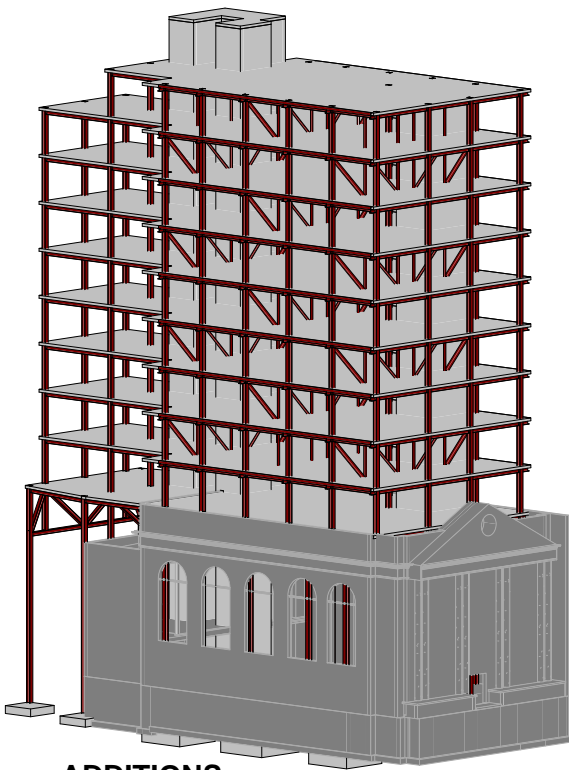
Eastern CT Passive House  
Pawcatuck, CT "

## BIM / REVIT® CAPABILITIES

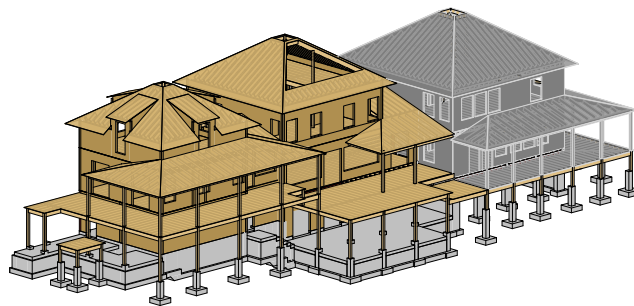
### *Building Information Modeling*

B.I.M. (BUILDING INFORMATION MODELING) software allows the Design Team to “construct” the building digitally, in 3D, before a contractor ever steps onto the job site. Potential construction issues can be coordinated ahead of time in a fraction of the time and cost, compared to discovering an issue in the field.

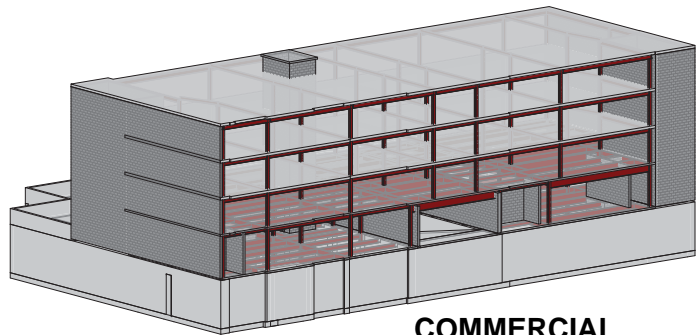
GNCB has been using Autodesk Revit® products for almost two decades; making the transition to using Revit® as its exclusive design software in 2009. Staff receives regular technical Revit® training; allowing for well-coordinated drawings for every project, even when the rest of the Design Team is using 2D design software.



**ADDITIONS**



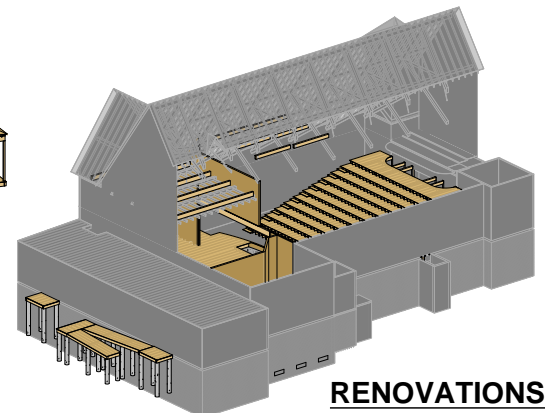
**SINGLE-FAMILY RESIDENTIAL**



**COMMERCIAL**



**MULTI-FAMILY RESIDENTIAL**



**RENOVATIONS**



## MUNICIPAL

### Firm Portfolio

#### CITY & TOWN HALLS

Bolton, CT	Killingworth, CT
Chester, CT	New Haven, CT
Chicopee, MA	Norwich, CT
Essex, CT	Queens, NY
Farmington, CT	Rowe, CT
Franklin, CT	Scotland, CT
Griswold, CT	Sprague, CT
Groton, CT	Thomaston, CT
Hamden, CT	Westerly, RI

#### PUBLIC WORKS FACILITIES

Chester, CT	Groton, CT
Dayville, CT	Middlefield, CT
Essex, CT	New London, CT
Old Lyme, CT	Stony Brook, NY
Old Saybrook, CT	
East Haddam, CT	

#### POLICE STATIONS

Hamden, CT
Ledyard, CT
New Britain, CT (CCSU)
North Kingstown, RI
Old Saybrook, CT
Watertown, CT

#### FIREHOUSES

Athol, MA	Clinton, CT
Cromwell, CT	Holyoke, MA
Goshen, CT	Madison, CT
Haddam, CT	Mystic, CT (Multiple)
Middletown, CT	Old Lyme, CT
New London, CT	Preston, CT
Old Saybrook, CT	Springfield, MA
Rowe, MA	Waterford, CT
Guilford, CT (Also Emergency Services)	
North Kingstown, RI	

#### SENIOR & COMMUNITY CENTERS

Avon, CT
Avon, MA
East Hampton, CT
East Lyme, CT
East Haven, CT
Fisher's Island, NY
Gaithersburg, MD
Madison, CT
Montville, CT
Mystic, CT
Stonington, CT
Stoughton, MA
Trumbull, CT
Waterford, CT

service structural engineering and historic preservation for municipal projects throughout New England. Our experience covers a full range of municipal projects including police stations, town halls, and firehouses.



B.F. Hoxie Fire Engine Company, Mystic, CT



Emergency Services, Guilford, CT



Police Station, Old Saybrook, CT



Police Station and Town Hall, Hamden, CT



Norwich City Hall, Norwich, CT



Madison Senior Center, Madison, CT

## MADISON AMBULANCE FACILITY AND SENIOR CENTER

*Madison, Connecticut*

### PROJECT ARCHITECT

East Wharf Architects  
Madison, CT

### GNCB SERVICES

Structural Engineering –  
Design and Construction Phases  
Geotechnical Engineering  
Special Inspection

### GNCB PRINCIPAL

Charles C. Brown, P.E.

### PROJECT TEAM

David Freed, P.E.  
Roxanne Brown

### YEAR COMPLETED

2011

### PROJECT SCOPE

New Construction  
Wood Construction  
Soil Investigation

### PROJECT SIZE

14,000 Square Feet – Senior Center  
7,000 Square Feet – Ambulance Facility

### PROJECT COST

\$5,000,000

### CLIENT REFERENCE

Thomas MacDonald  
East Wharf Architects  
(203) 245-1529

GNCB Consulting Engineers, P.C. provided structural engineering and geotechnical engineering services for the Town of Madison's new Senior Center and Ambulance Facility buildings. The two structures have reinforced concrete foundations and are primarily wood-framed, utilizing engineered wood joists and prefabricated trusses. GNCB was also retained by the Town to provide Special Inspections services during construction.

Geotechnical test borings were provided at both sites. The explorations revealed unsuitable man-placed fill material below the anticipated new foundation footings. GNCB's construction drawings included foundation drawings identifying required areas of over-excavation and structural fill.

The Senior Center is a two-story facility and includes a billiard room, café, full commercial kitchen, exercise room and outdoor patio space. The one-and-a-half story Ambulance Facility consists of a 4-ambulance garage, a training room, a kitchen, locker rooms, record storage, staff rooms and offices.



Senior Center, Madison, CT



Ambulance Facility, Madison, CT



## FIRM PROFILE



### Land Surveying

Property Surveys  
Boundary Stake-Outs  
Topographic Surveys  
Pile Location  
Construction Stake-Outs  
Zoning Location Surveys  
Improvement Location Surveys  
Flood Elevation Certificates  
LOMA's and LOMR's  
Aerial Data Acquisition,  
Mapping & Imagery Services  
Hydrographic Surveys



### Civil Engineering

Drainage Solutions  
Flooding Evaluation  
Floodplain Management  
Coastal Site Solutions  
Storm Water Quality  
Road Design  
Septic Systems  
Sanitary Sewer Design  
Erosion & Sediment Controls



### Planning & Zoning

Site Evaluation and Planning  
Zoning Analyses  
Zoning Text Amendments  
Zoning Map Amendments  
Variances  
Land Planning for Estates  
Feasibility Studies

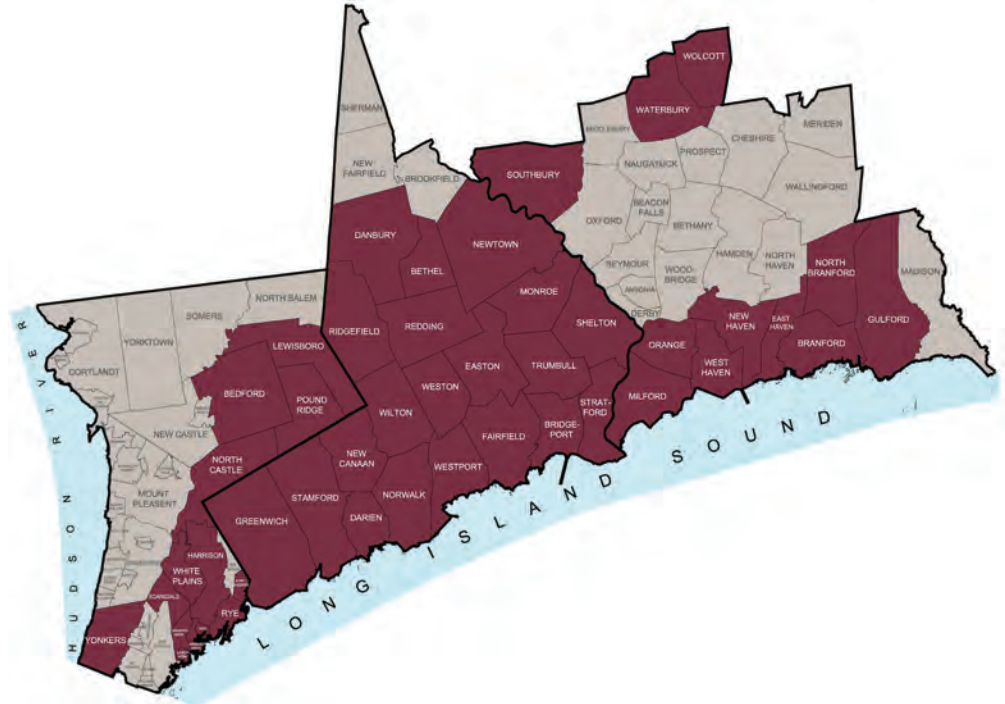


### Permitting

Site Plan Approvals  
Special Permits  
Coastal Area Management  
Wetland Permits  
CT DEEP Permitting

Since 1957, **Redniss & Mead, Inc.** has provided land use expertise and services to large and small communities, property owners and developers in Connecticut and New York. We tailor our services to the specific goals of our clients and the unique characteristics of their individual projects.

### Our Area of Operations:



**Offices:** Two offices located in Stamford and Wilton.

**Team Members:** 40 land surveyors, civil engineers, planners and support staff.

**Our Mission** is to enhance properties and communities through exceptional land use services.

**Our Values:** We have a strong commitment to our core values of Quality, Integrity, Service and Respect.

**We Offer A Complete Land-Use Solution:** Our services can be rendered separately or together. We seamlessly integrate with your team, or efficiently deliver the complete solution in-house. Our focus is to meet and exceed the needs of our clients.

**Local Knowledge:** We have established long term relationships with local decision makers. We have an in-depth understanding of local interpretations, community goals and regional design requirements.

**A Reputation of Excellence:** Our expertise and dedication to project excellence sustains our successful long term client relationships.

**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street  
Stamford, CT 06905  
203.327.0500  
[www.rednissmead.com](http://www.rednissmead.com)





# LAWRENCE W. POSSON, PLS

Director of Surveying

With Redniss & Mead Since 1985  
Principal Since 2006



Professional Land Surveyor  
CT License # 18130



Mr. Posson has over thirty years' experience in the land surveying profession. He serves as Director of Surveying and Project Manager on many site development projects. He has worked on a variety of projects including single family homes, multi-unit condominium complexes, commercial and high-rise office buildings, all of which entail map and deed research at various Town and City Halls and State agencies.

## EXPERTISE

Mr. Posson's experience includes mapping and processing for local, state and Federal agency permits including Planning & Zoning, Conservation Commission, Army Corps of Engineers and Department of Energy and Environmental Protection.

- Boundary & Topographic Surveys
- Title & Conveyance Mapping
- Municipal & State Road Improvements
- Construction Layouts
- FEMA Elevation Certificates
- Property Acquisition Maps & Descriptions

## PROFESSIONAL AFFILIATIONS

- Member - Connecticut Association of Land Surveyors
- Former Secretary - Land Surveyors in Private Practice

## EDUCATION

- B.S., University of West Virginia
- University of Rhode Island



## EMAIL

[l.posson@rednissmead.com](mailto:l.posson@rednissmead.com)

## PROJECTS



### RESIDENTIAL

- The Waypointe District (N)
- Ainsley Square (S)
- Palmer Hill Homes, Havemeyer Lane (G)
- Shemin Nurseries Subdivision (G)
- Dreamy Hollow (N)
- True North (S)
- Atlantic Station (S)



### COMMUNITY

- Westport YMCA
- Beacon Point Marina (S)
- Indian Spring Land Company (G)
- Greenwich Hospital
- Stamford Hospital
- Norwalk & Stamford Police Departments
- Woodway Country Club (S, D)
- Belle Haven Club (G)
- YWCA (G)
- Middlesex Club (D)
- KT Murphy School (S)



### CLUBS & RECREATION

- Greenwich Point (G)
- Great Captains Island (G)
- Woodway Beach Club (S)



### COMMERCIAL

- Harbor Plaza (S)
- Harbor Drive Acquisition (S)
- Spinnaker Companies & Q Properties (N)
- Dolce Conference Center (N)
- Federal Realty Investment Trust (D)
- National Hall (W)
- Merritt View Rivers Edge (N)
- Newman's Own (W)
- Main Delay Ives (Danbury)
- Osrock Self Storage Facility (S)
- 200 Strawberry Hill Avenue (S)

(S) Stamford, (G) Greenwich, (N) Norwalk,  
(D) Darien, (W) Westport

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203.327.0500  
[www.rednissmead.com](http://www.rednissmead.com)



# CESAR J. POLONIA, PLS

Senior Associate & Senior Surveyor

With Redniss & Mead Since 1998



Professional Land Surveyor  
CT License # 70256



Cesar has over twenty years' experience in the land surveying profession. He serves as a Project Manager on numerous site development projects including the preparation of boundary and topographic surveys and construction layouts. He reviews surveying documents and maps to ensure accuracy and certifies them for non-certified surveyors. He has worked on a variety of projects including single family homes, multi-unit condominium complexes and commercial buildings, all of which entail map and deed research at various Town and City Halls and State agencies. He is well-acquainted with title and conveyance mapping as well as municipal and state road improvement projects including the preparation of property acquisition maps and descriptions.

## EXPERTISE

Cesar's experience includes mapping and processing for local, state and Federal agency permits including Planning & Zoning, Conservation Commission and the Department of Energy and Environmental Protection.

- Boundary & Topographic Surveys
- Construction Layouts
- Title & Conveyance Mapping
- FEMA Elevation Certificates
- Municipal & State Road Improvements
- Property Acquisition Maps & Descriptions

## PROFESSIONAL AFFILIATIONS

- Member - Connecticut Association of Land Surveyors

## EDUCATION

- A.S. Civil Engineering Technology, Norwalk Community Technical College



### EMAIL

c.polonia@rednissmead.com

## PROJECTS



### RESIDENTIAL/MIXED USE

- Spring Hill Terrace Condominiums (S)
- Glen Towne Condominiums(S)
- Davenport Landing
- Several Subdivisions in Stamford
- Multiple Single-Family Residential Properties throughout Fairfield County
- Stamford Landing
- 700 and 850 Canal Street (S)



### COMMUNITY

- Convent of the Sacred Heart (G)
- Greens Farms Academy (W)
- Stamford Hospital
- Benchmark Senior Living (S)
- Charter Oak Communities (S)
- New Neighborhoods (S)



### CLUBS & RECREATION

- Cohen Ice Rink (S)
- Round Hill Club (G)
- Byram Park (G)
- American Yacht Club (Rye, NY)



### COMMERCIAL

- Stamford Media Village
- World Wrestling Entertainment (S)
- The Home Depot (S)

(S) Stamford, (G) Greenwich, (W) Westport

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## Greenwich YMCA

**Location:** 50 E Putnam Avenue, Greenwich, CT

**Services Provided:** Site Engineering Services / Natatorium

**Description:** We provided engineering services associated with site design, permitting and construction of the Phase 1 expansion of the Greenwich YMCA including a new State of the Art Olympics Aquatics Center with 50 meter by 25 meter. Engineering services included design of site grading, drainage, utilities, erosion controls, pavement, etc. The design required sensitivity to construction logistics in order to maintain business operations during construction and to address site constraints and neighbor concerns.





## Westport Library

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<i>Location:</i>	Jesup Green, Westport, CT
<i>Services Provided:</i>	Land Surveying, Civil Engineering, Planning
<i>Description:</i>	Addition to existing Westport Library Building and associated site work to library building. Surveying services included preparation of “as-built” Improvement Location Survey upon completion of construction. Engineering services included preparation of site development plans depicting the design of site grading, drainage, utilities and erosion controls. Services included coordination with design team and ownership as well as with relevant town land use officials. Services also included conducting soil test pies and percolation tests in support of anticipated, proposed stormwater infiltration facilities. Consulting services included support of project attorney in filing applications and attendance at public meetings/hearings to present elements of the site design and/or co answer commission members’ questions as they related to the proposed site work.



## National Audubon Society- Greenwich

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*Location:* 613 Riversville Road, Greenwich, CT

*Services Provided:* Land Surveying, Civil Engineering, Permitting

*Description:* The Audubon Center in Greenwich opened in 1942 and is the National Audubon Society's first environmental education center. The reconstruction of the Nature Education Center on 287 acres included improvements to site infrastructure, parking, and drives in a manner that protected this sensitive site and showcased low impact development techniques to reduce the project footprint and potential impacts on stormwater runoff. Redniss & Mead's design responsibilities included: several septic systems; restoration of Indian Spring Pond; conventional and grassed parking; stormwater management collection and conveyance systems for quantity control and quality mitigation including a water quality outlet, water quality swale, and stormwater pond; and sediment and erosion control plans and construction monitoring. The project required approvals from the Planning and Zoning Commission, Inland Wetlands and Watercourses Agency, and Army Corps of Engineers.





## Chelsea Piers Stamford

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*Location:* 1 Blachley Road, Stamford, CT

*Services Provided:* We provided planning & zoning consulting, surveying, and site civil engineering services for the redevelopment of part of the former Clairol manufacturing plant, to create 418,000 square feet of sports & recreational facilities housed by Chelsea Piers of Connecticut.

*Description:* The redevelopment included adding a second story to the southern half of the building, creating a mezzanine level, completely renovating the interior of the first floor and redesigning exterior façades, curbing, walkways, parking, lighting, and landscaping. The facility includes 2 ice skating rinks, an Olympic size swimming pool, a gymnastics training facility, batting cages, squash courts, a restaurant and snack bar, mezzanine viewing areas, basketball courts, tennis courts, a multi-purpose turf field, running track, and ancillary retail, office, and daycare facilities.





## Westport YMCA

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Location: Sunny Lane, Westport, CT

Project Type: Recreation

Services Provided: Land Surveying, Planning and Zoning Services relative to the development of the new YMCA

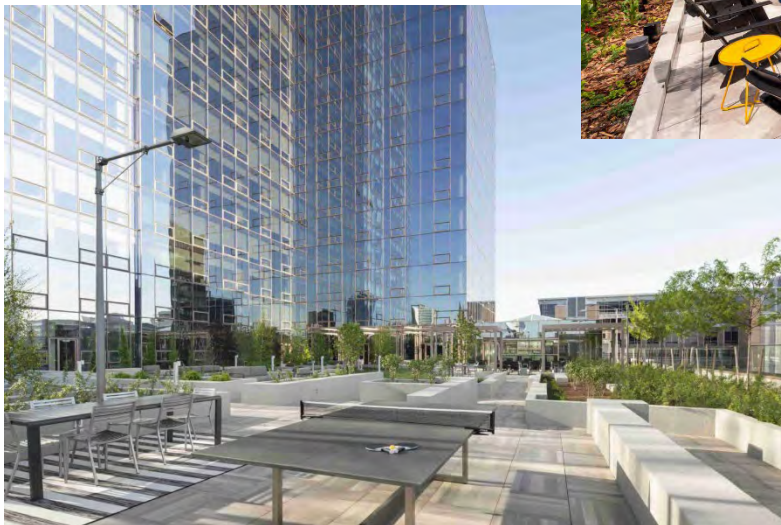
Description: Survey services included: property and topographic surveys, as-built survey, construction and layout surveys, zoning location survey and easement mapping.



## Atlantic Station

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<i>Location:</i>	Atlantic Street, Stamford, CT
<i>Size:</i>	50,000 s.f. of retail and 650 Units of High-Rise Housing
<i>Services Provided:</i>	Land Surveying, Civil Engineering, Planning and Zoning
<i>Description:</i>	The preservation and reuse of the historic Atlantic Street Post Office to 650 units of high-rise luxury apartments in two towers including ground level retail of 50,000 s.f..





## Urban Ready Living

*Location:* Tresser Boulevard / Greyrock Place, Stamford, CT

*Size:*

- 4.3 Acres
- 672 Apartment Units
- 5,090 s.f of Retail and Restaurants

*Services Provided:* Land Surveying, Civil Engineering, Planning and Zoning

*Description:* A 4.3-acre excavation that came to be called "the hole in the ground", undeveloped for more than 20 years, was recently approved by the City of Stamford's Zoning Board to turn it into a multimillion-dollar residential project. The project is planned to consist of 11 apartment buildings, including 272 studios, 273 one-bedroom and 127 two-bedroom apartments. Ten of the buildings would be connected in a square-like shape with one building jutting out of the middle. The site also would feature a 5,090-square-foot public cafe at the street corner with outdoor seating. The 83,000-square-foot outdoor area would include a pool, chessboard, fire pit and green space.





## Stamford Hospital

---

Location:	Shelburne Road, Stamford, CT
Size:	11-Stories and 647,000 square feet
Services Provided:	Civil Engineering, Surveying, and Zoning Consulting including site design, assistance with local entitlement process, road abandonments, surveying associated with land acquisitions and zoning consulting
Description:	Redniss & Mead was part of a team that facilitated a property swap between Stamford Hospital and Charter Oak Communities to make two developments a reality. As part of the swap, Stamford Hospital gained a portion of the Vidal Court property for the hospital's new campus expansion including a new healthcare pavilion. We provided planning, civil engineering and land surveying services which translated to fluency in applications for Master Plan changes, Zone changes, Text changes, Site Plan approvals, and the discontinuance of City Streets. Construction logistics were critical to the design allowing the hospital to stay fully operational during the campus and facility improvements. The project is registered with the U.S. Green Building Council under the LEED® rating system and is incorporating strategies from the Green Guide for Health Care. The Charter Oak Communities revitalization of Vidal Court includes a replacement of the existing 216 units and an increase in the total number of units to 350 on multiple sites.



## 75 Tresser Boulevard

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*Location:* Stamford, CT

*Size:* 3.3 Acres, 344 Units, 7,800 s.f. retail space

*Services Provided:* Land Surveying, Site Civil Engineering, Planning and Zoning and Permitting

*Description:* Mixed use development on a 3.3 acre site of a five and a half story residential building with 344 units in addition to 7,825 square feet of ground-floor retail space, off-street parking and associated site utility and landscape improvements and includes a total of 489 parking spaces within an enclosed, two-story parking garage. Land use permitting included changes to the Zoning Text, Zone Designation, Site Plan Approval and CT DOT State Traffic Commission certification for offsite vehicular and pedestrian traffic improvements. Design responsibilities included grading, drainage, utilities, paving, site planning, and sediment and erosion controls.





## Summer House

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*Location:* Summer Street, Stamford, CT

*Size:* 250 ft. in height, 22 Floors, 226 Residential Rental Units

*Services Provided:* Land Surveying, Civil Engineering, Planning and Zoning and Permitting

*Description:* The addition of 226 residential rental units on lower Summer Street will assist in meeting the need for additional rental housing units downtown. Redniss & Mead obtained permits from the City of Stamford and coordinated with utility companies to connect and route new services. We also worked with the architects on citing the building on the property. This was of particular importance because the new structure is in close proximity to existing neighboring structures. It has a projection over the top of at least one of the existing neighboring buildings to the north.

*Client:* FD Rich



**REDNISS  
& MEAD**

LAND SURVEYING  
CIVIL ENGINEERING  
PLANNING & ZONING CONSULTING  
PERMITTING

22 First Street  
Stamford, CT 06905  
203.327.0500  
[www.rednissmead.com](http://www.rednissmead.com)





## **Park Square West**

## **(Phase II)**

*Location:* Main Street - Stamford, CT

*Size:* Residential and Mixed-Use

*Services Provided:* Land Surveying, Site Civil Engineering, Planning & Zoning Consulting

*Description:* Redniss and Mead served as Site/Civil Engineer and Land Surveyor of record for Park Square West, a large, mixed-use development located within Downtown Stamford. The project, designed so as to be implemented in phases, envisions buildings that will include ground level retail space together with a total of approximately 400 dwelling units. The overall project also includes the expansion of an existing, parking garage that not only serves the development but provides additional parking for public use. Engineering services provided include design of site grading, drainage, sanitary sewer facilities, utility infrastructure, service drive, etc. Surveying services include mapping of existing conditions and easements as well as layout/location of proposed buildings and other improvements during construction. The initial phase of the project included incorporation of flood proofing measures into the design due to the location of the site within the 100 year floodplain of the nearby Rippowam River which required approval from the Stamford Environmental Protection Board.



## ***CONSULTANT'S QUALIFICATIONS***

Eagle is a Connecticut based Hazardous Building Materials and Environmental Consulting firm located at 8 South Main Street, Suite 3 in Terryville, Connecticut. Eagle provides hazardous building material consulting, environmental investigation and remediation, and construction management services throughout Connecticut and various New England States. Eagle offers complete inspection, design and monitoring services for asbestos-containing materials (ACM), lead-based paint (LBP), Polychlorinated Biphenyls (PCB's), and other hazardous and regulated building materials. Eagle's services also include Phase I environmental site assessment, Phase II environmental investigation and Phase III remediation investigation consulting services, underground storage tank investigation (UST) and closure, safety compliance, indoor air quality assessments, microbial contamination assessments, water intrusion evaluations and radon assessments. Eagle celebrates twenty-nine (29) years of quality and excellence in the environmental consulting industry in 2024.

Eagle provides turn-key consulting services from the inception of the project to the final reporting. Eagle specializes in building sciences and provides hazardous materials consulting services to support demolition, renovation, risk assessments, hazardous materials management, property transactions and OSHA compliance. Our experienced staff consists of Senior Project Managers, Project Managers, Senior Consultants and Field Technicians, which are supported by our administrative staff. The President and Vice President are actively involved in the technical aspects of our services on a daily basis. The technical staff is cross trained in multiple disciplines.

Eagle is qualified for all size projects from single family residential demolitions or renovations to large-scale commercial and industrial remediation. We routinely provide pre-demolition inspection, monitoring and clearance services for municipal blighted building programs as well as provide consulting for large Brownfields cleanup projects such as the former Norwich State Hospital. Eagle is capable of performing complete inspection work for grant applications under the State of Connecticut Department of Housing and the Connecticut Housing Finance Authority. We perform environmental compliance inspections for more than 150 schools in Connecticut under various Contracts. In addition, we routinely inspect, design and monitor multi-million dollar school renovation and demolition projects.

Eagle is a State of Connecticut licensed Lead Consultant/Contractor and all team members are appropriately licensed in the disciplines in which they work. Eagle is certified by the Connecticut Department of Public Health for asbestos air sample analysis by Phase Contrast Microscopy (PCM). Eagle is a State of Connecticut certified Small Business Entity (SBE). Eagle employees one Connecticut licensed environmental professional (LEP).

Eagle understands the commitment necessary to execute a successful project within budget and schedule. It is our knowledge of these regulatory requirements, good relationship with the regulating agencies and experience managing fast track projects with aggressive schedules that uniquely qualifies us for any project. We will commit the necessary personnel and resources required to ensure that our contractual obligations for a Contract are fulfilled in a timely manner. Eagle believes that hazardous building materials should not bring construction to a halt, but rather they should be considered an integrated step in the design and construction process -- one that is adequately planned and budgeted for in advance.

## ***Project Management***

All of Eagle's projects are managed directly by a Senior Project Manager or Project Manager who receives support from the Principal In Charge (President or Vice President). A Principal In Charge is assigned to every project to interact with the Senior Project Manager or Project Manager to ensure project obligations are achieved.

Eagle undertakes responsibility of executing a project from start to finish. Upon receipt of the signed contract, we allocate manpower and resources to the job so the project can be completed within budgeted cost and time parameters. Eagle will assign a Project Manager to manage the Consultant's effort and to assist the Client with the management and administration of the project. These duties will include, but are not limited to, scheduling, coordinating, and managing Consultant personnel; assisting the Client with abatement and remediation project management; reviewing abatement/remediation contractor applications for payment and requests for change orders; attending weekly job meetings while abatement and/or remediation activities are underway; and communicating abatement information to the other parties designated by the Client.

For complex project inspection work, Eagle's Project Manager will visit the site with the team of Field Technicians to review the area(s) of inspection, evaluate safety considerations and review the building systems. The project manager manages sample budgets and coordinates inspection work and interacts with the Client throughout the inspection process to update them with pertinent information.

Most inspections can be performed in regular hours. However, if necessary, we can schedule the work at off hours or on weekends/holidays. We can assist the Client in the bid process in clarifying issues/questions raised by the contractors and participate in pre-bid and pre-construction meetings. Our good relationship with the regulatory agencies helps for expeditious approval of Alternative Work Practices (AWP) for asbestos abatement work. During the abatement process, we attend project meetings to provide progress updates.



## ***PROJECT'S TEAM AND ORGANIZATION***

The Eagle project team currently consists of eighteen (18) full-time employees. Eagle's team is comprised of a Principal, a Vice President of Operations, a Senior Manager of Environmental Sciences, a Senior Project Manager, a Project Manager, Senior Environmental Consultants and Environmental Consultants. The team is supported by an Office Manager and an administrative assistant. Eagle has a full-service auto-CAD department capable of developing single line schematic drawings to full size scaled drawings and site plans.

Eagle's structure ensures that someone is always available to answer urgent questions or respond to emergency situations. Our fully staffed office supports the daily operations of active field work and report writing. Our administrative staffs are trained on the technical level in order to better serve our clients and assure quality. Our technical team of managers and consultants routinely meets with the administrative staff to ensure our clients objectives are being met on all levels. Eagle's volume of work requires strict coordination between managers and administrative staff to ensure project deliverables are completed on time.

### ***Peter J. Folino*** ***Principal***

Mr. Peter J. Folino is the Principal of the firm. Mr. Folino has thirty (30) years of hazardous building materials consulting experience and obtained his Bachelor of Science Degree from Springfield College in Springfield, MA. As the President of the firm, Mr. Folino oversees the quality of services provided by Eagle Environmental, Inc. and guides the firm's management team. He is involved with the everyday operations on a technical and administrative level. Mr. Folino serves as laboratory director for the in-house asbestos analysis laboratory.

Mr. Peter Folino is a licensed asbestos inspector, designer and project monitor and a licensed lead inspector/risk assessor and planner/project designer in the State of Connecticut. He participates in the American Industrial Hygiene Association (AIHA) Asbestos Analyst Registry. Mr. Folino is an active member of the Connecticut Lead Poisoning Elimination Task Force. As a member of the task force, Mr. Folino helped develop revised state regulations pertaining to lead-based paint testing, abatement and clearance.

Mr. Folino served as the project manager for the Norwich State Hospital USEPA Brownfields clean-up consisting of the abatement and remediation of fifty-eight institutional and support buildings at the site in Preston, Connecticut. The project has been ongoing for approximately last three (3) years. Mr. Folino also served as the project manager for the former Nova Dye factory located at 313 Mill Street in Waterbury, CT, another brownfield site. This project consisted of a major environmental cleanup of several industrial buildings partially or completely damaged by fire. Mr. Folino developed the Alternative Work Practice and technical specifications for this project for the Waterbury Development Corporation. He is also working as the Project Manager for the renovation of five (5) Hartford Public Schools and Windsor Locks High School. The renovation of some of these schools required securing approval of Alternative Work Practice and Variance Applications from the State of Connecticut Department of Public Health (DPH) and approval of Environmental Protection Agency (EPA) of a Self-implementing On-site Cleanup and Disposal Plan (SIP) for remediation of PCB.

In addition, Mr. Folino has an extensive background in Public Housing rehabilitation projects funded by the Department of Economic and Community Development (DECD) and the Connecticut Housing Finance Authority (CHFA).

***Christopher Liberti***  
***Vice President of Operations***

Mr. Liberti is an experienced consultant with twenty-two (22) years of experience in the area of hazardous building materials consulting as it pertains to inspection, design and monitoring for asbestos abatement work. Mr. Liberti serves as Eagle Environmental, Inc.'s senior project manager and is responsible for completing and managing some of Eagle's largest projects. He has substantial working knowledge of Occupational Safety and Health Administration (OSHA) guidelines and regulations.

Mr. Liberti has performed field sampling for potential personal and area air contamination. He has completed training in OSHA Hazardous Waste Operations and Emergency Response as well as Supervisor/Competent Person Training for Deleading of Industrial Structures. Mr. Liberti has completed NIOSH 582 equivalent training in Sampling and Evaluating Airborne Asbestos, as well as the 40-hour Asbestos Abatement Supervisor Training. Mr. Liberti is a licensed asbestos inspector, project designer and project monitor in the State of Connecticut.

Mr. Liberti has a Bachelor of Science Degree in Geology and Geophysics from the University of Connecticut.

***Lynn Willey, P.G., LEP***  
***Senior Manager, Environmental Sciences***

Mr. Willey has over 23 years of experience as an environmental professional in the area of environmental assessment and remediation. Mr. Willey has served as the lead investigator and/or managed numerous Phase I, Phase II and Phase III environmental site assessment (ESAs); complex remedial investigations; and site remediation. Mr. Willey has experience with sites that are enrolled in the Connecticut Department of Energy and Environmental Protection (CT DEEP) programs including the Voluntary Remediation Program (VRP), Brownfield Remediation Program and Property Transfer Program (PTP). Mr. Willey has knowledge of the Connecticut Remediation Standard Regulations (RSRs), Connecticut Property Transfer Law. He has experience in the use of a variety of site investigation and remediation techniques and environmental permitting and sampling.

As a Senior Manager of the Environmental Science division at Eagle Environmental, Mr. Willey is responsible for managing a wide variety of environmental projects at commercial, industrial, and institutional, and municipal sites and provides senior technical oversight for environmental assessment and remediation projects in the Environmental Science division.

Mr. Willey has completed 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) and 8-hour refresher training. He has a Bachelor of Science degree in Environmental Geology from Allegheny College.

***Jason Eberhard***  
***Senior Project Manager***

Mr. Eberhard is an experienced environmental consultant with over thirty (30) years of experience in the area of hazardous building materials and industrial hygiene consulting as it pertains to inspection, design and monitoring for asbestos abatement work, hazardous materials remediation, indoor air quality and occupational workplace health and safety. Mr. Eberhard serves as one of Eagle Environmental, Inc.'s senior project managers and is responsible for completing and managing a wide variety of hazardous materials projects. Mr. Eberhard has substantial working knowledge of local, state and federal guidelines and regulations and has worked extensively throughout the northeast states, California and Canada.

Mr. Eberhard is a licensed asbestos inspector/management planner and project designer in the State of Connecticut.

Mr. Eberhard has a Bachelor of Science in Business Management from Keene State College.

**Aaron Hatcher**  
***Project Manager***

As a Project Manager, Mr. Hatcher manages hazardous materials inspection and monitoring projects in public and privately owned facilities. He also performs field surveys and data acquisition, as well as field verifications for quality review purposes.

Mr. Hatcher has completed NIOSH 582 equivalent training in Sampling and Evaluating Airborne Asbestos, as well as the 24-hour Asbestos Inspector Training, 24-hour Asbestos Project Designer Training, the 40-hour Asbestos Project Monitor Training, the 5-day Lead Inspector/Risk Assessor Training, the 5-day Lead Supervisor/Contractor Training and the 2-day Lead Project Designer Training. Mr. Hatcher is a licensed asbestos inspector, asbestos project designer, asbestos project monitor, lead project designer and lead inspector/risk assessor in the State of Connecticut. Mr. Hatcher is the Project Manager for Connecticut Children's Healthy Homes Program.

Mr. Hatcher has a Bachelor of Science Degree in Environmental Sciences from Teikyo Post University in Waterbury, Connecticut.

**Supporting Technical Staff**

Eagle maintains a staff of qualified trained and licensed inspectors, designers and project monitors. All staff members participate in the American Industrial Hygiene Association Asbestos Analyst Registry and attend continuing education and annual refresher training. The following personnel represent the technical staff of Eagle. Additional administrative personnel support these key professionals.

Brett Baczek - AutoCAD Drafter / Environmental Consultant II  
Michael Stewart – Environmental Consultant II  
Jake Cyr – Environmental Consultant II  
Evan Kulig – Environmental Consultant I  
Nicholas Mussen – Environmental Consultant I  
Gabrielle Rohn – Environmental Consultant I  
Jonathan Vargas – Environmental Consultant I  
Angelo Folino – Environmental Consultant I  
Amy Muller – Environmental Consultant I  
William Petrucci - Environmental Consultant I  
Connor Kulinski - Environmental Consultant I  
Marco Folino - Environmental Consultant I

**Supporting Administrative Staff**

Victoria Farkas – Administrative Supervisor  
Breigh Ashe - Administrative Assistant



## ***SERVICES OFFERED***

### **ENVIRONMENTAL CONSULTING SERVICES**

Phase I Environmental Site Assessment  
Phase II Environmental Site Investigations  
Phase III Remedial Investigations  
CHFA Project LEP Services  
Remedial Action Plans  
Oversight of Soil and/or Groundwater Remediation  
Underground Storage Tank Removal Monitoring and Reporting  
Permitting  
EPA and CT DECD Investigation and Remediation Grant Writing Support Services  
Site Redevelopment Support

### **HAZARDOUS AND REGULATED BUILDING MATERIALS INSPECTION SERVICES**

Asbestos-Containing Materials (ACM)  
Lead-Based Paint  
PCB/DEHP Containing Light Ballasts  
PCB-Containing "Source" Materials  
Mercury Vapor Lamps  
Mercury Containing Thermostatic Controls  
Chlorofluorocarbons  
Radon  
Mold  
Water Intrusion Inspections/Moisture Mapping  
Indoor Air Quality Studies  
Noise Studies

### **HAZARDOUS AND REGULATED BUILDING MATERIALS DESIGN SERVICES**

Alternate Work Practice  
Asbestos Abatement Technical Specifications  
Asbestos Operations and Maintenance Plans  
Lead-Based Paint Abatement Plans  
Lead-Based Paint Hazard Control Plans  
Lead-Based Paint Management Plans  
Universal Waste Reclamation Technical Specifications  
PCB - Self Implementing Clean-Up and Disposal Plan (SIP)  
PCB - Risk-based Remedial Action Plan (RAP)

### **HAZARDOUS AND REGULATED BUILDING MATERIALS MONITORING SERVICES**

Asbestos-Containing Materials Monitoring and Clearance Sampling  
Lead-Based Paint Monitoring and Clearance Sampling  
PCB Clearance Sampling and Analysis  
Post Mitigation Radon Testing  
LEED Air Quality Testing

## **CONSTRUCTION ADMINISTRATION**

Project Management and Consulting Services

## **SCHOOL ASBESTOS MANAGEMENT SERVICES**

Initial Three-Year AHERA Inspections  
Three-Year AHERA Re-Inspections  
6 Month Periodic Surveillance Updates  
Designated Person Training  
Custodial 2 Hour Awareness Training  
DPH Audit Assistance

## ***SCHOOL PROJECT EXPERIENCE***

Within the past five years, Eagle has inspected, designed and monitored several school construction projects that were partially funded through the State of Connecticut Office of School Construction Grants and Review (OSCG&R). Eagle has a good relationship with the reviewing members of OSCG&R and they are familiar with our work. The following is a list of current or recently completed projects which included Renovate as New (RAN), Demolition with New Construction, or Additions and Alterations projects:

- Hartford Public Schools: McDonough Middle School (2024)
- Hartford Public Schools: Parkville Community School (2024)
- Town of Cheshire: Norton Elementary School (2023/2024)
- Hartford Public Schools: Bulkeley High School (2019-2024)
- Town of Windham: Windham High School (2021-2024)
- Bristol Public Schools: Northeast Middle School (2022-2024)
- Town of Groton: Cutler Elementary School (2019/2020)
- City of Bristol: Memorial Boulevard School (2019/2020)
- Hartford Public Schools: Burns Latino Studies Academy (2020-2024)
- Hartford Public Schools: Martin Luther King Elementary School (2018-2020)
- Town of Tolland: Birch Grove Primary School (2019)
- Town of N. Stonington: N. Stonington Middle and Elementary Schools (2018-2019)
- Hartford Public Schools: Weaver High School (2017-2019)
- Town of Stratford: Stratford High School (2016-2020)
- Town of Rocky Hill: Moser School (2017)
- Town of Plainville: Linden Street School (2016)
- Town of East Hampton: East Hampton High School (2015-2017)
- City of New Haven: Bowen Field Athletic Complex (2015)
- Windsor Locks High School (2014-2015)
- City of Waterbury: JFK High School (2014)
- Hartford Public Schools: West Middle School (2013)

The list of school projects all required hazardous building material inspection, design, and monitoring elements as well as conformance with the OSCG&R. Eagle provided turnkey consulting services and worked closely with each project team including the Owner, Project Architect, Construction Manager, School Construction Program Manager and Contractor. The Town of Groton Cutler School, Town of Tolland Birch Grove Primary School, Town of Stratford High School, Town of Rocky Hill Moser School Town of Plainville Linden Street School were complete mass demolitions of the existing buildings.

The Windsor Locks High School, Linden Street School, Stratford High School and East Hampton High School all required Variances to perform asbestos abatement while the schools were in session. The East Hampton High School required eight (8) separate variances and the Windsor Locks High School required five (5) separate variances. These projects were performed over the course of two (2) to three (3) years under several different phases. Eagle worked in conjunction with the State of Connecticut Department of Public Health (CT DPH), local building officials such as the fire marshal, local health departments and building inspector, to ensure the variances not only addressed pertinent asbestos regulations but also addressed potential fire code issues such as emergency egress during abatement and construction and the use of fire rated materials for separation barriers between the construction area and abatement area, and dust control monitoring during demolition. Eagle performed full time asbestos project monitoring during all abatement activities as a condition of the variance approval. Air sample results were reviewed and transmitted to the CT DPH throughout the course of each project. In addition, Eagle performed dust control



monitoring during the demolition phase of the Linden Street School project.

Eagle has completed several large school projects that required preparation of a Self-Implementing Cleanup and Disposal Plan (SIP) and/or PCB Remedial Action Plan (RAP). Eagle developed and submitted for approval a SIP and RAP for the Windsor Locks High School Project, a SIP for the City of New Haven Bowen Athletic Field Complex and a RAP for the North Stonington Public Schools. The Windsor Locks High School and City of New Haven Bowen Athletic Field Complex projects have been completed and are closed out. Eagle received plan approval for the Town of North Stonington and PCB remediation is complete and the project is being closed out. Eagle has a high level of experience in working with the USEPA PCB Regional Coordinator and the State of Connecticut Department of Energy and Environmental Protection (DEEP) on PCB plans, interim controls between testing and remediation and project close out. Our knowledge in these areas is extremely useful in guiding the Client through the potential pitfalls of PCB testing in an occupied school facility. The City of Bridgeport will have several decisions to make as to the level of PCB testing desired. Our consulting experience related to PCB's in occupied school buildings will be an important asset in supporting the Connecticut State Department of Education – Connecticut Technical Education and Career System during the decision-making process.

Eagle is familiar with the PCB Bulk Product Waste Reinterpretation, which allows building materials that have become contaminated as a result of leaching from PCB's to be removed and disposed of with the source material as long as the materials are removed together. This will prevent the generation of PCB Remediation Waste under several scenarios. Eagle will explore the different options related to PCB remediation and waste disposal scenarios based on the results of any testing (if performed). The Windsor Locks High School project included the removal of large curtain wall window systems, which were caulked with PCB-containing caulk in concentrations greater than 50 parts per million. The entire window system was permitted to be removed and disposed of as PCB Bulk Product Waste under the USEPA's reinterpretation.

Eagle maintains an excellent professional relationship with the State of Connecticut Department of Public Health (DPH). Our strong relationship with DPH and their confidence in Eagle's team serves our Clients well. We routinely develop solutions for technically challenging projects with input from DPH. Having an open line of communication with DPH on the design development phase of a project ensures that our technical approach satisfies applicable regulatory requirements and meets the expectations of the regulators while supporting the overall goals of the project. Eagle has developed numerous Alternative Work Practices (AWP's) and Asbestos Variances to meet challenging site-specific conditions through creative project approaches.

## Pan American Consulting Services, LLC

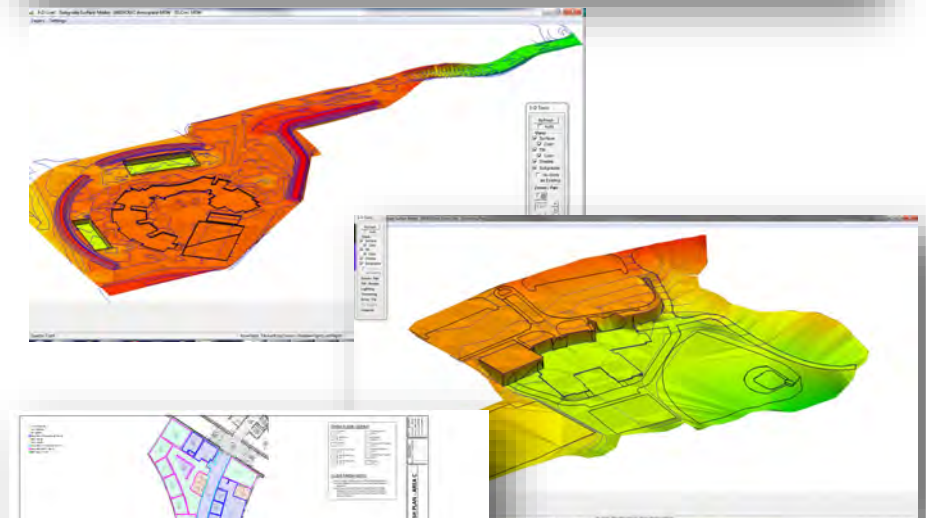


### About us:

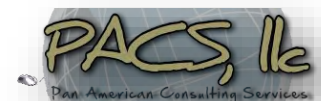
PACS has developed a reputation for providing extremely detailed cost estimates at the early stages of design, to keep the Preconstruction process on track. Our many years in the construction industry allow us to conceptualize and quantify scope that is not clear on the early level documents.

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

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



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





## Pan American Consulting Services, LLC



### Lead Estimator Civil, General, Mechanical / Owner

#### Thomas C Hardin C.P.E. LEED / AP

Tom contributes 30 years' experience in the construction industry with significant expertise in estimating and pre-construction. The majority of his career has consisted of primarily Pre Construction Services and client collaboration. Tom gained experience in this Capacity during his 18 years with a \$300M Construction Management firm, prior to starting his own consultancy. As Director of Estimating for this firm, he was known for his hands-on technical knowledge and ability to lead Designer / Owner teams through the design and procurement process, ensuring all parties stayed focused and on budget. Tom has led the process from feasibility studies, proforma analysis through design and bidding. Many years heading up the Procurement for both Negotiated and Hard Bid work has provided him the opportunity to understand the importance of Schedule, Logistics and project general conditions requirements.

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

**Certified Professional Estimator 2004**—American Society of Professional Estimators

**LEED AP**—US Green Building Council 2009



### Electrical Estimator—Michael Ouillette

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

**Business Degree in Business Administration** from Husson College, Bangor ME

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



- \* Wesleyan Housing Study—Campus reconfiguration \$75M
- \* New London Community Recreation Center \$22M
- \* New Haven Adult Continuing Education Center \$30M
- \* Colchester Senior Center \$8.6 Million
- \* Killington Community Center, Killingly CT \$23.5M
- \* Renovations / Additions \$14.5M
- \* Farmington Town Hall 1928 Building Madison Ambulance Facility \$2.8M
- \* Madison Senior Center \$3.5M
- \* Simsbury Meadows Performing Arts Center \$2.6M
- \* New Haven Institute Library \$5.2M
- \* Bristol Fire 3 Engine Co.—Bristol, CT \$9.65M
- \* Madison Ambulance Facility \$2.8M
- \* Hartford Fire 5 Engine Co Renovations, Hartford CT \$4.5M
- \* Litchfield Judicial District Courthouse \$68M
- \* Darien DPW Garage Complex \$6.7M
- \* CT Schools K-12 (more than 50 school projects over the last 10 years)



## 4 | INSURANCE



QUISARC-CL

PATRA4

# CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)  
 10/25/2024

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).

<b>PRODUCER</b> Smith Brothers Insurance, LLC 68 National Drive Glastonbury, CT 06033	<b>CONTACT NAME:</b> Gopinath Sundararaju <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> gsund@smithbrothersusa.com <b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> RLI Insurance Company <b>13056</b> <b>INSURER B:</b> Hudson Insurance Company <b>25054</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>INSURED</b> Quisenberry Arcari Malik, LLC 195 Scott Swamp Road Farmington, CT 06032-3353	<b>NAIC #</b> <b>INSURER A:</b> RLI Insurance Company <b>13056</b> <b>INSURER B:</b> Hudson Insurance Company <b>25054</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>

## 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 type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: <b>Hired Non Owned Auto</b>			PSB0003848	10/10/2024	10/10/2025	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>1,000,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b> <b>HNO Auto</b> \$ <b>Included</b> COMBINED SINGLE LIMIT (Ea accident) \$ 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 \$ RETENTION \$			PSE0002174	10/10/2024	10/10/2025	EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b> \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below			PSW0002554	10/10/2024	10/10/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>
B	<b>Professional Liab</b>			PRB 06 19 119658	10/10/2024	10/10/2025	<b>Each Claim</b> \$ <b>5,000,000</b>
B	<b>Retro: Full Prior</b>			PRB 06 19 119658	10/10/2024	10/10/2025	<b>Annual Aggregate</b> \$ <b>5,000,000</b>

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

## CANCELLATION

Specimen Certificate	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 
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ACORD 25 (2016/03)

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## 5 | BASIC FIRM INFORMATION



## 5 | BASIC FIRM INFORMATION

- + Name of company: **Quisenberry Arcari Malik, LLC (QA+M Architecture)**
- + Date organized: **2002**
- + Tax Identification number(s): **06-1533908**
- + Evidence of Current Connecticut Professional Licensing: **Registration #: ARC.0000650**
- + Legal form of ownership. If a corporation, where incorporated: **Limited Liability Company**
- + Number of years engaged in services under present name: **15 years**
- + Identify and explain any work awarded to your company that your company has failed to complete: **N/A**
- + Identify and explain any instance in which your company has defaulted or has been accused of defaulting on a contract: **N/A**
- + Identify and explain any potential conflicts of interest: **N/A**
- + Identify the individuals who are authorized to bind the company in negotiations:
  - **David Quisenberry, AIA, LEED AP**
  - **Thomas P. Arcari, AIA**
  - **Am'r Rusty Malik, AIA, LEED AP BD+C**
- + Describe any previous and pending litigation or other factors that could affect your company's ability to perform this agreement: **N/A**

# CORPORATE & PROFESSIONAL LICENSES



## State of Connecticut

Department of Administrative Services  
Supplier Diversity Program

*This certifies*

**Quisenberry Arcari Malik, LLC**

195 Scott Swamp Road Farmington Connecticut 06032

*as a*

*Small Business Enterprise*

*March 12, 2025 through March 12, 2027*

**Owner(s):** Am'r Rusty Malik, Julia McFadden, Jason Davis, David Quisenberry,

Thomas Arcari

**Contact:** Am'r Rusty Malik

**Email:** rmalik@qamarch.com

**\*Affiliated Businesses:**

**Telephone:** 8606774594 Ext: 22

**Fax:**

**Web Address:** https://www.qamarch.com

**Products & Services:** Architecture and Interior Design services

*Supplier Diversity Director*

*Supplier Diversity Specialist*

A contractor awarded a contract or a portion of a contract under this section shall not subcontract with any person with whom the contractor is affiliated.



STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION 1033982

Be it known that

**THOMAS P ARCARI**

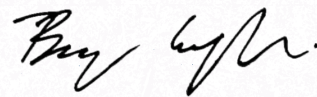
has been certified by the Department of Consumer Protection as a licensed

**ARCHITECT**

License #: ARI.0008537

Effective Date: 08/01/2024

Expiration Date: 07/31/2025



Bryan T. Cafferelli, Commissioner

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION 1033378

Be it known that

**CHRISTOPHER J O'NEILL**

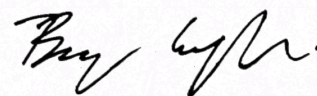
has been certified by the Department of Consumer Protection as a licensed

**ARCHITECT**

License #: ARI.0012609

Effective Date: 08/01/2024

Expiration Date: 07/31/2025



Bryan T. Cafferelli, Commissioner



# OFFICE IN THE STATE OF CT

## Secretary of the State of Connecticut Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: Wednesday, January 29, 2025 1:31 PM

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of organization for the below domestic limited liability company was filed in this office.

A certificate of dissolution has not been filed, and so far, as indicated by the records of this office, such limited liability company is in existence.

### Business Details

Business Name	QUISENBERRY ARCARI MALIK, LLC
Business ALEI	US-CT.BER:0610591
Formation Date	01/05/1999



Secretary of the State

Business ALEI: US-CT.BER:0610591  
Note: To verify this certificate, visit [Business.ct.gov](https://Business.ct.gov)

Certificate Number: C-00155620

## 6 | REQUIRED DOCUMENTS

- + CONTRACTOR'S STATEMENT
- + NON-COLLUSION AFFIDAVIT
- + COMPLIANCE AFFIDAVIT
- + CERTIFICATE OF CORP. RESOLUTION
- + CONTRACT SIGNATORY CERTIFICATION
- + PROPOSER'S INFORMATION AND ACKNOWLEDGEMENT FORM
- + IRS W-9 FORM
- + NOTIFICATION TO BIDDERS FORM

## Contractor's Statement

Pursuant to Section 103.1 of the Stamford Code of Ordinances, I hereby provide the following:

If a joint venture, trustee, partnership, limited liability company or partnership, the names and addresses of all joint ventures, beneficiaries, partners or members:

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**Quisenberry Arcari Malik, LLC (QA+M Architecture)**

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**David Quisenberry, AIA, LEED AP**

---

**Thomas Arcari, AIA**

---

**Rusty Malik, AIA, LEED AP BD+C**

---

If a corporation, the names and addresses of all officers, and the names and addresses of all parties owning over 10% of its common stock or over 10% of its preferred stocks. If any of said stockholders is a holding corporation, the names and addresses of all persons owning a beneficial interest in over 10% of the common or preferred stock of said holding company.

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The names and positions of all persons listed hereinabove who are elected or appointed officers or employees of the City of Stamford.

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**N/A**

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Name of Bidder/Proposer: **Tom Arcari, AIA**

Signature of Bidder/Proposer: 

Title: **Principal**

---

Company Name: **Quisenberry Arcari Malik, LLC (QA+M Architecture)**

---

Address: **195 Scott Swamp Road, Farmington, CT 06032**

---

Indicate if company submitting this proposal is:   **No**   MBE   **No**   WBE   **No**   DBE



### Non-Collusion Affidavit

The undersigned, having been duly sworn, affirms and says that to the best of his/her knowledge and belief:

1. The prices in this Proposal have been arrived at independently without collusion, consultation, communication, or agreement with any other Proposer or with any competitor for the purpose of restricting competition.
2. Unless otherwise required by law, the prices, which have been quoted in this Proposal, have not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to opening, directly or indirectly, to any other Proposer or to any competitor.
3. No attempt has been made or will be made by the Proposer to induce any other person, partnership or corporation to submit or not to submit a Proposal for the purpose of restricting competition.

Name of Proposer: Quisenberry Arcari Malik, LLC (QA+M Architecture)

By: \_\_\_\_\_

Print Name: Tom Arcari, AIA

Title: Principal

#### ACKNOWLEDGMENT

STATE OF Connecticut

COUNTY OF Fairfield

SS. 06-1533908

Date: March 20, 2025

Personally appeared \_\_\_\_\_, as Principal  
of the above named firm, and attested that the foregoing statements are true and accurate to the best of his/her knowledge and belief.

Kristine J. Dargenio  
Signature of Notary Public

My Commission Expires: 4/8/2027

EFFECTIVE: 2/24/09



**City of Stamford**  
**State of Connecticut Contractor Verification (in accordance with Public Act 16-67)**

**Compliance Affidavit**

I, the undersigned, personally and on behalf of Quisenberry Arcari Malik, LLC , having  
(Contractor)

been duly sworn, affirm and say that I have read, understand and am in compliance with Public Act 16-67 Concerning the Disclosure of Certain Education Personnel Records, Criminal Penalties for Threatening in Educational Settings and the Exclusion of a Minor's Name from Summary Process Complaints, and that neither I nor said Contractor, to the best of my knowledge, is in possession of any information indicating a finding of abuse or neglect or sexual misconduct, or otherwise have knowledge of such a condition(s) for any employees working on the project identified in RFQ/RFP or Bid S- 2025.0328 . Further, if I or said Contractor  
(RFQ/RFP or Bid Number)

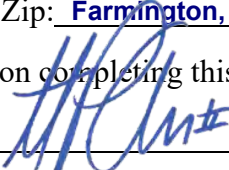
become aware of any information indicating such a finding, or otherwise gain knowledge of such a condition, I and/or said Contractor will immediately forward such information to the City of Stamford.

Contractor Name: Quisenberry Arcari Malik, LLC (QA+M Architecture)

Street Address: 195 Scott Swamp Road

City, State, Zip: Farmington, CT 06032

Title of person completing this form: Principal

Signature: 

Printed Name: Tom Arcari, AIA

Date: March 20, 2025

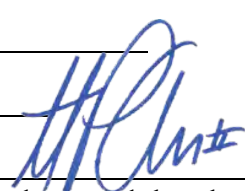
**ACKNOWLEDGMENT**

STATE OF Connecticut

COUNTY OF Hartford

SS. 06-1533908

Date: March 20, 2025

Personally appeared , as Principal  
of the above named Contractor, and attested that the foregoing statements are true and accurate to the best of his/her knowledge and belief on behalf of himself and said Contractor.



  
Signature of Notary Public

My Commission Expires: 4/8/2027

CERTIFICATE OF CORPORATE RESOLUTION  
RFQ/RFP

I, \_\_\_\_\_, SECRETARY OF \_\_\_\_\_  
A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF \_\_\_\_\_, DO  
HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE COPY OF CERTAIN RESOLUTIONS  
ADOPTED BY THE BOARD OF DIRECTORS OF SAID COMPANY, AT A MEETING THEREOF  
DULY CALLED AND HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

“RESOLVED, THAT THE \_\_\_\_\_  
OF THE CORPORATION BE AND IS HEREBY AUTHORIZED TO SIGN  
A CONTRACT WITH THE CITY OF STAMFORD, CONNECTICUT FOR  
\_\_\_\_\_, RFP/RFQ No. \_\_\_\_\_”.

I, FURTHER CERTIFY THAT, \_\_\_\_\_ IS THE DULY  
ELECTED \_\_\_\_\_ OF \_\_\_\_\_  
AND THE FOREGOING RESOLUTION HAS NOT BEEN MODIFIED OR REPEALED AND IS  
IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, I HAVE, HEREUNTO, SUBSCRIBED BY NAME AND AFFIXED  
THE SEAL OF SAID CORPORATION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SECRETARY



**CERTIFICATION AS TO CONTRACT SIGNATORY**  
***For Limited Liability Companies (LLCs)***  
**(Effective 9/1/2011)**

I, David Quisenberry, AIA LEED AP a Manager of Quisenberry Arcari Malik, LLC,  
(name of member or manager) (Member or Manager) (name of LLC)

LLC, a limited liability company organized and existing under the laws of the State of Connecticut  
(hereinafter the "Company"), hereby certify that:

1. that Quisenberry Arcari Malik, LLC is run by David Quisenberry, Tom Arcari and Rusty Malik  
(name of LLC) (Members or Managers)

2. that Tom Arcari, AIA is a Manager of Quisenberry Arcari Malik, LLC  
(name of contact signatory) (Member/Manager) (name of LLC)

and

3. that as such Tom Arcari, AIA is not prohibited from or  
(name of Member/Manager who is contract signatory)  
limited by the articles of organization from binding the LLC.

IN WITNESS HEREOF, the undersigned has affixed his/her signature this 20 day of

March, 2025.

(LLC Seal)

(Circle this L.S. if there is no seal)

\_\_\_\_\_  
Secretary (name of Secretary)

## **PROPOSER'S INFORMATION AND ACKNOWLEDGEMENT FORM**

RFP No: 2025.0328

Date: March 20, 2025

Proposer's Name: Tom Arcari, AIA

Street Address: 195 Scott Swamp Road

Farmington CT 06032  
City State Zip

Business Telephone: Direct: 860.470.5016

Email: tarcari@QAMarch.com

Unique Entity ID: 966313095 Tax Id. No.: 06-153908

Indicate (Yes/No) if company submitting this proposal is registered with SAM.gov

X Yes                      No

Indicate (Yes/No) if company submitting this proposal is:

No MBE No WBE No DBE

(If yes, attach relevant certification)

Signature:  Date: March 20, 2025

Printed Name: Tom Arcari, AIA

Title: Principal

Addenda Acknowledgement – check and note date of addendum

<input checked="" type="checkbox"/> Addenda No. 1 <u>March 12, 2025</u>	<input checked="" type="checkbox"/> Addenda No. 2 <u>March 14, 2025</u>
<input type="checkbox"/> Addenda No. 3	<input type="checkbox"/> Addenda No. 4
<input type="checkbox"/> Addenda No. 5	<input type="checkbox"/> Addenda No. 6
<input type="checkbox"/> Addenda No. 7	<input type="checkbox"/> Addenda No. 8
<input type="checkbox"/> Addenda No. 9	<input type="checkbox"/> Addenda No. 10
<input type="checkbox"/> Addenda No. 11	<input type="checkbox"/> Addenda No. 12

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Quisenberry Arcari Malik, LLC</b>	
	<b>2</b> Business name/disregarded entity name, if different from above.	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) ..... <b>S</b> <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>195 Scott Swamp Road</b> <b>6</b> City, state, and ZIP code <b>Farmington, CT 06032</b> <b>7</b> List account number(s) here (optional)	<b>Requester's name and address (optional)</b>

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
			-				-		
<b>or</b>									
<b>Employer identification number</b>									
0	6	-	1	5	3	3	9	0	8

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	<b>Signature of U.S. person</b> 	<b>Date</b> March 20, 2025
------------------	--	-------------------------------

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



**COMMISSION ON HUMAN RIGHTS AND OPPORTUNITIES**  
**CONTRACT COMPLIANCE REGULATIONS**  
**NOTIFICATION TO BIDDERS**

(Revised 09/3/15)

The contract to be awarded is subject to contract compliance requirements mandated by [Sections 4a-60](#) and [4a-60a](#) of the Connecticut General Statutes; and, when the awarding agency is the State, [Sections 46a-71\(d\)](#) and [46a-81i\(d\)](#) of the Connecticut General Statutes. There are Contract Compliance Regulations codified at [Section 46a-68j-21 through 43](#) of the Regulations of Connecticut State Agencies, which establish a procedure for awarding all contracts covered by [Sections 4a-60](#) and [46a-71\(d\)](#) of the Connecticut General Statutes.

According to [Section 46a-68j-30\(9\)](#) of the Contract Compliance Regulations, every agency awarding a contract subject to the contract compliance requirements has an obligation to “aggressively solicit the participation of legitimate minority business enterprises as bidders, contractors, subcontractors and suppliers of materials.” “Minority business enterprise” is defined in [Section 4a-60](#) of the Connecticut General Statutes as a business wherein fifty-one percent or more of the capital stock, or assets belong to a person or persons: “(1) Who are active in daily affairs of the enterprise; (2) who have the power to direct the management and policies of the enterprise; and (3) who are members of a minority, as such term is defined in subsection (a) of [Section 32-9n](#).” “Minority” groups are defined in [Section 32-9n](#) of the Connecticut General Statutes as “(1) Black Americans . . . (2) Hispanic Americans . . . (3) persons who have origins in the Iberian Peninsula . . . (4) Women . . . (5) Asian Pacific Americans and Pacific Islanders; (6) American Indians . . .” An individual with a disability is also a minority business enterprise as provided by [Section 4a-60g](#) of the Connecticut General Statutes. The above definitions apply to the contract compliance requirements by virtue of [Section 46a-68j-21\(11\)](#) of the Contract Compliance Regulations.

The awarding agency will consider the following factors when reviewing the bidder’s qualifications under the contract compliance requirements:

- (a) the bidder’s success in implementing an affirmative action plan;
- (b) the bidder’s success in developing an apprenticeship program complying with [Sections 46a-68-1 to 46a-68-17](#) of the Administrative Regulations of Connecticut State Agencies, inclusive;
- (c) the bidder’s promise to develop and implement a successful affirmative action plan;
- (d) the bidder’s submission of employment statistics contained in the “Employment Information Form”, indicating that the composition of its workforce is at or near parity when compared to the racial and sexual composition of the workforce in the relevant labor market area; and
- (e) the bidder’s promise to set aside a portion of the contract for legitimate minority business enterprises. [See Section 46a-68j-30\(10\)\(E\)](#) of the Contract Compliance Regulations.

---

**INSTRUCTIONS AND OTHER INFORMATION**

The following **BIDDER CONTRACT COMPLIANCE MONITORING REPORT** must be completed in full, signed, and submitted with the bid for this contract. The contract awarding agency and the Commission on Human Rights and Opportunities will use the information contained thereon to determine the bidders compliance to [Sections 4a-60](#) and [4a-60a](#) CONN. GEN. STAT., and [Sections 46a-68j-23](#) of the Regulations of Connecticut State Agencies regarding equal employment opportunity, and the bidder’s good faith efforts to include minority business enterprises as subcontractors and suppliers for the work of the contract.

**1) Definition of Small Contractor**

[Section 4a-60g](#) CONN. GEN. STAT. defines a small contractor as a company that has been doing business under the same management and control and has maintained its principal place of business in Connecticut for a one year period immediately prior to its application for certification under this section, had gross revenues not exceeding fifteen million dollars in the most recently completed fiscal year, and at least fifty-one percent of the ownership of which is held by a person or persons who are active in the daily affairs of the company, and have the power to direct the management and policies of the company, except that a nonprofit corporation shall be construed to be a small contractor if such nonprofit corporation meets the requirements of subparagraphs (A) and (B) of subdivision [4a-60g](#) CONN. GEN. STAT.

## 2) Description of Job Categories (as used in Part IV Bidder Employment Information) (Page 2)

**MANAGEMENT:** Managers plan, organize, direct, and control the major functions of an organization through subordinates who are at the managerial or supervisory level. They make policy decisions and set objectives for the company or departments. They are not usually directly involved in production or providing services. Examples include top executives, public relations managers, managers of operations specialties (such as financial, human resources, or purchasing managers), and construction and engineering managers.

**BUSINESS AND FINANCIAL OPERATIONS:** These occupations include managers and professionals who work with the financial aspects of the business. These occupations include accountants and auditors, purchasing agents, management analysts, labor relations specialists, and budget, credit, and financial analysts.

**MARKETING AND SALES:** Occupations related to the act or process of buying and selling products and/or services such as sales engineer, retail sales workers and sales representatives including wholesale.

**LEGAL OCCUPATIONS:** In-House Counsel who is charged with providing legal advice and services in regards to legal issues that may arise during the course of standard business practices. This category also includes assistive legal occupations such as paralegals, legal assistants.

**COMPUTER SPECIALISTS:** Professionals responsible for the computer operations within a company are grouped in this category. Examples of job titles in this category include computer programmers, software engineers, database administrators, computer scientists, systems analysts, and computer support specialists

**ARCHITECTURE AND ENGINEERING:** Occupations related to architecture, surveying, engineering, and drafting are included in this category. Some of the job titles in this category include electrical and electronic engineers, surveyors, architects, drafters, mechanical engineers, materials engineers, mapping technicians, and civil engineers.

**OFFICE AND ADMINISTRATIVE SUPPORT:** All clerical-type work is included in this category. These jobs involve the preparing, transcribing, and preserving of written communications and records; collecting accounts; gathering and distributing information; operating office machines and electronic data processing equipment; and distributing mail. Job titles listed in this category include telephone operators, bill and account collectors, customer service representatives, dispatchers, secretaries and administrative assistants, computer operators and clerks (such as payroll, shipping, stock, mail and file).

**BUILDING AND GROUNDS CLEANING AND MAINTENANCE:** This category includes occupations involving landscaping, housekeeping, and janitorial services. Job titles found in this category include supervisors of landscaping or housekeeping, janitors, maids, grounds maintenance workers, and pest control workers.

**CONSTRUCTION AND EXTRACTION:** This category includes construction trades and related occupations. Job titles found in this category include boilermakers, masons (all types), carpenters, construction laborers, electricians, plumbers (and related trades), roofers, sheet metal workers, elevator installers, hazardous materials removal workers, paperhangers, and painters. Paving, surfacing, and tamping equipment operators; drywall and ceiling tile installers; and carpet, floor and tile installers and finishers are also included in this category. First line supervisors, foremen, and helpers in these trades are also grouped in this category.

**INSTALLATION, MAINTENANCE AND REPAIR:** Occupations involving the installation, maintenance, and repair of equipment are included in this group. Examples of job titles found here are heating, ac, and refrigeration mechanics and installers; telecommunication line installers and repairers; heavy vehicle and mobile equipment service technicians and mechanics; small engine mechanics; security and fire alarm systems installers; electric/electronic repair, industrial, utility and transportation equipment; millwrights; riggers; and manufactured building and mobile home installers. First line supervisors, foremen, and helpers for these jobs are also included in the category.

**MATERIAL MOVING WORKERS:** The job titles included in this group are Crane and tower operators; dredge, excavating, and lading machine operators; hoist and winch operators; industrial truck and tractor operators; cleaners of vehicles and equipment; laborers and freight, stock, and material movers, hand; machine feeders and offbearers; packers and packagers, hand; pumping station operators; refuse and recyclable material collectors; and miscellaneous material moving workers.

**PRODUCTION WORKERS:** The job titles included in this category are chemical production machine setters, operators and tenders; crushing/grinding workers; cutting workers; inspectors, testers sorters, samplers, weighers; precious stone/metal workers; painting workers; cementing/gluing machine operators and tenders; etchers/engravers; molders, shapers and casters except for metal and plastic; and production workers.

3) Definition of Racial and Ethnic Terms (as used in Part IV Bidder Employment Information) (Page 3)

<p><u>White</u> (not of Hispanic Origin)-All persons having origins in any of the original peoples of Europe, North Africa, or the Middle East.</p> <p><u>Black</u> (not of Hispanic Origin)-All persons having origins in any of the Black racial groups of Africa.</p> <p><u>Hispanic</u>- All persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race.</p>	<p><u>Asian or Pacific Islander</u>- All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands. This area includes China, India, Japan, Korea, the Philippine Islands, and Samoa.</p> <p><u>American Indian or Alaskan Native</u>- All persons having origins in any of the original peoples of North America, and who maintain cultural identification through tribal affiliation or community recognition.</p>
--	---

**BIDDER CONTRACT COMPLIANCE MONITORING REPORT**

**PART 1 – Bidder Information**

Company Name: Street Address: City & State: Chief Executive:	Bidder Federal Employer Identification Number: Or Social Security Number:
Major Business Activity: (brief description)	Bidder Identification (response optional/definitions on page 1)  -Bidder is a small contractor? Yes No -Bidder is a minority business enterprise? Yes No (If yes, check ownership category) Black Hispanic Asian American American Indian/Alaskan Native Iberian Peninsula Individual(s) with a Physical Disability Female -Bidder is certified as above by State of CT? Yes No
Bidder Parent Company: (If any)	
Other Locations in CT: (If any)	

**PART II - Bidder Nondiscrimination Policies and Procedures**

1. Does your company have a written Affirmative Action/Equal Employment Opportunity statement posted on company bulletin boards? Yes No	7. Do all of your company contracts and purchase orders contain non-discrimination statements as required by Sections 4a-60 & 4a-60a Conn. Gen. Stat.? Yes No
2. Does your company have the state-mandated sexual harassment prevention in the workplace policy posted on company bulletin boards? Yes No	8. Do you, upon request, provide reasonable accommodation to employees, or applicants for employment, who have physical or mental disability? Yes No
3. Do you notify all recruitment sources in writing of your company's Affirmative Action/Equal Employment Opportunity employment policy? Yes No	9. Does your company have a mandatory retirement age for all employees? Yes No
4. Do your company advertisements contain a written statement that you are an Affirmative Action/Equal Opportunity Employer? Yes No	10. If your company has 50 or more employees, have you provided at least two (2) hours of sexual harassment training to all of your supervisors? Yes No N/A
5. Do you notify the Ct. State Employment Service of all employment openings with your company? Yes No	11. If your company has apprenticeship programs, do they meet the Affirmative Action/Equal Employment Opportunity requirements of the apprenticeship standards of the Ct. Dept. of Labor? Yes No N/A
6. Does your company have a collective bargaining agreement with workers? Yes No 6a. If yes, do the collective bargaining agreements contain non-discrimination clauses covering all workers? Yes No	12. Does your company have a written affirmative action Plan? Yes No If no, please explain.
6b. Have you notified each union in writing of your commitments under the nondiscrimination requirements of contracts with the state of CT? Yes No	13. Is there a person in your company who is responsible for equal employment opportunity? Yes No If yes, give name and phone number:



1. Will the work of this contract include subcontractors or suppliers? Yes No

1a. If yes, please list all subcontractors and suppliers and report if they are a small contractor and/or a minority business enterprise. (defined on page 1 / use additional sheet if necessary)

Redniss & Mead (small contractor but not a minority business)

Eagle Environmental, Inc. (small contractor or but not a minority business)

1b. Will the work of this contract require additional subcontractors or suppliers other than those identified in 1a. above? Yes No

#### PART IV - Bidder Employment Information

Date:

JOB CATEGORY*	OVERALL TOTALS	WHITE (not of Hispanic origin)		BLACK (not of Hispanic origin)		HISPANIC		ASIAN or PACIFIC ISLANDER		AMERICAN INDIAN or ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Management											
Intern											
Marketing & Sales											
Interior Design											
Job Captains/Production Specialists											
Licensed Architects											
Office & Admin Support											
Bldg/ Grounds Cleaning/Maintenance											
Construction & Extraction											
Installation , Maintenance & Repair											
Material Moving Workers											
Production Occupations											
TOTALS ABOVE											
Total One Year Ago											
FORMAL ON THE JOB TRAINEES (ENTER FIGURES FOR THE SAME CATEGORIES AS ARE SHOWN ABOVE)											
Apprentices											
Trainees											

\*NOTE: JOB CATEGORIES CAN BE CHANGED OR ADDED TO (EX. SALES CAN BE ADDED OR REPLACE A CATEGORY NOT USED IN YOUR COMPANY)

1. Which of the following recruitment sources are used by you? (Check yes or no, and report percent used)				2. Check (X) any of the below listed requirements that you use as a hiring qualification  (X)		3. Describe below any other practices or actions that you take which show that you hire, train, and promote employees without discrimination
SOURCE	YES	NO	% of applicants provided by source			
State Employment Service					Work Experience	
Private Employment Agencies					Ability to Speak or Write English	
Schools and Colleges					Written Tests	
Newspaper Advertisement					High School Diploma	
Walk Ins					College Degree	
Present Employees					Union Membership	
Labor Organizations					Personal Recommendation	
Minority/Community Organizations					Height or Weight	
Others (please identify)					Car Ownership	
					Arrest Record	
					Wage Garnishments	

Certification (Read this form and check your statements on it CAREFULLY before signing). I certify that the statements made by me on this BIDDER CONTRACT COMPLIANCE MONITORING REPORT are complete and true to the best of my knowledge and belief, and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to be declared in non-compliance with Section 4a-60, 4a-60a, and related sections of the CONN. GEN. STAT.

(Signature) 	(Title)	(Date Signed)	(Telephone)
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QuisenberryArcariMalik

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