



**QUALIFICATIONS STATEMENT
TO PERFORM AS-NEEDED
ARCHITECTURAL / ENGINEERING
SERVICES**

**SUBMITTED TO
HOUSING AUTHORITY OF THE
CITY OF BAYONNE
MAY 8, 2025**

■
ARCHITECTURE
■
ENGINEERING
■
PLANNING
■
11 West 8th Street
Bayonne, NJ 07002



Architecture · Engineering · Planning

*design
group*

Eleven West Eighth Street
Bayonne, New Jersey 07002

Tel: (201) 823-0779
Fax: (201) 823-4680

May 8, 2025

Housing Authority of the City of Bayonne
549 Avenue A
Bayonne, New Jersey 07002

ATTN: Mr. John Mahon
Executive Director

**RE: Request for Qualifications to Perform
as-needed Architectural / Engineering Services**

Dear Mr. Mahon,

Pursuant to the requirements stated in the Request for Qualifications, we are pleased to submit our qualifications statement related to professional services for public housing improvements and redevelopment projects. We believe that our submittal addresses the considerations of the RFQ and fully supports our belief that DAL Design Group has the experience, staffing capabilities and project approach to ensure a successful delivery of services. Specifically, we are confident that we possess qualifications that we believe are beneficial to the Authority, including:

PROJECT TEAM LOCATION

- ❑ The project team is located in Bayonne, New Jersey, in close proximity to all BHA sites and always available on short notice to address project-related issues – our performance and accessibility on recent projects as well as during our nearly 30-year relationship with the Authority supports this point.

RELEVANT PROJECT TEAM EXPERIENCE -

- ❑ **BHA PUBLIC HOUSING** - DAL Design Group has over 30 years of experience with multidisciplinary rehabilitation, modernization, and new construction projects for the Bayonne Housing Authority, including:
 - ❑ 2023 - 2025 – 16 projects with approx. \$ 17,000,000 construction value
 - ❑ 2010 – 2023 – projects with approx. \$ 25,000,000 construction value
- ❑ **BHA FIRST TIME HOMEBUYER PROJECTS:**
 - ❑ Roberson Homes
 - ❑ Peninsula Commons
 - ❑ Roberson West

- ❑ **REDEVLEOPMENT PROJECTS IN BAYONNE & NJ - PRIVATE CLIENTS -**
DAL Design Group and its consultant team has over 14 years of experience working on redevelopment studies/plans, concept design, land use approvals, construction documents, regulatory agency permitting, financing support services, and construction oversight of new housing in designated redevelopment areas in Bayonne and other New Jersey municipalities:
 - ❑ Bayonne - 730 units representing \$ 220,000,000 construction value
 - ❑ New Jersey - 504 units representing \$ 504,000,000 construction value

PROJECT TEAM ABILITY

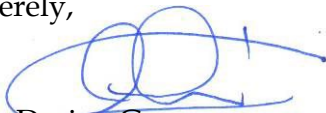
- ❑ As relates to this submittal, DAL Design Group has the ability to provide a full scope of design services.

The project team proposed for this project includes Avelino Sambade, AIA, PE, PP (founder, project architect/engineer, and project manager) and Charlie Prieto, RA (project architect and project manager) as well as our consultant team that has worked together for 8 years. The project team is supported by technical and administrative staff. The makeup of the project team concentrates rather than diffuses the team effort. This offers a number of benefits; responsibility is clearly lodged with a principal of the firm; communication on substantive and procedural matters is simplified; and the assigned staff can be highly familiar with the assignment. Our key personnel will all be deeply involved in the assignments at all times and we will contractually commit to a requirement that Messrs. Sambade and Prieto will be specifically assigned to day-to-day control and oversight of any BHA contracts. Responsibility will not be delegated to a subordinate member of the firm.

DAL Design Group is a small firm that has the ability to provide professional services for multiple clients on large and complex projects at a single time as evidenced by our list of experience and performance. We have faith in the latest appropriate technical software and hardware and capable support staff with years of experience at the firm. Historically, the average staff tenure at DAL Design Group exceeds 10 years. We have also had the good fortune to be selective in choosing our clients. We believe that our focused approach and desire to stay “small” and engaged benefits our clients, allows for a high quality of work, results in successful projects, and creates new relationships for the firm.

Thank you for the opportunity to present our credentials.

Sincerely,



DAL Design Group
Avelino Sambade, AIA, PE, PP
President



QUALIFICATION STATEMENT

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No information is being placed under this tab



Section 3.1.1 – Attachment A

This section contains the **FORM OF PROPOSAL (ATTACHMENT A)** included in the RFQ materials on the following page.

FORM OF PROPOSAL (Attachment A)

(This Form must be fully completed and placed in proposal submittal.)

Instructions: Unless otherwise specifically required, the items listed below must be completed and included in the proposal submittal. Please complete this form by marking an "X," where provided, to verify that the referenced completed form or information has been included within the "hard copy" proposal submittal submitted by the proposer. Also, complete the Section 3 Statement and the Proposer's Statement as noted below:

X=ITEM INCLUDED	SUBMITTAL ITEMS <i>(Three copies of each proposal, including one with original signatures)</i>
<u> X </u>	Form of Proposal (Attachment A)
<u> X </u>	Form HUD-5369-C
<u> X </u>	Profile of Firm Form (Attachment C)
<u> X </u>	Proposed Services (including SF330)
<u> X </u>	Managerial Capacity/Financial Viability
<u> X </u>	Client Information
<u> </u>	Equal Employment Opportunity Statement;
<u> </u>	Subcontractor/Joint Venture Information (Optional)
<u> </u>	Section 3 Business Preference Documentation
<u> X </u>	Other Information (Optional)

SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES or NO X . If "YES," pursuant to the Section 3 portion within the Conditions and Specifications, and pursuant to the documentation justifying such submitted, which priority are you claiming? .

PROPOSER'S STATEMENT

The undersigned proposer hereby states that by completing and submitting this Form and all other documents within this proposal submittal, he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if the HA discovers that any information entered herein to be false, that shall entitle the HA to not consider or make award or to cancel any award with the undersigned party. Further, by completing and submitting the proposal submittal, and by entering and submitting the costs where provided, the undersigned proposer is thereby agreeing to abide by all terms and conditions pertaining to this RFQ as issued by the HA in hard copy, including executing the contract. Pursuant to all RFQ Documents, this Form of Proposal, and all attachments, and pursuant to all completed Documents submitted, including these forms and all attachments, the undersigned proposes to supply the HA with the services described herein to this RFQ.

Signature

05/08/2025

Date

Avelino Sambade

Printed Name

DAL Design Group, PC

Company



Section 3.1.2 - Attachment C

This section contains the **PROFILE OF FIRM FORM (ATTACHMENT C)** included in the RFQ materials on the following pages.

PROFILE OF FIRM FORM
(Attachment C)

(This Form must be fully completed and placed proposal submittal.)

- (1) Prime ☒ Sub-contractor _____ (This form must be completed by and for each).
- (2) Name of Firm: DAL Design Group, PC Telephone: 201-823-0779 Fax: 201-823-4680
- (3) Street Address, City, State, Zip: 11 West 8th Street, Bayonne, NJ 07002
- (4) Please attached a brief biography/resume of the company, including the following information:
(a) Year Firm Established; (b) Year Firm Established in [JURISDICTION]; (c) Former Name and Year Established (if applicable); (d) Name of Parent Company and Date Acquired (if applicable).
- (5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

NAME	TITLE	% OF OWNERSHIP
<u>Avelino Sambade, AIA, PE, PP</u>	<u>President / Proj. Arch./Engr.</u>	<u>100</u>

- (6) Identify the individual(s) that will act as project manager and any other supervisory personnel that will work on project; please submit under Tab No. 5 a brief resume for each. (Do not duplicate any resumes required above):

NAME	TITLE
<u>Charlie Prieto, AIA</u>	<u>Project Architect/Manager</u>

REQUEST FOR QUALIFICATIONS (RFQ)

Architectural/Engineering Services

(7) Proposer Diversity Statement: You must circle all of the following that apply to the ownership of this firm and enter where provided the correct percentage (%) of ownership of each:

<input checked="" type="checkbox"/> Caucasian American (Male) <u>100</u> %	<input type="checkbox"/> Public-Held Corporation _____ %	<input type="checkbox"/> Government Agency _____ %	<input type="checkbox"/> Non-Profit Organization _____ %
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Resident- (RBE), Minority- (MBE), or Woman-Owned (WBE) Business Enterprise (Qualifies by virtue of 51% or more ownership and active management by one or more of the following:

<input type="checkbox"/> Resident- Owned* _____ %	<input type="checkbox"/> African American _____ %	<input type="checkbox"/> **Native American _____ %	<input type="checkbox"/> Hispanic American _____ %	<input type="checkbox"/> Asian/Pacific American _____ %	<input type="checkbox"/> Hasidic Jew _____ %	<input type="checkbox"/> Asian/Indian American _____ %
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<input type="checkbox"/> Woman-Owned (MBE) _____ %	<input type="checkbox"/> Woman-Owned (Caucasian) _____ %	<input type="checkbox"/> Disabled Veteran _____ %	<input type="checkbox"/> Other (Specify): _____ %
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WMBE Certification Number: _____

Certified by (Agency): _____

(NOTE: A CERTIFICATION/NUMBER NOT REQUIRED TO PROPOSE - ENTER IF AVAILABLE)

Signature

05/08/2025
Date

Avelino Sambade
Printed Name

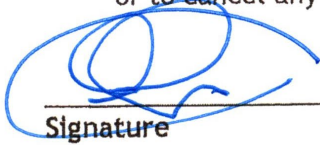
DAL Design Group, PC
Company

**PROFILE OF FIRM FORM
(Attachment C)**

(This Form must be fully completed and placed proposal submittal.)

- (8) Federal Tax ID No.: 22-2802919
- (9) [APPROPRIATE JURISDICTION] Business License No.: 052208
- (10) State of NJ License Type and No.: Business Registration
- (11) Worker's Compensation Insurance Carrier: ARI Insurance Company
Policy No.: PWC1147210 Expiration Date: 10/09/2025
- (12) General Liability Insurance Carrier: Ohio Security Insurance Co.
Policy No. BZS2655484392 Expiration Date: 03/29/2026
- (13) Professional Liability Insurance Carrier: US Specialty Insurance Co.
Policy No. USS 24 34947 Expiration Date: 08/31/2025
- (14) Debarred Statement: Has this firm, or any principal(s) ever been debarred from providing any services by the Federal Government, any state government, the State of NJ, or any local government agency within or without the State of NJ? Yes ☐ No ☒
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (15) Disclosure Statement: Does this firm or any principals thereof have any current, past personal or professional relationship with any Commissioner or Officer of the HA? Yes ☐ No ☒
If "Yes," please attach a full detailed explanation, including dates, circumstances and current status.
- (16) Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price of affiant or of any other proposer, to fix overhead, profit or cost element of said proposal price, or that of any other proposer or to secure any advantage against the HA or any person interested in the proposed contract; and that all statements in said proposal are true.

- (17) Verification Statement: The undersigned proposer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if the HA discovers that any information entered herein is false, that shall entitle the HA to not consider nor make award or to cancel any award with the undersigned party.



Signature

05/08/2025

Date

Avelino Sambade

Printed Name

DAL Design Group, PC

Company



Section 3.1.3 – Proposed Services

The following pages are intended to provide a profile of the firm and its experience and address RFQ Section 3.1.3. This section includes the following:

3.1.3.1 Firm Description and Experience

- ❑ *DAL Design Group*
- ❑ *Consultant Team*
- ❑ *Relevant Project Experience with PHA projects, publicly funded projects, redevelopment projects located within City of Bayonne and New Jersey; professional and technical competence*

3.1.3.2 Past Performance

3.1.3.2.1 Cost Control

3.1.3.2.2 Quality of Work

3.1.3.2.3 Performance Schedule Compliance

3.1.3.3 Knowledge of Relevant Codes

3.1.3.4 Licensing

3.1.3.5 Quality Control

Section 3.1.3.1 – Firm Description and Experience

DAL Design Group

Founded in 1987, DAL Design Group (“DAL”) is a professional corporation established as a multi-disciplinary consulting firm specializing in architecture, engineering, and land use planning. Since its founding, DAL has provided professional services to a wide range of public and private sector clients. The firm's experience is varied and includes the design of residential facilities, commercial/office facilities, medical facilities, religious buildings, industrial buildings, and institutional facilities.

DAL is located at 11 West 8th Street, Bayonne. The office has a technical and administrative staff of six persons which includes registered and graduate architects, professional engineers and planners, CADD draftspersons and technical support staff.

In-house capabilities include architectural design, interior design, master planning, land use planning, civil, mechanical, plumbing, electrical, and structural engineering, construction documentation, rendering, specifications, construction administration and construction management. Our drafting department is fully computerized, using the latest CADD software and technology.

DAL and the primary project team have over 35 years of experience working on publicly-funded housing and municipal projects under a variety of funding sources and grant programs including HOME funds, HUD/FHA loan guarantees, NJHMFA and Balanced Housing funds, Green Acres, CDBG, EDA grants, ARRA, PHA capital funds, and a variety of HUD PHA funding programs.

DAL has extensive redevelopment project experience, especially in Bayonne - we've provided full scope of services including area-in-need and redevelopment plan preparation, concept/schematic design, land use approvals, construction/bid documents, regulatory approvals (local and state), preparation of documentation in support of project financing, and construction administration. In the past six years, DAL has worked on redevelopment projects representing nearly \$ 725 million dollars of investment.



Consultant Team

DAL values the long-standing relationships that we have established with our consultant team working on many of the projects identified in the “Relevant Project Experience” section of this qualifications statement. Our successful relationships with our consultant team allows us to provide a full range of professional services from a single source.

Our consultants maintain the same philosophy as DAL – principals/owners of the consultant firms are fully engaged and invested daily in our projects and constant coordination with consultant team principals and DAL principals ensures quality control and a high level of expertise throughout all phases of the projects.

Our consultant team has extensive experience in the engineering disciplines of:

❑ **STRUCTURAL ENGINEERING**

❑ **Hudson Engineering LLC**

- ❑ Principal: Jordan Cecinini, PE
 - ❑ Mr. Cecinini founded Hudson Engineering four years ago in Bayonne. Hudson Engineering currently has four engineers on staff and works on a wide range of structural design projects, primarily in Bayonne and Jersey City.
 - ❑ Mr. Cecinini holds a Master’s degree in Engineering from NJIT and has over 15 years of experience as an engineer specializing in structural design and assessment and geotechnical engineering. He is licensed in twenty states.
 - ❑ Hudson Engineering and DAL have worked together on a number of projects in Bayonne.

❑ **Strusol Consultants**

- ❑ Principal: Akash Patel, PE
 - ❑ Mr. Patel formed Strusol Consultants after six-year years at Structural Workshop LLC, located in Mountainside, NJ. Strusol Consultants has a staff of three engineers and two draftpersons and specializes in ground-up structural design, existing building failure analysis and remediation, and project management. Mr. Patel has worked with DAL during the last eight years on many redevelopment projects in Bayonne and elsewhere in New Jersey identified on the “Relevant Project Experience” section of this submittal.
 - ❑ Mr. Patel holds a Master’s degree in Engineering (structural focus) from Stevens Institute of Technology and is licensed in six states.



□ MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION ENGINEERING

□ Botir Engineering LLC

- Principal: Bobir Botir, PE
 - Mr. Botir founded Botir Engineering ten years ago after a long tenure at a major MEP firm. Botir Engineering has a staff of three engineers as well as technical and administrative support staff. Botir Engineering specializes in mechanical, electrical, plumbing, and fire protection engineering and has worked with DAL during the last eight years on many of the redevelopment projects in Bayonne and elsewhere in New Jersey identified on the “Relevant Project Experience” section of this submittal
 - Mr. Botir holds a Bachelor of Science degree in Engineering earned abroad and is licensed in six states.

□ GEOTECHNICAL ENGINEERING

□ Johnson Soils Company

- Principal: Lisa Mahle-Greco, PE
 - Johnson Soils Company, a pioneer in the soil testing and engineering field, was founded in 1947. In the 1960’s, John Mahle, Sr., an engineer with the Army Corps of Engineers, took over management of the company and expanded its services to include engineering design and studies.
 - John Mahle, Jr. took over the firm in 1980 and continued to provide engineering services to design professionals, governmental agencies, and land owners. The firm’s geographic service area spread throughout the world to highway, tunneling, and airport projects in the Azores, Indonesia, Greenland, and Brazil.
 - Lisa Mahle-Greco, John’s daughter, became President of Johnson Soils Company in 2010 and is now the third generation of Mahle’s to run this geotechnical investigation and design firm. The company has a large staff of professional engineers and other technical/inspection staff and is considered the “go-to” geotechnical firm in New Jersey. Lisa holds a Master’s degree in Engineering from Manhattan University and is licensed in multiple states.
 - DAL has worked with Johnson Soils on many projects over a 25-year period.



General Relevant Public Experience

DAL and the project team have over 30 years of experience working on Bayonne Housing Authority modernization and rehabilitation projects as well as first-time home buyer projects, all with total construction value in excess of \$ 51,000,000.

DAL has also worked and continues to work on many other federally funded projects in Bayonne that serve to create Head Start facilities, create new affordable and supportive housing, and upgrade the facilities of local non-profit entities such as Bayonne Community Mental Health, Bayonne Youth Center, Bayonne Community Mental Health, Hudson Milestones, and Bayonne Head Start.

DAL has also completed a number of projects for the City of Bayonne including Police Department renovations and improvements to or conversion of Senior Citizens Centers at 4th Street and 56th Street. DAL has also worked for Hudson County as architect/engineer related to the County's HUD funded Commercial Revitalization Program.

DAL has worked and continues to work on numerous projects in Bayonne and New Jersey in designated redevelopment areas that represent significant private investment totaling nearly \$ 450 million dollars in those communities.

Our specific experience relevant to this RFP is presented on the following pages.



***Capital Fund Projects, Modernization, and ARRA Projects
Bayonne Housing Authority***

Modernization Projects

Construction Period: **2023-2025**

Final and Estimated Construction Cost: **\$ 17,650,000**

- Plumbing Upgrades at Constable Hook Village and Kill Van Kull Gardens Annex
- Replacement of Apartment Doors at 12-1, 12-2, 12-3, and 12-4
- Kitchen/Bathroom Replacements and Plumbing Upgrades at Pamrapo Gardens Annex (12-6A)
- Replacement of Exterior Stairs at Pamrapo Gardens and Pamrapo Gardens Annex
- Replacement of Electric Heaters in all Apartments at Back Bay Gardens
- Replacement of Benches at all Public Housing Sites
- Replacement of Sealant on Exterior Panels at Constable Hook Village and Kill Van Kull Gardens Annex
- Replacement of Bathtubs at Constable Hook Village and Kill Van Kull Gardens Annex
- Replacement of Stair Treads and Vestibule Flooring at 12-1, 12-2, 12-3, and 12-4
- Kitchen and Bath Replacements and Plumbing Upgrades at Eastside Gardens
- Replacement of Glass Block at 12-1, 12-2, 12-3, and 12-4
- Exterior Panel Improvements at Back Bay Gardens
- Exterior Renovations and Roof Replacement at Bridgeview Manor
- Exterior Lighting Upgrades at all Public Housing Sites
- Replacement of VCT Tiles at all Public Housing Sites
- Replacement of Vinyl Windows at Bridgeview Manor

ARRA Projects

Construction Period: **2010-2012**

Final Construction Cost: **\$ 4,932,000**

- Site Improvements at Kill Van Kull Gardens
- Convectors, Traps and Valves at 9 low-rise and high-rise sites – 850 units
- Mechanical Improvements at Various Sites – boiler upgrades
- Apartment Door Replacement at Back Bay Gardens
- Upgrade of Backup Generators at 5 high-rise sites.
- Replacement of Electrical Panels in 130 units at Kill Van Kull Gardens.

CFP and Modernization Projects (representative sample)

Construction Period: **1994-2023**

Final Construction Cost: **\$ 20,000,000+**

- Façade Improvement at NJ12-5 and NJ12-7
- CCTV Security System and Access Controls Upgrades at all sites
- Hot Water Heaters and Vacuum Pumps at NJ12-1, NJ12-2, NJ12-3, NJ12-4, NJ12-5, NJ12-8
- Public Area Improvements at 12-7, 12-7A, and 12-8
- Apartment Door Replacement at NJ12-1, NJ12-2, NJ12-3, NJ12-4, NJ12-5, NJ12-6A, NJ12-6B, NJ12-7, NJ12-7A. Multi-year phased project – 963 dwelling units.
- Roof Replacement at Kill van Kull Gardens.
- Site Improvements at Constable Hook Village
- Parking Lot Repair at various sites.
- Demolition of 19 East 19th Street.
- Brick Veneer Restoration at various sites.
- Trash Compactors at all sites.
- Electrical System Improvements at NJ12-6B.



Bayonne Housing Authority Redevelopment Projects

Roberson Homes

Roberson School Redevelopment Plan

Construction Cost: \$ 3,600,000

Size: 1.55 acre parcel

Year: 2000 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 20 new detached two-family homes
- ❑ First time homebuyer program
- ❑ Five models; 3850 sf to 4600 sf
- ❑ NAHRO National Award of Merit
- ❑ Site of former Samuel Roberson School (#7)



Roberson West

Roberson West amendment to Roberson School RDP

Construction Cost: \$ 1,900,000

Size: 10,050 sf parcel

Year: 2008 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 5 new detached two-family homes
- ❑ First time homebuyer program
- ❑ Four models; 2970 sf to 3450 sf
- ❑ NAHRO National Award of Merit
- ❑ Site of former public housing structures



Peninsula Commons

Second Street & Avenue C Redevelopment Plan

Construction Cost: \$ 2,800,000

Size: 0.89 acre sf parcel

Year: 2004 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 12 new attached two-family homes and 1 three-family home
- ❑ First time homebuyer program
- ❑ Six models; 2600 sf to 4060 sf
- ❑ Site of former Wolf's Tavern





Public and Affordable Housing Projects Various Clients

Hobart Housing Affordable and Supervised Apartments, Bayonne, NJ

Client: Windmill Alliance, Inc. & Garden State Episcopal Community Development Corp.

180-186 Hobart Avenue

Construction Cost: \$ 1,810,000

Size: 10,000 SF parcel

Year: 2023 - completed

Services: Architecture, Civil, Structural, MEP

- ❑ 2 units of supervised housing for developmentally disabled individuals and 6 units of affordable housing.
- ❑ Publicly funded – HOME, NJHMFA.



331 Broadway Supervised Apartments, Bayonne, NJ

Client: Windmill Alliance, Inc.

Construction Cost: \$ 1,000,000

Size: 3,320 SF parcel

Year: 1999 - completed

Services: Architecture, Civil, Structural, MEP

- ❑ 8,350 SF substantial rehabilitation of existing 3-story building
- ❑ Creation of 8 new units of supervised housing for 15-20 developmentally disabled individuals.
- ❑ Publicly funded – HOME, CDBG.



Affordable Housing Rehabilitation, Bayonne, NJ

Client: Bayonne Community Action Project and Urban League of Hudson County

Gut Rehabilitation of

432 Avenue C and 582 Avenue C

Construction Cost: \$ 1,900,000

Year: 2007 - completed

Services: Architecture, Structural, MEP

- ❑ 18 units of 1- and 2-bedroom low income housing
- ❑ Substantial rehab of two 4-story structures
- ❑ Funded through HOME and NJHMFA





Rehabilitation of Holy Family School and Convent, Bayonne, NJ

Client: City of Bayonne, Bayonne Head Start, and Bayonne Economic Opportunity Foundation

Construction Cost: \$ 2,132,000 – Phase 1
\$ 3,250,000 – Phase 2
\$ 2,100,000 – Phase 3

Year: 2024 – completed Phase 1

Services: Architecture, Structural, MEP

- ☐ Conversion of former high school and convent to centralized Head Start Program and BEOF offices
- ☐ Phase 1 construction complete
- ☐ Phase 2 construction documents complete
- ☐ Phase 3 design development complete



Thomas W. Zito Complex, Bayonne, NJ

Client: TW Zito Urban Renewal

West 23rd Street & Newark Bay

Construction Cost: \$ 14,500,000

Size: 3.46 acre parcel

Year: 2006 - completed

Services: Architecture, Civil, Structural, MEP

- ☐ 88 units of senior housing
- ☐ 11,000 sf office and amenity space
- ☐ 93,000 sf
- ☐ 0.9 acre waterfront park
- ☐ 85 space parking lot
- ☐ NJDEP waterfront development, treatment works, and water extension permitting





Redevelopment Projects in Bayonne, NJ Various Clients

Skye Lofts, Bayonne, NJ

Bayonne Plumbing Redevelopment Plan

Skye Lofts South and Skye Lofts North

Construction Cost: \$ 58,100,000

Size: 1.26 acre parcels

Year: 2022 - completed

Services: Architecture, Planning, Civil, Structural,
MEP, NJ regulatory permitting

- ❑ 198 unit transit-oriented development
- ❑ two 6-story buildings at 22nd St. HBLRTS



111 Avenue F, Bayonne, NJ

Avenue F & E. 22nd St. Redevelopment Plan

86-92 East 22nd St. & 107-111 Avenue F

Construction Cost: \$ 21,800,000

Size: 14,546 SF - property in flood zone

Year: 2025 – construction commencement

Services: Architecture, Planning, Civil, Structural,
MEP, NJ regulatory permitting

- ❑ 65 unit, 6-story, multifamily building
- ❑ automated parking garage
- ❑ Superstorm Sandy damaged property



211 Broadway, Bayonne, NJ

Amended 8th Street Station Rehabilitation Plan

211-217 Broadway

Construction Cost: \$ 10,600,000

Size: 10,407 SF parcel

Year: 2026 – construction, planning approval granted

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 39 unit, 6-story, mixed-use building
- ❑ semi-automated parking garage



The Washington, Bayonne, NJ

343-347 Avenue A Redevelopment Plan

343-347 Avenue A

Construction Cost: \$ 9,800,000

Size: 11,817 SF parcel

Year: 2024 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 31 units, 5-story multifamily building
- ❑ semi-automated parking garage
- ❑ site of former gasoline/service station





BayPark, Bayonne, NJ

Block 278, Lots 2, 3, & 4 Redevelopment Plan

9-15 Avenue E & 22 East 10th Street

Construction Cost: \$ 21,250,000

Size: 20,835 SF parcel

Year: 2025 – completed Phase 1, Phase 2 – 2025 start

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 70 units in two 6-story multifamily buildings
- ❑ semi-automated parking garage
- ❑ site of former gasoline/service station



Hudson Flats, Bayonne, NJ

298-304 Broadway Redevelopment Plan

298-304 Broadway

Construction Cost: \$ 8,900,000

Size: 10,000 SF parcel

Year: 2017 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 38 units, 5-story mixed-use building
- ❑ site of former automobile gas and service station



1012-1022 Avenue C, Bayonne, NJ

1012-1022 Avenue C Redevelopment Plan

Former Uptown Synagogue

Construction Cost: \$ 13,400,000

Size: 13,138 SF parcel

Year: 2025 – planning approval

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 48 units, 5-story, multifamily building
- ❑ semi-automated parking garage
- ❑ site of former uptown synagogue and hall





Redevelopment Projects in New Jersey Various Clients

605 Washington Ave., Belleville, NJ

605-609 Washington Avenue Redevelopment Plan

605-609 Washington Avenue/174 Greylock Pkwy.

Construction Cost: \$ 13,200,000

Size: 18,166 SF parcel

Year: 2025 – construction documents completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 49 units, 5-story mixed-use building
- ❑ site of former contaminated gasoline/service station



127-129 South Street, Passaic, NJ

Amended East Side Redevelopment Plan

127-129 South Street

Construction Cost: \$ 13,800,000

Size: 0.78 acre parcel fronting Passaic River

Year: 2025 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 52 units, 5-story multifamily building
- ❑ Passaic River frontage – DEP permitting
- ❑ site of former contaminated industrial bldg.



125 South Street, Passaic, NJ

Amended East Side Redevelopment Plan

125 South Street

Construction Cost: \$ 120,000,000

Size: 4.31 acre SF parcel fronting Passaic River

Year: 224 – waterfront development/FHA permit,
2025 – final planning approval

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 351 units, 7-story multifamily building
- ❑ 20% affordable/workforce housing



18 Van Houten Avenue, Passaic, NJ

First Ward, Block 1262.01, Lot 20 Redevelopment Plan

18-20 Van Houten Avenue

Construction Cost: \$ 10,600,000

Size: 0.76 acre parcel

Year: 2024 - completed

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 40 units, 4-story multifamily building
- ❑ site of former church and parking lot on steep slope





70 South Avenue, Fanwood, NJ

CC-W Commercial Corridor Plan

70 South Avenue

Construction Cost: \$ 3,900,000

Size: 13,467 SF parcel

Year: 2025 – under construction

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 14 unit, 3-story, mixed-use building
- ❑ site of former animal hospital



Design/Build Projects in Bayonne, NJ Various Clients

Convent House, Bayonne, NJ

36 West 14th Street

Construction Cost: \$ 1,720,000

Size: 10,171 SF parcel

Year: 2025 – under construction

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ Adaptive Re-use of St. Mary's Convent
- ❑ 9 unit, 4-story multifamily building
- ❑ construction management, financing, sales



The Montrachet, Bayonne, NJ

151 Avenue C

Construction Cost: \$ 3,900,000

Size: 20,359 SF parcel

Year: 2010 – complete

Services: Architecture, Planning, Civil, Structural, MEP

- ❑ 12 unit, 3-story multifamily building
- ❑ construction management, financing, sales
- ❑ site of former funeral home



Section 3.1.3.2 – Past Performance

Section 3.1.3.2.1 – Cost Control

- At DAL, we consider cost control as critical to any project's success. Our focus on the engagement of all DAL and consultant team principals throughout the course of a project results in a quality product that limits change orders or cost overruns by identifying potential problem areas that might affect the successful prosecution of a project.
- We maintain a continuing dialogue between the project team members and the client's administrative and operations staff to arrive at solutions to problems as they arise.
- DAL Design Group has a strong record of maintaining original construction budgets and minimizing construction change orders.

COST CONTROL RECORD (PROJECTS WITHIN 5 LAST YEARS)

<u>CLIENT</u>	<u>PROJECT</u>	<u>BID COST</u>	<u>FINAL COST</u>
Bayonne HA	Replacement of Electric Heaters at 12-8	\$ 1,737,107	\$ 1,797,162 ¹
Bayonne HA	Replacement of Exterior Stairs at 12-1	\$ 778,000	\$ 851,655 ¹
Bayonne HA	Replacement of Stair Treads	\$ 551,282	\$ 661,300 ¹³
Bayonne HA	Parking Lot Repair at various sites	\$ 514,000	\$ 529,700 ¹
Bayonne HA	Fire Escape Repair at BVM	\$ 457,000	\$ 475,300 ¹
City of Bayonne	Phase 1 – Holy Family	\$ 2,132,000	\$ 2,277,900 ¹²
GSE-CDC	Hobart Housing Affordable Housing	\$ 1,761,700	\$ 1,809,300 ¹
Skye Dev.	Skye Lofts North – TOD project	\$32,330,000	\$37,900,000 ¹²
Skye Dev.	Skye Lofts South – TOD project	\$25,850,000	\$28,940,000 ¹

¹ additional work requested by owner

² material cost increases during Covid-19

³ unforeseen structural repairs due to hidden structural defects



Section 3.1.3.2.2 – Quality of Work

DAL Design Group is known for its attention to detail in the preparation of construction / bid drawings. The project team for any assignment is always led by Messrs. Sambade and Prieto and is supported by our in-house and consultant team of architects, engineers, surveyors as well as CADD and administrative support staff. This management approach ensures that experienced hands are in control of a project during all phases of the work and ensures that fundamental attention to detail is maintained.

The best evidence in support of this assertion is that, over 36 years of continuous operation, only one claim has been made against DAL Design Group's professional liability / errors and omissions insurance policies.



Section 3.1.3.2.3 – Delivery Schedule Compliance

DAL Design Group has a strong record of meeting design completion schedules established by our clients.

DESIGN COMPLETION RECORD (PROJECTS WITHIN LAST 5 YEARS)

<u>CLIENT</u>	<u>PROJECT</u>	<u>REQUIRED.</u>	<u>ACTUAL</u>
Bayonne HA	Replacement of Apartment Doors	60 days	63 days
Bayonne HA	Replacement of Electric Heaters at 12-8	60 days	52 days
Bayonne HA	Kitchen/Bath/Plumbing at 12-6A	60 days	72 days
Bayonne HA	Replacement of Exterior Stairs at 12-1	60 days	68 days
Bayonne HA	Replacement of Stair Treads	60 days	77 days
Bayonne HA	Replacement of Benches at various sites	60 days	70 days
Bayonne HA	Exterior Panel Replacement at 12-8	60 days	88 days ¹
Bayonne HA	Replacement of Glass Blocks	60 days	88 days ¹
City of Bayonne	Phase 1 – Holy Family	120 days	105 days
GSE-CDC	Hobart Housing Affordable Housing	120 days	108 days
Skye Dev.	Skye Lofts North – 98-unit TOD project	150 days	48 days
22 nd Street Part.	Mount Carmel School Adaptive Re-use	120 days	124 days
P & I	17 Avenue E – 70-unit TOD project	140 days	132 days
Stonegate Bldgs.	18 Van Houten Avenue – 40-unit project	120 days	126 days
Stonegate Bldgs.	127 South Street – 52-unit project	120 days	115 days

¹ extended design development period for review by client



Section 3.1.3.3 – Knowledge of Relevant Codes

DAL Design Group and the project team committed to this assignment have a thorough knowledge of the federal, state and local codes and regulations affecting this assignment, including, but not limited to the following:

❑ **FEDERAL**

- ❑ HUD Handbook 4910.1, Minimum Property Standards for Housing
- ❑ HUD Handbook 7485.2, Public Housing Modernization Standards
- ❑ Section 504 of the Rehabilitation Act - handicap accessibility reqmts.

❑ **STATE**

- ❑ Firm principal is member of International Code Council
- ❑ NJ Uniform Construction Code
- ❑ International Building Code, as adopted
- ❑ National Electrical Code, as adopted
- ❑ National Standard Plumbing Code, as adopted
- ❑ International Energy Conservation Code, as adopted
- ❑ International Mechanical Code, as adopted
- ❑ International Fuel Gas Code, as adopted
- ❑ International Residential Code, as adopted
- ❑ Rehabilitation Subcode
- ❑ Barrier Free Subcode – ANSI A117.1
- ❑ NJ Fire Protection Subcode
- ❑ NJ Uniform Fire Code and NFPA Standards
- ❑ NJ Department of Environmental Protection rules and regulations

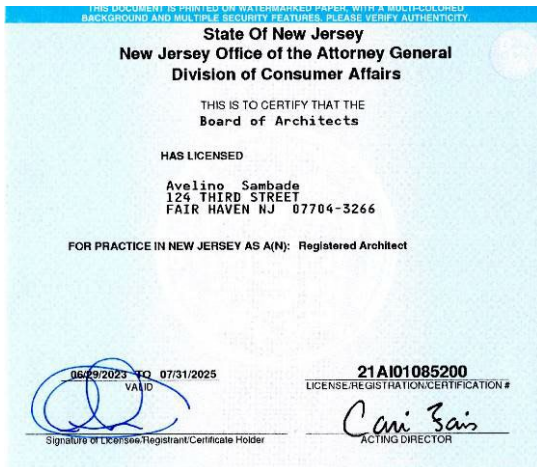
SPECIFIC EXPERIENCE – NEW JERSEY BUILDING AND LAND USE LAW

DAL Design Group has a substantial amount of experience with projects and assignments involving New Jersey zoning, planning and building law, codes and regulations. DAL Design Group has provided services in 69 NJ municipalities; appeared before a NJ Planning or Zoning Board on more than 500 occasions; and participated in more than 1400 building department plan reviews.



Section 3.1.3.4 – Professional Licenses and Authorizations

Architecture



Land Use Planning



Engineering, including Consultants

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State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Prof. Engineers & Land Surveyors

HAS LICENSED

Avelino Sambade
124 THIRD ST
FAIR HAVEN NJ 07704-3266

FOR PRACTICE IN NEW JERSEY AS A(N): Professional Engineer

04/08/2024 TO 04/30/2026
VALID

24GE02958400
LICENSE/REGISTRATION/CERTIFICATION #

Carri Zais
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

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State Of New Jersey
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Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Prof. Engineers & Land Surveyors

HAS LICENSED

Jordan Cecinini
336 Winfield Ave Apt 1
Jersey City NJ 07305

FOR PRACTICE IN NEW JERSEY AS A(N): Professional Engineer

03/07/2024 TO 04/30/2026
VALID

24GE05496800
LICENSE/REGISTRATION/CERTIFICATION #

Carri Zais
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

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New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Prof. Engineers & Land Surveyors

HAS LICENSED

BOTIR ENGINEERING
Certificate of Authorization

Engineering

07/26/2024 TO 08/31/2026
VALID

24GA28286000
License/Registration/Certificate #

Carri Zais
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder

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State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Prof. Engineers & Land Surveyors

HAS LICENSED

Akash K. Patel
3915 Sierra Ct
Valdosta GA 31605

FOR PRACTICE IN NEW JERSEY AS A(N): Professional Engineer

Civil

04/17/2024 TO 04/30/2026
VALID

24GE05739100
LICENSE/REGISTRATION/CERTIFICATION #

Carri Zais
ACTING DIRECTOR

Signature of Licensee/Registrant/Certificate Holder



Section 3.1.3.5 – Quality Control

DESIGN QUALITY CONTROL METHODOLOGY

- ❑ Project quality control is a required process throughout the course of a project that involves ongoing project document review by all primary team members and the consultant team, as applicable. This process minimizes errors or discrepancies in the work and therefore leads to significant reductions in change orders or delays during the construction process. Fundamental to this process are the following:
 - ❑ Verify existing conditions (do not assume as-builts are up to date)
 - ❑ Verify budget and operating schedules and coordinate with same
 - ❑ Develop compliance with established codes and construction requirements
 - ❑ Develop alternatives for concept submission
 - ❑ Utilize straight forward approach
 - ❑ Prepare thorough and comprehensive construction drawings and construction details to clearly define the work to building trades
 - ❑ Specify readily available material and design easily maintained systems
 - ❑ Implement design to address program needs
 - ❑ Encourage project team and client initiatives and interaction to address and/or enhance design alternatives
 - ❑ Develop and maintain design schedule
 - ❑ Develop construction techniques
 - ❑ Monitor costs and due dates



Section 3.1.4 – Resumes and Organization

The following pages are intended to provide a profile of DAL Design Group's primary project team members and the firm's organization/project methodology. This section contains the following resumes:

Avelino Sambade, AIA, PE, PP
Charlie Prieto, RA



AVELINO SAMBADE, AIA, PE, PP

QUALIFICATIONS

NJ Registered Architect, Engineer and Planner with over 38 years of experience in the design, approval and construction management of a wide variety of construction projects including single and multi-family housing for affordable, low-income, special needs and market rate populations, retail and medical office facilities, industrial buildings, ecclesiastical facilities, utility infrastructure, municipal building and park facilities.

PROFESSIONAL

Licenses:

NJ Registered Architect
NJ Licensed P.E.
NJ Licensed Planner

Affiliations:

Amer. Institute of Architects
Amer. Society of Civil Engrs.
American Planning Association
International Code Council

EDUCATION

Bachelor of Engineering

Stevens Institute of Technology
Hoboken, New Jersey

PERSONAL

Former Member, Fair Haven
Zoning Board of Adjustment

Founding member of non-profit
youth sports organization

New Jersey Assembly
recognition for pro-bono
public agency service

US House of Representatives
recognition for pro-bono
public agency service

EXPERIENCE – housing, public, and redevelopment

Founding Principal

DAL Design Group, P.C., Bayonne, NJ

1987-Present

Oversee multi-disciplined design of over \$1.1 billion of new and rehabilitation construction projects funded through public and private sources.

Project principal, architect, and manager for Bayonne Housing Authority rehabilitation and modernization projects over a 30-year period with construction values of \$ 50 million as well as three first-time homebuyer affordable housing projects totaling 57 units with total construction cost of \$ 8.3 million and nationally recognized by NAHRO for design and project program.

Project principal, architect, and manager for numerous non-PHA housing rehabilitation and development projects that have utilized HOME funds, HUD/FHA guarantees, NJMHFA and Balanced Housing funds, and EDA guarantees.

Project principal, architect, and manager for multifamily projects located in designated redevelopment areas in Bayonne and New Jersey with construction values of \$ 725 million.

Appeared before a New Jersey Land Use Board on more than 500 occasions.

Oversaw and prepared over 600 non-design/construction related assignments including land use plans, structure evaluations, code compliance evaluations, and pre-development zoning assessment.

Acting City Engineer, Assistant City Engineer

City of Bayonne, New Jersey

1981-1987

Full project services and responsibility including grant applications, survey, design, regulatory permitting and construction supervision of a wide variety of public building and public facility projects including senior citizen and community centers, infrastructure improvements, and award-winning recreational facilities. Additional responsibilities included the supervision of the design group, code enforcement and zoning group, and water/sewer utility division.



CHARLIE PRIETO, RA

QUALIFICATIONS

NJ and NY Registered Architect with over 32 years of experience in the design and construction management of a wide variety of construction projects including single and multi-family housing for affordable, low-income, special needs and market rate populations, retail and medical office facilities and ecclesiastical facilities.

PROFESSIONAL

Licenses:

NJ Registered Architect
NY Registered Architect

Affiliations:

Amer. Institute of Architects

EDUCATION

Bachelor of Architecture

University of Detroit,
School of Architecture
Detroit, Michigan

EXPERIENCE – housing, public, and redevelopment

Project Architect

DAL Design Group, P.C., Bayonne, NJ

1992-Present

Project architect and construction manager for Bayonne Housing Authority rehabilitation and modernization projects over a 30-year period with construction values of \$ 50 million as well as three first-time homebuyer affordable housing projects totaling 57 units with total construction cost of \$ 8.3 million and nationally recognized by NAHRO for design and project program.

Project architect and construction manager for numerous non-PHA housing rehabilitation and development projects that have utilized HOME funds, HUD/FHA guarantees, NJMHFA and Balanced Housing funds, and EDA guarantees.

Project architect and construction manager for multifamily projects located in designated redevelopment areas in Bayonne and New Jersey with construction values of \$ 725 million.

Project Architect

RBA Group, Morristown, New Jersey

1990-1992

Housing and public projects included:

- McAil Supervised Apartments – ARC – Morris Township, NJ
- Supervised Apartments – UCP – Lakewood, NJ and Neptune, NJ
- Denville Family Housing – MCHA – 75 units new construction
- County College of Morris Day Care Facility
- US Postal Service Expansion
- College of Saint Elizabeth expansion

Project Architect

GRAD Associates, Newark, New Jersey

1988-1990

Public projects included:

- Newark Center for Commerce and Education
- PSE&G Headquarters Redevelopment
- St. Michael's Hospital Additions
- Martin Luther King, Jr. Federal Courthouse



MANAGERIAL AND FINANCIAL CAPABILITIES

The primary project team proposed for this project includes Avelino Sambade, AIA, PE, PP as principal-in-charge and project architect/engineer, and Charlie Prieto, RA as project architect and project manager. This primary project team is supported by our in-house and consultant team of architects, engineers, surveyors as well as CADD and administrative support staff. The project team assembled for this assignment has, by design, been established to be small, therefore accountable and available, as well as expert in the disciplines that must be called upon for the successful performance of an assignment.

In order to facilitate the progress of an assignment and to ensure that all parties involved are thoroughly familiar with the progress of the assignment, we expect that all communications related to this assignment take place between the Owner's authorized or designated representative(s) and DAL's project team, Messrs. Sambade and Prieto. At no time during this assignment will DAL or its consultant team members delegate authority to a subordinate member of the firm.

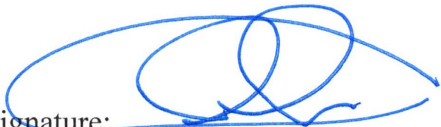
FINANCIAL STABILITY

- ❑ DAL Design Group has the financial resources available to maintain operations of the firm without relying on outside lines-of-credit or other financial vehicles.
- ❑ See statement on following page:



I, Avelino Sambade, duly appointed President of DAL Design Group, P.C. do hereby certify that DAL Design Group, P.C. is financially sound and has sufficient financial resources to successfully execute professional services contracts that are the subject of this qualifications submittal.

Signed by: **Avelino Sambade, President**

Signature:  _____

Date: **May 8, 2025**

Subscribed and sworn to
Before me this eighth day
of May, 2025

Notary Public of
My Commission Expires October 07, 2028

ROSA I MADINAVEITIA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2439262
MY COMMISSION EXPIRES OCT. 7, 2028



INSURANCE

DAL Design Group maintains the following insurance coverages:

- ❑ Professional Liability
 - ❑ US Specialty Insurance Company
 - ❑ Limits: 3,000,000 per claim / 3,000,000 aggregate
- ❑ General Liability
 - ❑ Ohio Security Insurance Company
 - ❑ Limits: 2,000,000 per occurrence / 4,000,000 aggregate
- ❑ Workmen's Compensation
 - ❑ ARI Insurance Company
 - ❑ Limits: 500,000 per accident; 500,000 bodily injury



Section 3.1.5 – Client References

The following pages are intended to provide a profile of the primary project team members. This section contains the following resumes:

Client Name: *Windmill Alliance Inc. / Hobart Housing Inc.*
Point of Contact: *Joann Dost, Acting Executive Director*
Telephone #: *201-858-4460 (o), 908-966-0253 (c)*
Email: *joannnd@windmillalliance.org*
Project: *Hobart Housing – 180-186 Hobart Avenue*

Client Name: *City of Bayonne / Head Start*
Point of Contact: *Anthony Segarra, Executive Director*
Telephone #: *201-437-7222*
Email: *asegarra@beof.org*
Project: *Holy Family School Rehabilitation*

Client Name: *Skye Development LLC*
Point of Contact: *Mitchell Burakovsky, President*
Telephone #: *973-868-2288*
Email: *mitchell@skyedevelopmentllc.com*
Project: *Skye Lofts North and South*



Section 3.1.6 – Other Information – Subcontractors

Information regarding our subcontractor/consultant team covering the disciplines of structural, mechanical, boiler, electrical, plumbing, fire protection, and geotechnical engineering is provided in Section 3.1.3.1 of this submittal for the following consultant team:

- ❑ Hudson Engineering LLC
- ❑ Strusol Consultants
- ❑ Botir Engineering LLC
- ❑ Johnson Soils Company

Section 3.1.7 – Other Information – Subcontractors

– No information is being placed under this tab