

RESPONSE TO REQUEST FOR QUALIFICATIONS  
**HOUSING AUTHORITY OF BAYONNE**

AS-NEEDED ARCHITECTURAL/ENGINEERING SERVICES





May 13, 2025

John T. Mahon  
Executive Director  
Bayonne Housing Authority  
549 Avenue A  
Bayonne, NJ, 07002

**RE: Response to Request for Qualifications  
As-Needed Architectural & Engineering Services**

Dear Mr. Mahon:

DMR Architects is pleased to provide this proposal to the Housing Authority of Bayonne to provide professional architectural services. Enclosed you will find information on our qualifications which we feel you will find demonstrate that the staff of DMR has the skills and expertise to successfully execute any services requested under this title.

At DMR, our success is built on the commitments we keep. It's the dedication from our team, the trust we nurture with our clients, and the challenges we meet with passion and intelligence. It's the realization that our work can have a profound impact on the communities we serve. We make these commitments to foster an atmosphere of trust, creativity and excellence. For 33 years, DMR has built this reputation by providing architecture, interior design and professional planning services for architecturally significant, aesthetically pleasing and fiscally responsible design and construction projects.

Located in Hasbrouck Heights, our staff of 45 offers a unique set of professional qualifications. In addition to the anticipated team of licensed professionals including architects, designers and planners, our team is also bolstered by professionals with backgrounds in real estate, community outreach, project finance, engineering, general contracting, land use, marketing and law, all in-house. We believe this combination of knowledge is unparalleled in our industry and is an added value we bring to our clients.

DMR has also provided professional services for Housing Authorities across the State of New Jersey, including Elizabeth, Bergen County, Weehawken, Hoboken, Garfield and East Orange. As such, we are intimately familiar with HUD procedures and policies.

Our experience specific to the Bayonne Housing Authority include numerous Physical Needs Assessments and Capital Improvement Projects from 2008-2016. We





have also completed numerous other projects for various Housing Authorities across the State, including the Ted R. Green Senior Residences, a 61,000 SF, mixed-use building which provides 52 one-bedroom and 8 two-bedroom units; and Vista Village, a 180-unit affordable housing residential building dedicated to seniors and adults with disabilities for the East Orange Housing Authority. Additionally, DMR has provided professional services to private developers for COAH residential, affordable and senior housing, such as the DeForest B. Soaries Senior Residences in Somerset. As such, we are intimately familiar with affordable housing programs and local building codes,

We look forward to the opportunity to work with the Bayonne Housing Authority, and the chance to provide architectural services that will benefit your community.

Please do not hesitate to contact me should you require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pradeep", written over a faint, larger blue outline of the signature.

Pradeep Kapoor, AIA, LEED AP BD+C  
President & CEO  
DMR Architects



HOUSING AUTHORITY OF THE CITY OF BAYONNE  
AS-NEEDED ARCHITECTURAL & ENGINEERING SERVICES

PROPOSED SERVICES/EXECUTIVE SUMMARY
STANDARD FORM 330
MANAGERIAL/FINANCIAL CAPACITY LIST OF CLIENTS
BUSINESS DOCUMENTS & CERTIFICATES
RESUMES AND LICENSURE OF KEY PERSONNEL

**SECTION 1**

**SECTION 2**

**SECTION 3**

**SECTION 4**

**SECTION 5**





HOUSING AUTHORITY OF THE CITY OF BAYONNE  
AS-NEEDED ARCHITECTURAL & ENGINEERING SERVICES

# SECTION 1

PROPOSED SERVICES/EXECUTIVE SUMMARY



## PROPOSED SERVICES / EXECUTIVE SUMMARY

### DMR ARCHITECTS, INC.

777 Terrace Avenue, Suite 607, Hasbrouck Heights, NJ 07604 (sole office location)

### CONTACT INFORMATION

DMR Architects, 777 Terrace Avenue, Suite 607, Hasbrouck Heights, NJ 07604

Key Contact: Pradeep Kapoor, AIA, LEED AP BD+C, President & CEO

201-288-2600 **P** 201-288-2662 **F** pradeepk@dmrarchitects.com **E**

### INTRODUCTION

For 33 years, DMR Architects (DMR) has built its reputation as a New Jersey architecture, interior design and professional planning firm dedicated to progressive, innovative and sustainable design and planning. DMR specializes in a diverse range of project types and services, including architecture, interior design, urban planning, landscape architecture, sustainable design and construction administration for all market sectors.

Founded in 1991 under the leadership of Lloyd A. Rosenberg, DMR has grown from a three-person operation into a 45-member team of distinguished professionals who have completed projects around the world. Lloyd continues to support firm operations as Chairman with the support of President & CEO Pradeep Kapoor, AIA and partners: Charles H. Sarlo, Esq., General Counsel and Kurt Vierheilig, AIA, LEED AP BD+C, Director of Design.

### FIRM EXPERIENCE & REPUTATION

Throughout the years, DMR has been retained by many municipalities, counties and the State of New Jersey, as well as numerous state agencies and departments. Through these contracts, DMR has designed and overseen the renovation, rehabilitation or construction of just about every type of municipal building, including but not limited to: courts, administrative offices, fire houses, DPW facilities, libraries, police stations, community and recreational centers, parks, schools and Housing Authority owned buildings.

Projects performed on behalf of public entities have ranged from small projects, such as a new roof, to very large and complex projects, such as a 340,000 square foot renovation of a former office/research building into County offices in Hudson County. In working with these public entities, DMR has gained extensive experience in providing submittals and applications to the DCA, DOT, DEP, etc. In addition, these projects have required familiarity with current N.J. Statutes governing bidding and construction projects for municipal facilities, as well as public facility standards.

Our experience specific to housing authorities throughout the State, includes East Orange, Elizabeth, Weehawken, Hoboken, Englewood, Bayonne, Woodbridge and Garfield. We are intimately familiar with the necessary HUD procedures and policies for this type of work.

DMR has the experience and resources needed to deal with simultaneous multiple procurement, contract administration, and inspection. We also have experience providing professional services to private developers for COAH residential, affordable and senior housing. This experience includes Independence Gardens in Trenton and DeForest B. Soaries Senior Residences in Somerset.



## PROPOSED SERVICES / EXECUTIVE SUMMARY

As such, we are intimately familiar with affordable housing programs and local building codes. Please find more of our experience on Standard Form 330 in Section 2.

### LICENSES, QUALIFICATIONS & AVAILABILITY OF PROFESSIONAL & SUPPORT STAFF

As a premier architectural and planning firm in the New Jersey market, DMR has assembled an experienced team of seasoned professionals. The firm includes licensed professionals in architecture, landscape architecture, interior design, cost estimating and professional planning, in addition to Leadership in Energy and Environmental Design (LEED) accredited professionals. More than half of our staff members have one or more of these certifications. License numbers for our proposed professionals specific to this solicitation are included on the resumes in Section 2.

Our project managers are supported by a team of junior architects, designers and administrative personnel, as well as the deeper DMR team, which includes professionals with backgrounds in real estate, community outreach, project finance, engineering, general contracting, land use and marketing, as well as in-house general counsel. We believe this level of expertise is unparalleled in our industry and is a value-added perspective we bring to this contract. Our current and projected workload will allow us to begin work immediately. We will be able to perform work and attend meetings required by the Bayonne Housing Authority.

### CONCLUSION

While the firm has won numerous design awards and remains active in architectural organizations to stay up-to-date on the latest knowledge within the industry, DMR's greatest strength is a proven track record of hundreds of successful projects completed throughout our history. We strive to continue this well-earned reputation into the future by dedicating ourselves to designing spaces that truly reflect the relationship between a building's use and its occupants and the form and function of their environments.





HOUSING AUTHORITY OF THE CITY OF BAYONNE  
AS-NEEDED ARCHITECTURAL & ENGINEERING SERVICES

# SECTION 2

STANDARD FORM 330

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Bayonne, NJ

2. PUBLIC NOTICE DATE

April 22, 2025

3. SOLICITATION OR PROJECT NUMBER

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Pradeep Kapoor, AIA, LEED AP BD+C

5. NAME OF FIRM

DMR Architects

6. TELEPHONE NUMBER

201-288-2600

7. FAX NUMBER

201-288-2662

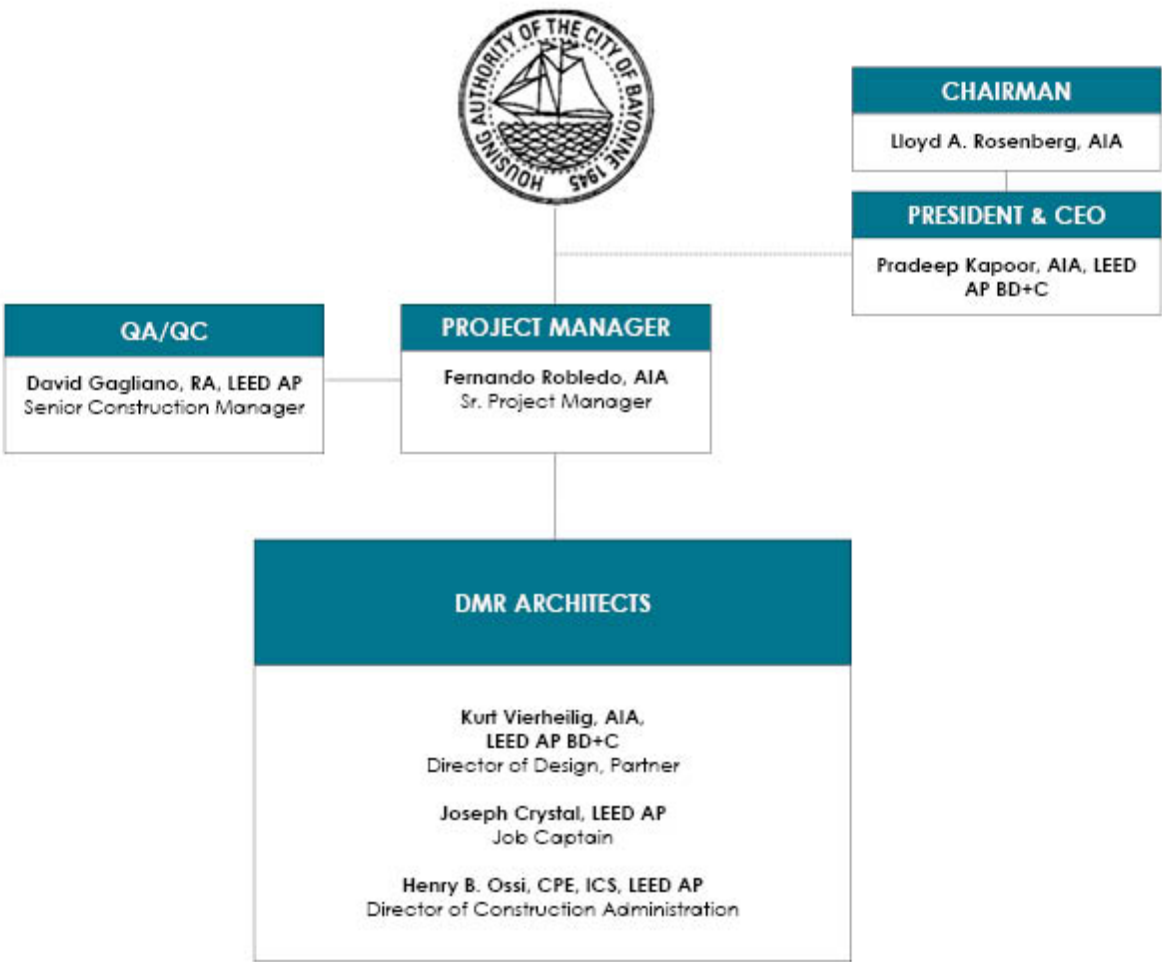
8. E-MAIL ADDRESS

pradeepk@dmrarchitects.com

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)					
	PRIME	JV	PARTNER	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
			SUBCON-TRACTOR			
a.	X			DMR Architects <input type="checkbox"/> CHECK IF BRANCH OFFICE	777 Terrace Avenue, Suite 607, Hasbrouck Heights NJ 07604	Architect
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		





**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Lloyd A. Rosenberg, AIA</b>	13. ROLE IN THIS CONTRACT <b>Chairman &amp; Founder</b>	14. YEARS EXPERIENCE	
		a. TOTAL 55+	b. WITH CURRENT FIRM 33
15. FIRM NAME AND LOCATION (City and State) DMR Architects, Inc., Hasbrouck Heights, NJ			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Architecture, University of Oklahoma Graduate Studies, Columbia University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of New Jersey, Architect	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) American Institute of Architects, New Jersey Society of Architects, Architects League of Northern New Jersey, New Jersey Association of School Business Administrators, New Jersey Association of School Business Officials, New Jersey Israel Commission, Educational Leadership Foundation of New Jersey			
19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) <b>East Orange Housing Authority – Ted R. Green Senior Residences</b> East Orange, NJ		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a new, 62,000 square foot, mixed-use building to accommodate 62 units, as well as serve as the administrative headquarters for the Authority. The design includes an 8,000 SF community room, including a restroom and a kitchen, and 56 one-bedroom and 6 two-bedroom units over the top three floors.		
(1) TITLE AND LOCATION (City and State) <b>East Orange Housing Authority – Vista Village</b> East Orange, NJ		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2017-2021	CONSTRUCTION (if applicable) 2021
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the renovations to the building at 70 South Burnet Street. The 9-story former public housing development was approved for the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, under which all residential units in the project will be subsidized through the Project-Based Section 8 program.		
(1) TITLE AND LOCATION (City and State) <b>Central Jersey Community Development Corporation – DeForest B. Soaries Senior Residences</b> Somerset, NJ		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (if applicable) 2013
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the new DeForest B. Soaries Senior Residences at Somerset as affordable housing for seniors and veterans in Somerset, N.J. The 64-unit mixed-use complex also provides 11,000 square feet of office space for the Somerset County Board of Social Services.		
(1) TITLE AND LOCATION (City and State) <b>Bayonne Housing Authority – Physical Needs Assessment,</b> Bayonne, NJ		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2008-2016	CONSTRUCTION (if applicable) 2008-2016
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR completed a Physical Needs Assessment for all nine Housing Authority buildings throughout the City. Bayonne Housing Authority operates 1,288 affordable units across numerous properties.		
(1) TITLE AND LOCATION (City and State) <b>Elizabeth Housing Authority – Addition to Mravlag Manor,</b> Elizabeth, NJ		(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2012-2014	CONSTRUCTION (if applicable) 2014
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR completed the design for an expansion to the Community Building at Mravlag Manor for the Housing Authority of the City of Elizabeth. The existing building was approximately 5,000 square feet and the approximately 1,500 square foot addition accommodates offices, bathrooms, work stations, reception and administrative areas.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Pradeep Kapoor, AIA, LEED AP BD+C</b>	13. ROLE IN THIS CONTRACT <b>President &amp; CEO</b>	14. YEARS EXPERIENCE	
		a. TOTAL 20+	b. WITH CURRENT FIRM 24
15. FIRM NAME AND LOCATION (City and State) DMR Architects, Inc., Hasbrouck Heights, NJ			
16. EDUCATION (DEGREE AND SPECIALIZATION) Board of Technical Education, Delhi, India		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of New York, Architect	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) United States Green Building Council, American Institute of Architects, Architects League of Northern New Jersey; 2019 Society of Indo American Engineers and Architects Honoree, Past Chair of United States Green Building Council, Northern New Jersey Branch LEED Accredited Professional			

**19. RELEVANT PROJECTS**

a.	(1) TITLE AND LOCATION (City and State) <b>East Orange Housing Authority – Ted R. Green Senior Residences</b> East Orange, NJ	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a new, 62,000 square foot, mixed-use building to accommodate 62 units, as well as serve as the administrative headquarters for the Authority. The design includes an 8,000 SF community room, including a restroom and a kitchen, and 56 one-bedroom and 6 two-bedroom units over the top three floors.			
b.	(1) TITLE AND LOCATION (City and State) <b>East Orange Housing Authority – Vista Village</b> East Orange, NJ	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2017-2021	CONSTRUCTION (if applicable) 2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the renovations to the building at 70 South Burnet Street. The 9-story former public housing development was approved for the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, under which all residential units in the project will be subsidized through the Project-Based Section 8 program.			
c.	(1) TITLE AND LOCATION (City and State) <b>Independence Gardens, Affordable Senior Housing</b> Trenton, NJ	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2006-2007	CONSTRUCTION (if applicable) 2007
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a new residential building in Trenton, N.J. to provide affordable housing for seniors. The five-story building offers 110 apartments and amenities including a common room, laundromat and courtyard. The building features include Energy Star rated light and low flow water fixtures, high efficiency windows and low VOC products.			

# **E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Kurt Vierheilig, AIA, LEED AP BD+C</b>	13. ROLE IN THIS CONTRACT <b>Director of Design, Partner</b>	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 25+</td> <td>b. WITH CURRENT FIRM 26</td> </tr> </table>		a. TOTAL 25+	b. WITH CURRENT FIRM 26
a. TOTAL 25+	b. WITH CURRENT FIRM 26				
15. FIRM NAME AND LOCATION (City and State) <b>DMR Architects, Inc., Hasbrouck Heights, NJ</b>					
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Architecture, New Jersey Institute of Technology		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of New Jersey, Architect			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) United States Green Building Council, American Institute of Architects, Architects League of Northern New Jersey, LEED Accredited Professional					

## **19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
<b>East Orange Housing Authority – Ted R. Green Senior Residences</b> East Orange, NJ	PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a new, 62,000 square foot, mixed-use building to accommodate 62 units, as well as serve as the administrative headquarters for the Authority. The design includes an 8,000 SF community room, including a restroom and a kitchen, and 56 one-bedroom and 6 two-bedroom units over the top three floors.		
<b>East Orange Housing Authority – Vista Village</b> East Orange, NJ	PROFESSIONAL SERVICES 2017-2021	CONSTRUCTION (if applicable) 2021
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the renovations to the building at 70 South Burnet Street. The 9-story former public housing development was approved for the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, under which all residential units in the project will be subsidized through the Project-Based Section 8 program.		
<b>Center Lofts</b> Fort Lee, NJ	PROFESSIONAL SERVICES 2019-2023	CONSTRUCTION (if applicable) N/A
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a 148,000 SF affordable housing development on the site of the Fort Lee Municipal Building. Concepts for the 11-story building also called for space for the Fort Lee Senior Center and the Fort Lee Health Department. Cancelled after 100% construction documents were completed, it was expected to offer 124 affordable one- and two-bedroom units and flexible lounge space.		
<b>The Residences at Upper Saddle River,</b> Upper Saddle River, NJ	PROFESSIONAL SERVICES 2020-2023	CONSTRUCTION (if applicable) 2023
<b>d.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. Working for the Housing Development Corporation of Bergen County, DMR designed the 76,000 SF Upper Saddle River Senior Residences, a 70-unit affordable housing development. Designed with communal spaces in mind, this building features a 1,600 SF "living room" focused around a central fireplace, an adjacent open kitchen, and a 2,000 SF patio with a gazebo.		
<b>Central Jersey Community Development Corporation – DeForest B. Soaries Senior Residences</b> Somerset, NJ	PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (if applicable) 2013
<b>e.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the new DeForest B. Soaries Senior Residences at Somerset as affordable housing for seniors and veterans in Somerset, N.J. The 64-unit mixed-use complex also provides 11,000 square feet of office space for the Somerset County Board of Social Services.		



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Fernando Robledo, AIA</b>	13. ROLE IN THIS CONTRACT <b>Project Manager</b>	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 25+</td> <td>b. WITH CURRENT FIRM 17</td> </tr> </table>		a. TOTAL 25+	b. WITH CURRENT FIRM 17
a. TOTAL 25+	b. WITH CURRENT FIRM 17				
15. FIRM NAME AND LOCATION (City and State) <b>DMR Architects, Inc., Hasbrouck Heights, NJ</b>					
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Arts – Urban Design and Architecture University of Puebla (Puebla, Mexico)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of New York, Architect			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) NJ's Builder Association – 1 <sup>st</sup> Place					

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State) <b>East Orange Housing Authority – Ted R. Green Senior Residences</b> East Orange, NJ	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2014-2023</td> <td>CONSTRUCTION (if applicable) 2023</td> </tr> </table>		PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023
PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023			
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a new, 62,000 square foot, mixed-use building to accommodate 62 units, as well as serve as the administrative headquarters for the Authority. The design includes an 8,000 SF community room, including a restroom and a kitchen, and 56 one-bedroom and 6 two-bedroom units over the top three floors.				
(1) TITLE AND LOCATION (City and State) <b>East Orange Housing Authority – Vista Village</b> East Orange, NJ	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2017-2021</td> <td>CONSTRUCTION (if applicable) 2021</td> </tr> </table>		PROFESSIONAL SERVICES 2017-2021	CONSTRUCTION (if applicable) 2021
PROFESSIONAL SERVICES 2017-2021	CONSTRUCTION (if applicable) 2021			
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the renovations to the building at 70 South Burnet Street. The 9-story former public housing development was approved for the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, under which all residential units in the project will be subsidized through the Project-Based Section 8 program.				
(1) TITLE AND LOCATION (City and State) <b>Center Lofts</b> Fort Lee, NJ	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2019-2023</td> <td>CONSTRUCTION (if applicable) N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2019-2023	CONSTRUCTION (if applicable) N/A
PROFESSIONAL SERVICES 2019-2023	CONSTRUCTION (if applicable) N/A			
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed a 148,000 SF affordable housing development on the site of the Fort Lee Municipal Building. Concepts for the 11-story building also called for space for the Fort Lee Senior Center and the Fort Lee Health Department. Cancelled after 100% construction documents were completed, it was expected to offer 124 affordable one- and two-bedroom units and flexible lounge space.				
(1) TITLE AND LOCATION (City and State) <b>Central Jersey Community Development Corporation – DeForest B. Soaries Senior Residences</b> Somerset, NJ	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2012-2013</td> <td>CONSTRUCTION (if applicable) 2013</td> </tr> </table>		PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (if applicable) 2013
PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (if applicable) 2013			
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the new DeForest B. Soaries Senior Residences at Somerset as affordable housing for seniors and veterans in Somerset, N.J. The 64-unit mixed-use complex also provides 11,000 square feet of office space for the Somerset County Board of Social Services.				
(1) TITLE AND LOCATION (City and State) <b>Hudson County Plaza</b> Jersey City, NJ	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2008-2009</td> <td>CONSTRUCTION (if applicable) 2009</td> </tr> </table>		PROFESSIONAL SERVICES 2008-2009	CONSTRUCTION (if applicable) 2009
PROFESSIONAL SERVICES 2008-2009	CONSTRUCTION (if applicable) 2009			
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR completed a feasibility study, followed by the conversion of a 340,000 square foot existing building into a county facility for the Hudson County Improvement Authority. The construction cost of the gut-renovation project totaled \$46 million. Fernando provided support on the project as Project Manager.				

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>Joseph Crystal, LEEP AP</b>	13. ROLE IN THIS CONTRACT <b>Job Captain</b>	14. YEARS EXPERIENCE	
		a. TOTAL 20+	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) DMR Architects, Inc., Hasbrouck Heights, NJ			
16. EDUCATION (DEGREE AND SPECIALIZATION) Architectural Studies, New Jersey Institute of Technology		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) USGBC, LEED Accredited Professional, American Institute of Architects – Associate Member			

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	<b>The Residences at Upper Saddle River,</b> Upper Saddle River, NJ	2020-2023	2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Working for the Housing Development Corporation of Bergen County, DMR designed the 76,000 SF Upper Saddle River Senior Residences, a 70-unit affordable housing development. Designed with communal spaces in mind, this building features a 1,600 SF "living room" focused around a central fireplace, an adjacent open kitchen, and a 2,000 SF patio with a gazebo.		
b.	<b>County-Wide Building Assessments,</b> Hudson County, NJ	2020-Present	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE DMR was retained by the County of Hudson to provide county-wide building assessments and a report of findings of the building structures. This assessment includes life safety, ADA and code compliance; capital improvement assessments including architectural and all engineering; testing of panels by a licensed electrician; and limited structural assessment.		
c.	<b>Montgomery Municipal Center,</b> Montgomery, NJ	2018-Present	Expected 2022
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The Somerset County Improvement Authority retained DMR to design the new Montgomery Municipal Center, the township's new home for municipal offices, police department, library and council chambers.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

(Complete one Section E for each key person.)

12. NAME <b>David Gagliano, RA, LEED AP</b>	13. ROLE IN THIS CONTRACT <b>QA/QC Manager</b>	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 20+</td> <td>b. WITH CURRENT FIRM 7</td> </tr> </table>		a. TOTAL 20+	b. WITH CURRENT FIRM 7
a. TOTAL 20+	b. WITH CURRENT FIRM 7				
15. FIRM NAME AND LOCATION (City and State) <b>DMR Architects, Inc., Hasbrouck Heights, NJ</b>					
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Architecture, Virginia Tech Master of Science, Construction Management, Virginia Tech		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of New York, Architect			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) LEED Accredited Professional					

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION (City and State) <b>City of Garfield – New Garfield Police Headquarters</b> Garfield, NJ	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016-2020	CONSTRUCTION (if applicable) 2020
<b>a.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. DMR designed the new, \$7.6 million Garfield Police Headquarters in Garfield, NJ. The 20,000 SF facility replaced an outdated and inadequate facility that was built in the 1960s. The design of the new building, almost triple the size of the previous facility, incorporated security mandates outlined by the New Jersey Department of Corrections, while balancing aesthetic concerns that allow the facility to maintain a warm community presence.		
(1) TITLE AND LOCATION (City and State) <b>City of Hackensack – Mellone-Mariniello (M&amp;M) Recreation Center</b> Hackensack, NJ	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016-2019	CONSTRUCTION (if applicable) 2019
<b>b.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. The Mellone – Mariniello (M&M) Recreation Center, while having a nostalgic and long history of supporting recreation programs for youth, was aging and in-need of an upgrade to properly support recreation and community programs, and have flexibility to continue to support changing needs over time. The 22,000 SF building now includes an expanded 400-seat court, with flexibility for basketball, volleyball, baseball hitting cages and indoor soccer, which can be easily transformed to accommodate multiple games at one time. Also included is a new lobby, a new snack bar, three multipurpose rooms and a senior center, which is served by the same building amenities and components as the recreation center.		
(1) TITLE AND LOCATION (City and State) <b>County of Monmouth – Courthouse Renovations</b> Freehold, NJ	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022-2023	CONSTRUCTION (if applicable) 2023
<b>c.</b> (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm. The County of Monmouth retained DMR to complete a 3,400 SF addition to the Monmouth County Courthouse to add a security vestibule to offer adequate safety and protection to those who work inside the building and the hundreds who visit daily. The addition serves as the only entry for all employees and visitors to the building. The design includes easy sightlines, an intuitive and efficient queuing system, ample space for modern equipment including metal detectors, x-ray machines, video monitoring systems and controlled access. The design blends into the existing architecture and character of the building, which was originally built in 1954 and is an important part of the county's history.		



## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Henry Ossi, CPE, ICS, LEED AP</b>	13. ROLE IN THIS CONTRACT <b>Director of Construction Administration</b>	14. YEARS EXPERIENCE <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">a. TOTAL 30+</td> <td style="width: 50%; border: none;">b. WITH CURRENT FIRM 21</td> </tr> </table>		a. TOTAL 30+	b. WITH CURRENT FIRM 21
a. TOTAL 30+	b. WITH CURRENT FIRM 21				
15. FIRM NAME AND LOCATION (City and State) DMR Architects, Inc., Hasbrouck Heights, NJ					
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Fairleigh Dickinson University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) State of New Jersey, Building Inspector			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Certification for School Board Administrators, Certified Professional Estimator, LEED Accredited Professional					

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>East Orange Housing Authority – Ted R. Green Senior Residences</b> East Orange, NJ	PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm.</span> DMR designed a new, 62,000 square foot, mixed-use building to accommodate 62 units, as well as serve as the administrative headquarters for the Authority. The design includes an 8,000 SF community room, including a restroom and a kitchen, and 56 one-bedroom and 6 two-bedroom units over the top three floors.		
b.	<b>The Residences at Upper Saddle River,</b> Upper Saddle River, NJ	PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm.</span> Working for the Housing Development Corporation of Bergen County, DMR designed the 76,000 SF Upper Saddle River Senior Residences, a 70-unit affordable housing development. Designed with communal spaces in mind, this building features a 1,600 SF "living room" focused around a central fireplace, an adjacent open kitchen, and a 2,000 SF patio with a gazebo.		
c.	<b>Central Jersey Community Development Corporation – DeForest B. Soaries Senior Residences</b> Somerset, NJ	PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (if applicable) 2013
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm.</span> DMR designed the new DeForest B. Soaries Senior Residences at Somerset as affordable housing for seniors and veterans in Somerset, N.J. The 64-unit mixed-use complex also provides 11,000 square feet of office space for the Somerset County Board of Social Services. Henry provided construction administration support on the project.		
d.	<b>Elizabeth Housing Authority – Addition to Mravlag Manor,</b> Elizabeth, NJ	PROFESSIONAL SERVICES 2012-2014	CONSTRUCTION (if applicable) 2014
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm.</span> DMR completed the design for an expansion to the Community Building at Mravlag Manor for the Housing Authority of the City of Elizabeth. The existing building was approximately 5,000 square feet and the approximately 1,500 square foot addition accommodates offices, bathrooms, work stations, reception and administrative areas. Henry provided construction administration support on the project.		
e.	<b>Weehawken Housing Authority – Capital Improvement Projects,</b> Weehawken, NJ	PROFESSIONAL SERVICES 2010-2011	CONSTRUCTION (if applicable) 2011
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <span style="float: right;"><input checked="" type="checkbox"/> Check if project performed with current firm.</span> DMR completed numerous projects for the Weehawken Housing Authority, including (1) the site that included hardscape, softscape, and landscape upgrades; (2) a full roof replacement/ roof tear off (10,000 square feet) and new metalwork and safety railings; and (3) a replacement and upgrade of emergency call system in 99 units. Scope also included main/card reader replacement. Henry provided construction administration support on the project.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>1</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>Bayonne Housing Authority – Physical Needs Assessment &amp; Capital Improvement Projects,</b> Bayonne, NJ	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2008-2016	CONSTRUCTION (if applicable) 2008-2016

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Bayonne Housing Authority	b. POINT OF CONTACT NAME John T. Mahon, Executive Director	c. POINT OF CONTACT TELEPHONE NUMBER (201) 339-8700



24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT  
*(Include scope, size, and cost)*

Working for the Bayonne Housing Authority, DMR completed a Physical Needs Assessment for all nine Housing Authority buildings throughout the City. Bayonne Housing Authority operates 1,288 affordable units across its public housing portfolio.



Under separate contracts, DMR was also retained to provide professional services for:

- A feasibility study for the upgrade and conversion of Pamrapo Gardens Annex to comply with the latest ADA Standards.
- The replacement of four existing roof systems.




25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>2</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>East Orange Housing Authority – Ted R. Green Senior Residences</b> East Orange, NJ	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014-2023	CONSTRUCTION (if applicable) 2023

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER East Orange Housing Authority	b. POINT OF CONTACT NAME Wilbert O. Gill, Executive Director	c. POINT OF CONTACT TELEPHONE NUMBER (973) 766-8896

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>  <p>The East Orange Housing Authority, which already owned and operated nearly 250 residential units in one of New Jersey's most populated areas, required additional space to provide affordable housing to residents, as well as renovated office space for the Authority's staff. After acquiring two properties adjacent to their existing office building, they retained DMR to complete a feasibility study to determine design options regarding additions, renovations or new construction on the land they owned.</p> <p>DMR first completed the feasibility study, which determined new construction was the most feasible and efficient solution. DMR then continued with the programming and design of the new, 62,000 SF, mixed-use building, which also accommodates offices for the East Orange Housing Authority, building manager and East Orange Art Council. The design includes an 8,000 SF community room, including a restroom and kitchen and 56 one-bedroom and six two-bedroom units over the top three floors.</p> <p>Each floor includes a common utility for use by residences, including internet room/library, laundry room and community lounge. The building design also includes passive outdoor space for use by the residents.</p>		
--	--	--

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>3</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>East Orange Housing Authority – Vista Village</b> East Orange, NJ	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2021	CONSTRUCTION (if applicable) 2021

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER East Orange Housing Authority	b. POINT OF CONTACT NAME Wilbert O. Gill, Executive Director	c. POINT OF CONTACT TELEPHONE NUMBER (973) 766-8896

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Developed by Genesis Companies in partnership with the East Orange Housing Authority, Vista Village is a 180-unit, 100 percent affordable residential building dedicated to seniors and adults with disabilities.

DMR designed the renovations to the building at 70 South Burnet Street. The 9-story former public housing development was approved for the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program, under which all residential units in the project will be subsidized through the Project-Based Section 8 program. The

government- funded program provides rental housing to low-income households in privately-owned and managed rental units. Renovations to the building encompassed system updates, kitchen and bathroom renovations, new windows and flooring, among other capital improvements.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <div>4</div>
21. TITLE AND LOCATION <i>(City and State)</i> <b>Housing Development Corporation of Bergen County – Center Lofts</b> Fort Lee, NJ	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019-2023	CONSTRUCTION (if applicable) N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER <b>Housing Development Corporation of Bergen County</b>	b. POINT OF CONTACT NAME Available upon request	c. POINT OF CONTACT TELEPHONE NUMBER



**BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT** *(Include scope, size, and cost)*  
 Working for the Housing Development Corporation of Bergen County, DMR designed a 148,000 SF affordable housing development on the site of the Fort Lee Municipal Building. Concepts for the 11-story building also called for space for the Fort Lee Senior Center and the Fort Lee Health Department.



to support the more than 300 meals a day served to seniors.

As the building was situated on the site of the Fort Lee Municipal Building, the exterior design complemented the existing building design, with a similar facade and expressive columns.

The design centered around a two-story lobby, clearly separating the primary functions as a residential building and senior center. Inspired by biophilic design, which seeks to connect building design to nature, the lobby is intended to feel more like a living room. The building was situated so that the lobby is southern-facing to maximize natural light, with a centrally-located fire feature, and adjacent to an outdoor courtyard space, seen through a window wall. In total, the facility, which reached 100% construction documents completion prior to cancellation, was expected to offer 124 affordable one- and two-bedroom units and flexible lounge space. The senior center included an exercise room, art room, classrooms and a food service area equipped

## 25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME DMR Architects	(2) FIRM LOCATION ( <i>City and State</i> ) Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural
----	---------------------------------	--	---------------------------------



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <div>5</div>				
21. TITLE AND LOCATION <i>(City and State)</i> <b>Housing Development Corporation of Bergen County – The Residences at Upper Saddle River</b> Upper Saddle River, NJ		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2020-2023</td> <td>CONSTRUCTION (if applicable) 2023</td> </tr> </table>		PROFESSIONAL SERVICES 2020-2023	CONSTRUCTION (if applicable) 2023	
PROFESSIONAL SERVICES 2020-2023	CONSTRUCTION (if applicable) 2023					
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER Housing Development Corporation of Bergen County		b. POINT OF CONTACT NAME John Biale, Director of Development				
		c. POINT OF CONTACT TELEPHONE NUMBER (201) 336-7600				
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>						
<div>   </div> <div> <p>Working for the Housing Development Corporation of Bergen County, DMR designed the 76,000 SF Upper Saddle River Senior Residences, a 70-unit, affordable housing development.</p> <p>The building was designed with communal resident spaces in mind, with the program prioritizing spaces for residents to interact with each other. These include a 1,600 SF “living room,” focused around a central fireplace that opens to a covered porch; an adjacent open kitchen with a large island for gathering or organized programming, such as cooking demonstration classes; and a 2,000 SF patio with a gazebo.</p> <p>Other spaces designed within the building for residents include a library/reading room, fitness room, and a game room. The central common space is also equipped with operable partition wall that allows for the flexible programming.</p> <p>Nestled on the edge of an 8 acre parcel, the building is situated to take advantage of the undisturbed mature growth wetlands behind.</p> </div>						
25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT						
<table border="1"> <tr> <td>           a. (1) FIRM NAME            DMR Architects         </td> <td>           (2) FIRM LOCATION <i>(City and State)</i>            Hasbrouck Heights, NJ         </td> <td>           (3) ROLE            Prime/Architectural         </td> </tr> </table>				a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural
a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural				

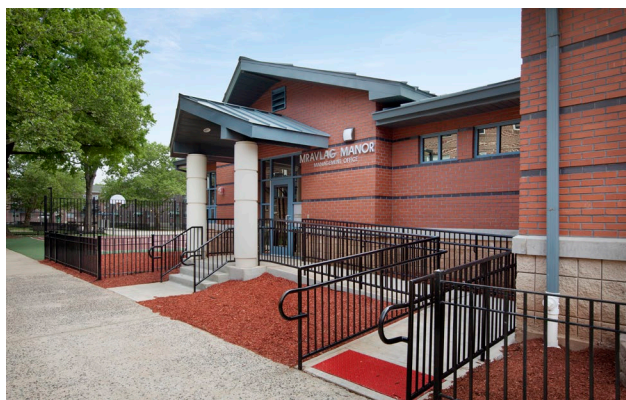
<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>6</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>Elizabeth Housing Authority – Addition to Mravlag Manor</b> Elizabeth, NJ	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2012-2014	CONSTRUCTION (if applicable) 2014

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Elizabeth Housing Authority	b. POINT OF CONTACT NAME Michael Medeiros, QPA, Purchasing Agent	c. POINT OF CONTACT TELEPHONE NUMBER (908) 965-2400
---	--	--

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*



DMR completed the design for an expansion to the Community Building at Mravlag Manor for the Housing Authority of the City of Elizabeth.

The existing building was approximately 5,000 square feet and the approximately 1,500 square foot addition accommodates offices, bathrooms, work stations, reception and administrative areas.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural
------------------------------------	--	---------------------------------



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>7</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>Weehawken Housing Authority – Capital Improvement Projects,</b> Weehawken, NJ	22. YEAR COMPLETED PROFESSIONAL SERVICES 2010-2011	CONSTRUCTION (if applicable) 2011
---	--	--------------------------------------

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Weehawken Housing Authority	b. POINT OF CONTACT NAME Bob DiVincent, Executive Director	c. POINT OF CONTACT TELEPHONE NUMBER (201) 868-6100

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DMR has provided professional services for numerous projects at 525 Gregory Avenue, the office building and only multi-family housing facility operated by the Weehawken Housing Authority. Under multiple contracts, these projects have included:

- The survey and a report of the conditions of certain components of the interiors of the living units.
- Hardscape and landscape improvements to the site, including upgrades to the parking lot, plantings, sidewalks, plaza, entry wall, signage and lighting.
- A full roof replacement (10,000 square feet), including a full tear off and replacement of metalwork and safety railings.
- Replacement and upgrade of emergency call system in 99 units and the main card reader.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>	20. EXAMPLE PROJECT KEY NUMBER <b>8</b>
---	--

21. TITLE AND LOCATION <i>(City and State)</i> <b>DeForest B. Soaries Residences at Somerset – Affordable Senior/Veteran Housing,</b> Somerset, NJ	22. YEAR COMPLETED PROFESSIONAL SERVICES 2012-2013	CONSTRUCTION (if applicable) 2013
--	--	--------------------------------------

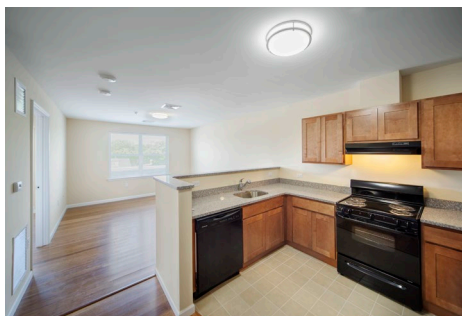
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Genesis Companies	b. POINT OF CONTACT NAME Karim Hutson, Managing Member	c. POINT OF CONTACT TELEPHONE NUMBER (212) 433-1336

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

DMR designed the new DeForest B. Soaries Senior Residences at Somerset as affordable housing for seniors and veterans in Somerset, N.J.

The 64-unit mixed-use complex also provides 11,000 square feet of office space for the Somerset County Board of Social Services. Soaries Residences is located on a 2.3 acre site at the entrance of the Hamilton Business District at 630 Franklin Blvd.

The building includes a resident community room, lobby, laundry facilities and passive outdoor plaza area, including a community garden, in addition to residential units ranging from 650 square feet to 1,050 square feet.



The project was developed by Genesis Companies in partnership with Central Jersey Community Development Corporation.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ
		(3) ROLE Prime/Architectural

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>9</b>		
21. TITLE AND LOCATION <i>(City and State)</i> <b>Woodbridge Housing Authority – Unit Upgrades,</b> Woodbridge, NJ		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2010-2012</td> <td>CONSTRUCTION (if applicable) 2012</td> </tr> </table>	PROFESSIONAL SERVICES 2010-2012	CONSTRUCTION (if applicable) 2012
PROFESSIONAL SERVICES 2010-2012	CONSTRUCTION (if applicable) 2012			

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Woodbridge Housing Authority	b. POINT OF CONTACT NAME Available Upon Request	c. POINT OF CONTACT TELEPHONE NUMBER (732) 634-4500
--	--	--

**24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT**  
*(Include scope, size, and cost)*

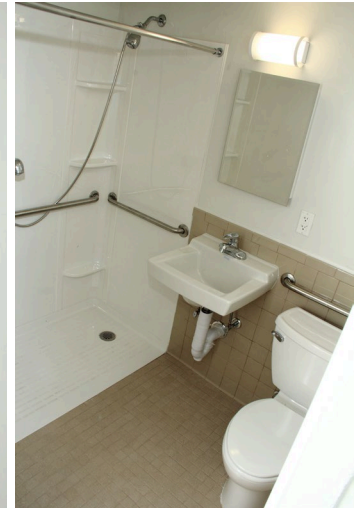
The Woodbridge Housing Authority is composed of 150 units of family public housing, 415 units of senior citizen public housing and 405 units of Section 8 housing.

DMR was retained by the Authority to review the conditions of 220 of the senior housing units located in the Greiner, Cooper and Olsen Towers buildings. In coordination with the Authority and their budget, DMR helped the Authority select the 110 units which most needed to be upgraded.

DMR designed the upgrades to the senior housing units, considering universal design changes that should be incorporated so that minimal changes would need to be made in the future as residents age.

The upgrades included changing the kitchen cabinets, replacing bath fixtures, converting tubs to roll-in showers and replacing outdated hardware with new, more accessible types. Flooring and window upgrades were also upgraded.

DMR also provided enhanced construction administration services which allowed the Township of Woodbridge to act as the general contractor for the project.



**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural
----	---------------------------------	--	---------------------------------



<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER <b>10</b>	
21. TITLE AND LOCATION <i>(City and State)</i> <b>Independence Gardens, Affordable Senior Housing</b> Trenton, NJ		22. YEAR COMPLETED PROFESSIONAL SERVICES 2006-2007 CONSTRUCTION (if applicable) 2007	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER TPH, LLC	b. POINT OF CONTACT NAME N/A	c. POINT OF CONTACT TELEPHONE NUMBER N/A	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>			



DMR designed a new residential building in Trenton, N.J. to provide affordable housing for seniors. The five-story building offers 110 apartments and amenities including a common room, laundromat and courtyard. The building features include Energy Star rated light and low flow water fixtures, high efficiency windows and low VOC products.

Independence Gardens received the 2007 New Jersey Governor's Conference on Housing and Community Development's Community Revitalization award.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME DMR Architects	(2) FIRM LOCATION <i>(City and State)</i> Hasbrouck Heights, NJ	(3) ROLE Prime/Architectural



**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Lloyd A. Rosenberg, AIA	Chairman & Founder	X	X	X	X	X	X	X	X	X	X
Pradeep Kapoor, AIA, LEED AP BD+C	President & CEO		X	X							
Kurt Vierheilig, AIA, LEED AP BD+C	Director of Design		X	X	X	X			X		
Fernando Robledo, AIA	Project Manager		X	X							
Joseph Crystal, LEED AP	Project Manager					X			X		
David Gagliano, RA, LEED	QA/QC Manager										
Henry B. Ossi, CPE, ICS, LEED AP	Director of Construction Administration	X	X	X	X	X	X	X	X	X	

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	<b>Bayonne Housing Authority – Physical Needs Assessment &amp; Capital Improvement Projects,</b> Bayonne, NJ	6	<b>Elizabeth Housing Authority – Addition to Mravlag Manor</b> Elizabeth, NJ
2	<b>East Orange Housing Authority – Ted R. Green Senior Residences,</b> East Orange, NJ	7	<b>Weehawken Housing Authority – Capital Improvement Projects,</b> Weehawken, NJ
3	<b>East Orange Housing Authority – Vista Village,</b> East Orange, NJ	8	<b>DeForest B. Soaries Residences at Somerset – Affordable Senior/Veteran Housing,</b> Somerset, NJ
4	<b>Housing Development Corporation of Bergen County – Center Lofts</b> Fort Lee, NJ	9	<b>Woodbridge Housing Authority – Unit Upgrades,</b> Woodbridge, NJ
5	<b>Housing Development Corporation of Bergen County – The Residences at Upper Saddle River</b> Upper Saddle River, NJ	10	<b>Independence Gardens, Affordable Senior Housing</b> Trenton, NJ

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### HOUSING AUTHORITY PROJECTS VARIOUS LOCATIONS



MRVLAV MANOR, ELIZABETH HOUSING AUTHORITY

#### ELIZABETH HOUSING AUTHORITY, MRVLAV MANOR ELIZABETH, NJ

DMR completed an expansion to the Community Building at Mravlag Manor, adding 1,500 SF to the existing 5,000 SF building. The addition added offices, bathrooms, work stations and administrative areas.

#### BAYONNE HOUSING AUTHORITY BAYONNE, NJ

DMR completed a Physical Needs Assessment for all nine Housing Authority buildings. The project required examining hundreds of interior and exterior areas for deficiencies and health and safety concerns. Under a separate contract, DMR completed four roof replacements.

#### HOBOKEN HOUSING AUTHORITY HOBOKEN, NJ

DMR completed a 6,000 SF roof replacement at Andrew Jackson Gardens.

#### ENGLEWOOD HOUSING AUTHORITY ENGLEWOOD, NJ

DMR upgraded the emergency generator and kitchens in 100 units. Also part of the scope was exterior security upgrades, including lighting and parking lot paving.

#### WEEHAWKEN HOUSING AUTHORITY WEEHAWKEN, NJ

DMR completed numerous projects at 525 Gregory Avenue, the office building and only multi-family housing facility in Weehawken. Under multiple contracts, DMR completed: a survey and report of the conditions of the interiors of living units; hardscape and landscape improvements, including upgrades to the parking lot, plantings, sidewalks, plaza, entry wall, signage and lighting; a full roof replacement (10,000 SF); and a replacement of the emergency call system in 99 units.

#### WOODBIDGE HOUSING AUTHORITY WOODBIDGE, NJ

DMR upgraded 10 senior housing units by changing the kitchen cabinets, replacing bath fixtures, converting tubs to roll-in showers and replacing outdated hardware with more accessible types. Flooring and window upgrades were also upgraded.

#### VISTA VILLAGE, EAST ORANGE HOUSING AUTHORITY (RAD-FUNDED) EAST ORANGE, NJ

Developed by Genesis Companies in partnership with the East Orange Housing Authority, Vista Village is a 180-unit affordable residential building dedicated to seniors and adults with disabilities. DMR designed renovations to the 9-story building encompassing system updates, kitchen and bathroom renovations, new windows and flooring and other capital improvements.

## I. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

31. SIGNATURE

32. DATE

May 13, 2025

33. NAME AND TITLE

Pradeep Kapoor, AIA, LEED AP BD+C, President & CEO

**ARCHITECT-ENGINEER QUALIFICATIONS**

1. SOLICITATION NUMBER (If any)

**PART II - GENERAL QUALIFICATIONS**

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME DMR Architects, Inc.			3. YEAR ESTABLISHED 1991	4. UNIQUE ENTITY IDENTIFIER 0100490485
2b. STREET 777 Terrace Avenue, Suite 607			5. OWNERSHIP	
2c. CITY Hasbrouck Heights	2d. STATE NJ	2e. ZIP CODE 07604	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Pradeep Kapoor, AIA, LEED AP BD+C, President & CEO			b. SMALL BUSINESS STATUS NJ-SBE	
6b. TELEPHONE NUMBER 201-288-2600			7. NAME OF FIRM (If Block 2a is a Branch Office)	
6c. EMAIL ADDRESS pradeepk@dmrarchitects.com				

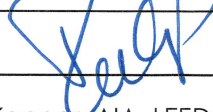
8a. FORMER FIRM NAME(S) (If any) N/A	8b. YEAR ESTABLISHED N/A	8c. UNIQUE ENTITY IDENTIFIER N/A
---	-----------------------------	-------------------------------------

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	7	N/A	A11	Auditoriums & Theaters	3
06	Architect	9	N/A	C05	Child Care/Development Centers	3
08	CADD Technician	14	N/A	C08	Codes, Standards, Ordinances	5
16	Construction Manager	5	N/A	C10	Commercial Building (low-rise)	6
37	Interior Designer	2	N/A	C11	Community Facilities	6
47	Planner – Urban/Regional	2	N/A	C13	Computer Facilities; Computer	3
48	Project Manager	4	N/A	C15	Construction Management	7
				EO2	Educational Facilities; Classrooms	8
				F02	Field Houses; Gyms; Stadiums	4
				G01	Garages; Vehicle Maintenance	3
				H09	Hospital & Medical Facilities	5
				H11	Housing	8
				I05	Interior Design; Space Planning	6
				J01	Judicial and Courtroom Facilities	6
				L05	Lighting	3
				OO1	Office Buildings; Industrial Parks	6
				P05	Planning	6
				P13	Public Safety Facilities	5
				Total		93
	Other Employees					
Total		43				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	N/A	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	8	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

**12. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE May 13, 2025
c. NAME AND TITLE Pradeep Kapoor, AIA, LEED AP BD+C, President & CEO	



HOUSING AUTHORITY OF THE CITY OF BAYONNE  
AS-NEEDED ARCHITECTURAL & ENGINEERING SERVICES

## SECTION 3

MANAGERIAL/FINANCIAL CAPACITY  
LIST OF CLIENTS



## MANAGERIAL/FINANCIAL CAPACITY

### FINANCIAL CAPACITY

DMR's finances remain steady and strong. With years of experience in the New Jersey construction industry, DMR understands that all successful projects commence with a clear understanding of the owner's goals and objectives. These goals and objectives are not only fulfilled by our depth of staff, but are also reflected in a comprehensive budget, effective use of cost estimating tools, and a productive use of DMR's financial resources.

The firm has sufficient, stable financial resources and is prepared to meet all contractual requirements of Bayonne Housing Authority.

### MANAGERIAL CAPACITY

With a staff of 45, DMR is a strong team of seasoned and eager professionals, with the capacity, infrastructure, resources and financial support necessary to meet the challenges of modern design and construction. DMR prides itself on having a firm big enough to complete many projects on schedule, yet small enough that each project has partner-level attention. Our staff has access to the latest equipment and technology which ensures our staff can provide the highest quality services to the Bayonne Housing Authority.

Experienced and talented designers are dedicated to each project we undertake, providing a seamless team to address our client's architectural needs. DMR has developed a comprehensive, streamlined approach to project management, schedule control and cost control. Our project manager is the single point of contact for the client and is responsible for day-to-day communication, management of internal and external team members, and management of budget and schedule. Our project managers are directly supported by our production staff, most significantly by the project architect or job captain, as well as a partner-in-charge. With an extensive staff in-house, including cost estimating, a dedicated QA/QC manager and a depth of staff we consider unparalleled in our industry, DMR has the manpower and flexibility to adapt to the unique needs of our projects. With 30+ years of experience in New Jersey, our team has also developed relationships with contractors, code officials and approval agencies, allowing us to anticipate milestone dates and review periods.



## LIST OF CLIENTS

### LIST OF CLIENTS

DMR Architects has served the public sector for our entire history, serving all levels of government throughout the state. With a distinguished reputation in this arena, DMR has provided professional services for nearly any project a public client may require, ranging from large, complex new construction to small capital improvement projects.

DMR is currently under contract with public and private entities for a total of more than 100 projects of various sizes and scopes, including numerous projects in the public sector. In addition, our robust portfolio of completed projects in this sector totals hundreds of successful projects.

Attached is a representative list of DMR's past and present municipal clients, with points of contact, telephone numbers or email addresses and a brief description of scope of services and dates of service.



Client	Contact Person	Contact Info	Scope	Dates
Bayonne Board of Education	John Niesz Superintendent	201-858-5800	Architectural Services	2009-present
Bergen County Housing Authority	John Biale, Director of Development	201-336-7600	Architectural Services	2018-present
Carteret	Daniel Reiman, Mayor	732-541-3801	Architectural Services	2018-present
Closter	James B Winters, CPM Borough Administrator, Emergency Management Coordinator	201-784-0600	Architectural Services	2022-present
East Brunswick	Keith Kipp Director of Planning & Engineering	732-390-6870	Architectural Services	2017-present
East Orange Housing Authority	Wilbert O. Gill, Executive Director	973-766-8896	Architectural Services	2012-2020
Hunterdon County	Raymond Rule, Purchasing Division Head	tel:9087881116	Architectural Services	2023-present
Jersey City Municipal Utilities Authority	Jose Cunha, Executive Director	201-432-1150	Architectural Services	2023-present
Middletown	Anthony P. Mercantante, P.P. AICP Township Administrator	732-615-3237	Architectural Services	2018-present
Ridgefield	Hugo Jimenez, Mayor	201-943-5215	Architectural Services	2011-2022
Somerset County / Somerset County Improvement Authority	Matthew D. Loper, P.E. County Engineer	908-231-7024	Architectural Services	2017-present
Hackensack Board of Education	Lydia Singh School Business Administrator/Board Secretary	201-646-0290	Architectural Services	2012-2013; 2019-present
Carteret Board of Education	Rosa Diaz Superintendent	732-541-8960 x6001	Architectural Services	2018-present
Edison Board of Education	Edward Aldarelli Superintendent	732-452-4900	Architectural Services	2021-present
New Brunswick Board of Education	Frank LoDolce Director of Facility Design & Construction	732-745-5300 x5389	Architectural Services	2010-present



HOUSING AUTHORITY OF THE CITY OF BAYONNE  
AS-NEEDED ARCHITECTURAL & ENGINEERING SERVICES

# SECTION 4

BUSINESS DOCUMENTS & CERTIFICATES

### 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:

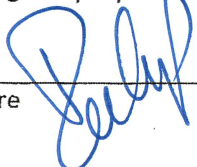
X=ITEM INCLUDED	SUBMITTAL ITEMS (Three copies of each proposal, including one with original signatures)
<input checked="" type="checkbox"/>	Form of Proposal (Attachment A)
<input checked="" type="checkbox"/>	Form HUD-5369-C
<input checked="" type="checkbox"/>	Profile of Firm Form (Attachment C)
<input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

#### SECTION 3 STATEMENT

Are you claiming a Section 3 business preference? YES ☐ or NO ☒. 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	May 13, 2025 Date	Pradeep Kapoor, AIA, LEED AP BD+C, President & CEO Printed Name	DMR Architects Company
--	----------------------	--	---------------------------

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

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

- (1) Prime X Sub-contractor \_\_\_\_\_ (This form must be completed by and for each).
- (2) Name of Firm: DMR Architects Telephone: 201-288-2600 Fax: 201-288-2662
- (3) Street Address, City, State, Zip: 777 Terrace Avenue, Suite 607, Hasbrouck Heights, NJ 07604
- (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).  
 Please refer to Section 1 for our Firm Biography.
- (5) Identify Principals/Partners in Firm (submit under Tab No. 5 a brief professional resume for each):

NAME	TITLE	% OF OWNERSHIP
Lloyd Rosenberg	Chairman	28.58%
Pradeep Kapoor	President & CEO	21.42%
Kurt Vierheilig	Officer	28.58%
Charles Sarlo	Corporate Secretary & Treasurer	21.42%

- (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
Fernando Robledo, AIA	Senior Project Manager
Joseph Crystal, LEED AP	Job Captain
Joelle Nasr	Interior Designer
David Gagliano, RA, LEED AP	Senior Construction Manager

Henry B. Ossi, CPE, LEED AP, ICS

Director of Construction Administration

Please refer to Section 5 for the resumes of the above professionals.

Signature

Pradeep Kapoor, AIA, LEED AP BD+C  
 Print Name

## 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) 75 %	<input type="checkbox"/> Public-Held Corporation 0 %	<input type="checkbox"/> Government Agency 0 %	<input type="checkbox"/> Non-Profit Organization 0 %
--	--	--	--

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:

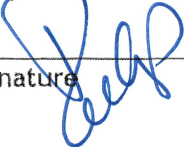
<input type="checkbox"/> Resident-Owned*	<input type="checkbox"/> African American	<input type="checkbox"/> **Native American	<input type="checkbox"/> Hispanic American	<input type="checkbox"/> Asian/Pacific American	<input type="checkbox"/> Hasidic Jew	<input type="checkbox"/> Asian/Indian American
0 %	0 %	0 %	0 %	0 %	0 %	0 %

<input type="checkbox"/> Woman-Owned (MBE)	<input type="checkbox"/> Woman-Owned (Caucasian)	<input type="checkbox"/> Disabled Veteran	<input type="checkbox"/> Other (Specify):
0 %	0 %	0 %	0 %

WMBE Certification Number: \_\_\_\_\_

Certified by (Agency): \_\_\_\_\_

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

	May 13, 2025	AP BD+C, President & CEO	DMR Architects
Signature	Date	Printed Name	Company



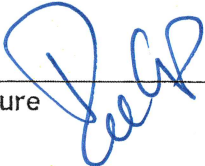
**PROFILE OF FIRM FORM  
(Attachment C)**

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

- (8) Federal Tax ID No.: 22-3119428
- (9) [APPROPRIATE JURISDICTION] Business License No.: 0079760
- (10) State of NJ License Type and No.: 21AC00120100 Please find individual licenses in Section 5.
- (11) Worker's Compensation Insurance Carrier: National Fire Insurance Co of Hartford  
Policy No.: 20478 Expiration Date: 9/20/2025
- (12) General Liability Insurance Carrier: Continental Casualty Company  
Policy No. 20443 Expiration Date: 9/20/2025
- (13) Professional Liability Insurance Carrier: Arch Insurance Company  
Policy No. 11150 Expiration Date: 1/29/2026
- (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 New Jersey, or any local government agency within or without the State of New Jersey? 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.

	May 13, 2025	Pradeep Kapoor, AIA, LEED AP BD+C, President & CEO	DMR Architects
Signature	Date	Printed Name	Company

01/22/24

Taxpayer Identification# 223-119-428/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

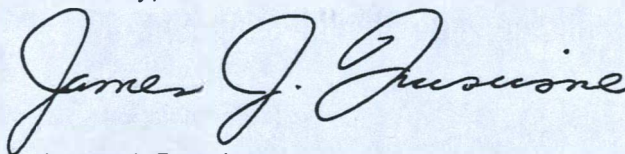
Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-9292.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione  
Director  
New Jersey Division of Revenue

**STATE OF NEW JERSEY**  
**BUSINESS REGISTRATION CERTIFICATE**

DEPARTMENT OF TREASURY  
DIVISION OF REVENUE  
PO BOX 252  
TRENTON, N J 08646-0252

TAXPAYER NAME:  
**DMR ARCHITECTS INC.**

ADDRESS:  
**777 TERRACE AVE 6TH FLOOR**  
**HASBROUCK HEIGHTS NJ 07604-3113**

EFFECTIVE DATE:  
**08/28/91**

TRADE NAME:  
**DMR ARCHITECTS**

SEQUENCE NUMBER:  
**0079760**

ISSUANCE DATE:  
**01/22/24**



Director  
New Jersey Division of Revenue

# CERTIFICATE OF EMPLOYEE INFORMATION REPORT RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of **15-JUN-2020** to **15-JUN-2027**

DMR ARCHITECTS, INC.  
777 TERRACE AVENUE, SUITE 607  
HASBROUCK HGTS. NJ 07604



*Elizabeth Maher Muoio*

ELIZABETH MAHER MUOIO  
State Treasurer



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/19/2024

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> Acrisure NJ Partners Insurance Services, LLC 100 Passaic Avenue Suite 120 Fairfield NJ 07004	<b>CONTACT NAME:</b> Yisely Arritola <b>PHONE (A/C. No. Ext):</b> 973-227-0025 <b>E-MAIL ADDRESS:</b> yarritola@acrisure.com <b>FAX (A/C. No):</b> 973-227-4026
<b>INSURED</b> DMR Architects, Inc 777 Terrace Avenue Ste 607 Hasbrouck Heights NJ 07604	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Continental Casualty Company <b>INSURER B:</b> New Jersey Manufacturers Insurance Company <b>INSURER C:</b> National Fire Insurance Co of Hartford <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 20443 12122 20478

**COVERAGES****CERTIFICATE NUMBER:** 1371034767**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"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$1MIL/\$2MIL GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			6011712992	9/20/2024	9/20/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1103951075	9/20/2024	9/20/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6011187366	9/20/2024	9/20/2025	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	6011713057	9/20/2024	9/20/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Proof of Insurance

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

© 1988-2015 ACORD CORPORATION. All rights reserved.





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/22/2025

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> Chadwick Brokerage LLC 350 Main Street, Suite 1 Bedminster NJ 07921	<b>CONTACT NAME:</b> Mat Kent <b>PHONE (A/C, No, Ext):</b> 908-264-5756 <b>E-MAIL ADDRESS:</b> mat@chadwickbrokerage.com	<b>FAX (A/C, No):</b>
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
INSURER A : Arch Insurance Company		11150
<b>INSURED</b> DMR Architects, Inc. 777 Terrace Ave Suite 607 Hasbrouck Heights NJ 07604-3123	DMRARCH-01	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
INSURER F :		

**COVERAGES****CERTIFICATE NUMBER:** 454994648**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
	<b>COMMERCIAL GENERAL LIABILITY</b>						EACH OCCURRENCE \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	<b>AUTOMOBILE LIABILITY</b>						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b>						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			PAAEP0164901	1/29/2025	1/29/2026	Per Claim Annual Aggregate \$3,000,000 \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Evidence of Coverage

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

© 1988-2015 ACORD CORPORATION. All rights reserved.





HOUSING AUTHORITY OF THE CITY OF BAYONNE  
AS-NEEDED ARCHITECTURAL & ENGINEERING SERVICES

## SECTION 5

RESUMES AND LICENSURE OF KEY PERSONNEL

## EDUCATION

Bachelor of Architecture  
University of Oklahoma

Graduate Studies  
Columbia University

## REGISTRATIONS

### Architect:

NJ # 21AI00552600

NY # 013025

### Interior Design:

NJ # 21ID00027800

### Professional Planning:

NJ # 33LI00158400

## PROFESSIONAL AFFILIATIONS

American Institute of Architects

Board of Trustees, The Educational Leadership Foundation of New Jersey

## AWARDS

2024, 2023, 2020 ROI-NJ Influencers: Real Estate

2023 Standing Ovation Award, bergenPAC

2022 Good Scout Award, Boy Scouts of America Northern New Jersey Council

2021 NJBiz Leader in Real Estate, Construction and Design

2020, 2019 NJBiz Real Estate Power 50

2019 NJBiz ICON Award

Lloyd is the driving force behind the phenomenal growth and success of DMR Architects. He founded the firm in 1991 with the vision of building a company that pushed boundaries with technology and design, became ingrained in the fabric of New Jersey's real estate industry, and most importantly, was a place where great people did great work. After 32 years as President & CEO, in 2024, he took on the role of Chairman and Founder and continues to support firm operations.

Drawing on a distinguished career in the field of educational design, under Lloyd's leadership, DMR first emerged as architects dedicated solely to designing exceptional schools and educational facilities. However, with the idea of a diversified firm, Lloyd steadily added expert talent, enabling DMR to expand its capabilities and services, which today includes architectural and interior design for all market sectors, sustainable design and a thriving redevelopment and urban planning department.

During DMR's history, Lloyd has overseen thousands of design and construction projects that represent billions of dollars in investment in New Jersey, with many being celebrated for their cultural, economic and social impacts.

A leading architect in his own right, Lloyd enjoyed a more than 25-year, award-winning career with plenty of professional highlights prior to the founding of DMR. He graduated from the renowned architecture program at the University of Oklahoma with a Bachelor of Architecture degree, where he studied under famous architects including Lloyd Wright, son of Frank Lloyd Wright, Bruce Goff, Herb Greene and Paolo Soleri. The physical environment of his professional work ranged from projects close to home in New Jersey to around the globe, including in Nigeria, where he was part of a team of American architects commissioned to design the \$500 million National Education Technology Center University in Kaduna, a project that required him to commute back and forth for several years.

An involved and supportive leader, as President & CEO, Lloyd cultivated a supportive and fun work environment, built upon a commitment to the professional growth of employees by empowering them to take on new responsibilities, expand their capabilities and immerse themselves in the business community, without fear of failure.

Outside of the office, Lloyd is committed to organizations, groups and boards that advance and bolster the business community, including the Rutgers Center for Real Estate and the Educational Leadership Foundation of New Jersey. In 2021, in celebration of DMR's 30th anniversary, he founded the DMR Foundation to greater enhance DMR's charitable efforts.

## SELECT PROJECT EXPERIENCE:

### PUBLIC

**Montgomery Municipal Center  
(including 20,000 SF Somerset  
County Library, Police Department  
& Municipal Offices)**  
Montgomery, NJ

**Meadowlands Indoor Sports  
Facility**  
Secaucus, NJ

**Bergen County Regional Sports  
Complex**  
Palisades Park, NJ

**Ridgefield Municipal Complex  
(Municipal Offices, Municipal  
Court & Police Department)**  
Ridgefield, NJ

**Monmouth County Courthouse  
Security Vestibule**  
Fairfield, NJ

**Stephen J. Capestro Theater**  
Edison, NJ

**Jersey City Police Station**  
Jersey City, NJ

**South Toms River Municipal  
Complex, Police Department &  
Municipal Court**  
South Toms River, NJ

**Bergen County Administration  
Building & Parking Garage**  
Hackensack, NJ

**Garfield Police Station**  
Garfield, NJ

**Bergen County Police, DPW &  
Municipal Court**  
Hackensack, NJ

**Wayne Police Station**  
Wayne, NJ

**Bergen County Police  
Department**  
Paramus, NJ

**Hudson County Plaza**  
Jersey City, NJ

**Jersey City Justice Center**  
Jersey City, NJ

**Vietnam Veterans Memorial**  
Holmdel, NJ

**Bergen County Public Safety  
Operations Center**  
Mahwah, NJ

**City of Bayonne Police  
Department**  
Bayonne, NJ

**Hackensack Emergency  
Operations Center**  
Hackensack, NJ

**Willingboro Senior Center**  
Willingboro, NJ

**North Bergen Municipal Court  
& Parking Authority**  
North Bergen, NJ

**Youth Center (shared services)**  
Lyndhurst, NJ

**Community Pool (shared  
services)**  
Lyndhurst, NJ

**Trailside Nature & Science  
Center**  
Mountainside, NJ

**Mravlag Manor, Community  
Center**  
Elizabeth, NJ

**Municipal Offices**  
Jersey City, NJ

**Vauxhall Meeting Center**  
Union, NJ

**Performing Arts Center**  
Hackensack, NJ

**Meadowlands Rail Station**  
East Rutherford, NJ

**County of Middlesex, Prosecutor's  
Office**  
North Brunswick, NJ

**County of Middlesex, Highway  
and Bridges Office**  
North Brunswick, NJ

**County of Middlesex, Medical  
Examiner's Office**  
North Brunswick, NJ

### REDEVELOPMENT & NEW URBANISM

**Mellone-Mariniello Recreation  
Center**  
Hackensack, NJ

**River Walk Residences & Town  
Center**  
Hanover, NJ

**East Brunswick Route 18 Corridor**  
East Brunswick, NJ

**SkyMark Center**  
Ridgefield Park, NJ

**Wesmont Station**  
Wood-Ridge, NJ

## SELECT PROJECT EXPERIENCE:

**Journal Square Redevelopment**  
Jersey City, NJ

**Englewood Land Use**  
Englewood, NJ

**Bayonne Master Plan & Ferry  
Feasibility Analysis**  
Bayonne, NJ

## EDUCATION

**Frank J. Gargiulo Campus (Hudson  
County Schools of Technology)**  
Secaucus, NJ

**Blanquita B. Valenti Community  
School**  
New Brunswick, NJ

**NJSDA Design-Build, Charles and  
Anna Booker School**  
Plainfield, NJ

**Carteret Junior High School**  
Carteret, NJ

**NJSDA Design-Build Joseph A.  
Taub Middle School**  
Paterson, NJ

**La Scuola d'Italia**  
New York, NY

**Alexander Hamilton Charter  
School**  
Paterson, NJ

**NJSDA, Quarter Mile Lane ES &  
Buckshutem Road ES**  
Bridgeton, NJ

**C.V. Starr Intermediate School**  
Brewster, NY

**Sparta Middle School & High  
School**  
Sparta, NJ

**Tenafly BOE - District Wide  
Renovations**  
Tenafly, NJ

**Teaneck BOE, District Wide  
Renovations**  
Teaneck, NJ

**Mahwah High School**  
Mahwah, NJ

**Paterson "Old School" #2**  
Paterson, NJ

**Carlstadt Pre-K - 8 Public  
School**  
Carlstadt, NJ

**Jersey City P.S. 23 Annex**  
Jersey City, NJ

**Sam Aboff House & New  
School #3**  
Elizabeth, NJ

**Board of Education Offices  
(shared services)**  
Lyndhurst, NJ

**Westbrook Elementary School**  
West Milford, NJ

**New York City School  
Construction Auth. (100+  
Projects)**  
Various Locations, NJ

**New Jersey Schools  
Development Auth. (10+  
Projects)**  
Various Locations, NJ

**Robert L. Craig School Elem.  
School**  
Moonachie, NJ

**Various Projects as Architect of  
Record (400+)**  
Various Locations, NJ

## HIGHER EDUCATION

**Fairleigh Dickinson University,  
Zen Bldg.**  
Madison, NJ

**Ocean CC, Bartlett Hall**  
Toms River, NJ

**Middlesex College, Crabiel Hall  
(Academic Building)**  
Edison, NJ

**Middlesex College, West Hall  
(Enrollment Services Center)**  
Edison, NJ

**Bergen CC, Student Center**  
Paramus, NJ

**Monmouth Univ., Pozyski Hall**  
West Long Branch, NJ

**Raritan CC, Bookstore, Cafeteria &  
Facilities Management Office**  
North Branch, NJ

**Kean University, Master Plan**  
Union, NJ

## MULTI-FAMILY

**Annin Lofts**  
Verona, NJ

**The Grande at Metro Park (4  
Buildings)**  
Woodbridge, NJ

**30 Court**  
Morristown, NJ

**Montclair Residences at Bay St.  
Station**  
Montclair, NJ

## SELECT PROJECT EXPERIENCE:

### **The Beacon Luxury Apartments**

Jersey City, NJ

### **DeForest B. Soaries Residences**

Somerset, NJ

### **Alexan Liberty**

Hackensack, NJ

### **The Avenue at Orange**

Orange, NJ

### **Park Tower**

Jersey City, NJ

### **Paragon 273**

Hackensack, NJ

### **Metropolis Towers**

Jersey City, NJ

## HEALTHCARE

### **Hunterdon Healthcare, 2 Medical Office Buildings**

Bridgewater, NJ & Washington, NJ

### **Hunterdon Healthcare, Maternity & Newborn Care Center**

Flemington, NJ

### **Hackensack University Medical Center (15+ projects)**

Hackensack, NJ

### **Robert Wood Johnson University Hospital (20+ Projects)**

New Brunswick, NJ

### **Holy Name Hospital Regional Cancer Center Canopy & Lobby Cardiac Floor Renovation**

Teaneck, NJ

### **Hoboken University Medical Center, Maternity Suite**

Hoboken, NJ

### **Children's Specialized Hospital, Lobby & Offices**

Mountainside, NJ

### **St. Peter's University Hospital**

Admissions Office

Doctor's Lounge

Simulation Lab

New Brunswick, NJ

### **University of Medicine and Dentistry (now Rutgers), Liberty Plaza**

New Brunswick, NJ

## INTERIORS

### **Vitals Corporate Headquarters**

Lyndhurst, NJ

### **West Side Center**

North Bergen, NJ

### **2200 Fletcher Ave.**

Fort Lee, NJ

### **BMW Corporate Showrooms**

Montvale, NJ

### **Ernest & Young Office**

Lyndhurst, NJ

### **Gateway Center**

North Brunswick, NJ

### **SONY Corporate Headquarters**

New York, NY

### **Hatch Mott MacDonald Corporate Headquarters**

Iselin, NJ

### **The Provident Bank (30+ branches)**

Various Locations, NJ

### **PNC Bank (25+ Branches)**

Various Locations, NJ

### **Blue Foundry Bank, 10+ Branches**

Various Locations, NJ

### **Blue Foundry Bank, Administrative Offices**

Parsippany, NJ

### **SB One Bank, Weehawken Branch**

Weehawken, NJ

### **SJP Properties, Various Projects**

Various Locations, NJ

### **Alfred Sanzari Enterprises, Various Projects**

Hasbrouck Heights & Hackensack, NJ

## COMMERCIAL

### **SkyMark Corporate Center**

Ridgefield, NJ

### **Mack-Cali**

Totowa, NJ

## INTERNATIONAL

### **China Electronics Company**

Beijing, China

### **National Educational Technology Center**

Kaduna, Nigeria

### **Master Plan**

Corbeanca, Romania

### **Ministry of Defense Headquarters**

Abuja, Nigeria



THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED  
BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

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

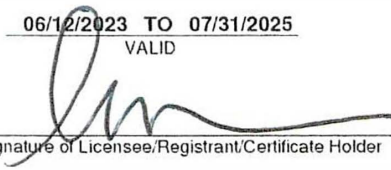
THIS IS TO CERTIFY THAT THE  
**Board of Architects**

HAS LICENSED

LLOYD A. ROSENBERG  
11 EAST PLACE  
SUFFERN NY 10901

FOR PRACTICE IN NEW JERSEY AS A(N): **Registered Architect**

06/12/2023 TO 07/31/2025  
VALID

  
Signature of Licensee/Registrant/Certificate Holder

**21A100552600**  
LICENSE/REGISTRATION/CERTIFICATION #

  
ACTING DIRECTOR

### **EDUCATION**

Bachelor of Architecture  
Board of Technical Education  
(Delhi, India)

### **REGISTRATIONS**

#### **Architect:**

**NY # 042197**

#### **LEED AP BD + C**

**#41838**

### **PROFESSIONAL AFFILIATIONS**

United States Green Building  
Council

American Institute of  
Architects

Architects League of  
Northern New Jersey

United States Green Building  
Council, Northern New Jersey  
Branch (Past Chair)

### **AWARDS**

2024 ROI-NJ Influencers: Real  
Estate

2024 NJBiz Power List

2019 Society of Indo  
American Engineers and

A member of the DMR team since 2001, Pradeep began his architectural career at DMR Architects, first joining the staff as a job captain, then advancing to roles that included Project Manager, Director of Sustainable Design, Partner, Chief Operating Officer and today, President & CEO.

Pradeep quickly established himself as a talented architect and complex problem solver early in his DMR career. Taking on some of the firm's most technically-challenging projects in the early 2000s, he solidified himself as an expert in projects that require intricate coordination, advanced technologies and knowledge of the latest architectural trends.

His personal interest in sustainable design was the catalyst behind DMR becoming one of the earliest architects to embrace LEED certification and sustainable design as a practice area. He was among the earliest architects to receive LEED accreditation, becoming certified in 2003, the same year he pitched the vision of what would become the first LEED Silver public school in New Jersey. When he was named DMR's first Director of Sustainable Design, he oversaw a process that standardized the use of sustainable design elements into DMR projects, and oversaw a practice area that produced seven certified, silver and gold certified buildings and has grown to also provide community energy and climate resiliency planning services.

Pradeep's contributions to the DMR team led to being named one of the firm's first partners in 2017, the first Chief Operating Officer in 2021 and in 2024, only the second President & CEO in DMR's preceding 32-year history. He helped advance the use of modern technologies that have improved DMR's service to clients and has architecturally influenced hundreds of projects, including the Montgomery Municipal Center, Frank J. Gargiulo Campus, Stephen J. Capestro Theatre, multi-family projects Annin Lofts and The Vale and projects at Valley Hospital and Hunterdon Healthcare, maintaining the commitment to technologically-advanced projects that first began at the beginning of his DMR tenure.

Pradeep is also a leading example DMR's culture of empowerment, a founding commitment of the firm, and a vision he remains committed to as President & CEO. Reflecting on his own path at DMR which included the creation of at least three new roles in support of his individual interests and talents, he is committed to advancing this vision, which today also looks to expand into new territories, beginning with DMR NY, and the embrace of new practice areas, technologies, funding sources and mechanisms for project delivery.

**SELECT PROJECT EXPERIENCE:**

**PUBLIC**

**Montgomery Municipal Center  
(including 20,000 SF Somerset  
County Library, Police Department  
& Municipal Offices)**  
Montgomery, NJ

**Garfield Police Department**  
Garfield, NJ

**Wayne Police Department**  
Wayne, NJ

**Ridgefield Municipal Complex  
(Municipal Offices, Municipal  
Court & Police Department)**  
Ridgefield, NJ

**Wood-Ridge Recreation Complex**  
Wood-Ridge, NJ

**Somerset County Warehouse**  
Hillsborough, NJ

**Mahwah Police Department**  
Mahwah, NJ

**Stephen J. Capestro Theater**  
Edison, NJ

**Meadowlands Indoor Sports  
Facility**  
Secaucus, NJ

**Jersey City Police Department**  
Jersey City, NJ

**Bergen County Public Safety  
Operations Center**  
Mahwah, NJ

**North Bergen Municipal Court &  
Parking Authority**  
North Bergen, NJ

**City Hall Annex & Parking Garage**  
Jersey City, NJ

**Somerset County Joint Public  
Works Facility**  
Bridgewater, NJ

**MULTI-FAMILY**  
**Annin Lofts**  
Verona, NJ

**The Vale**  
Allendale, NJ

**34 Eden River Park (River Park  
Town Center Building 1)**  
Hanover, NJ

**Independence Gardens**  
Trenton, NJ

**INTERIORS/COMMERCIAL**  
**Bergen Performing Arts Center  
(PAC)**  
Englewood, NJ

**Joseph M. Sanzari Corporate  
Headquarters**  
Hackensack, NJ

**Darling International**  
Newark, NJ

**EDUCATION**  
**Edison BOE, \$100M Capital  
Improvement, Renovation &  
Addition Projects District-Wide;  
District Master Plan**  
Edison, NJ

**Frank J. Gargiulo Campus  
(Hudson County Schools of  
Technology)**  
Secaucus, NJ

**Meadowlands Area YMCA**  
East Rutherford, NJ

**NJSDA Design-Build, Charles and  
Anna Booker School**  
Plainfield, NJ

**NJSDA Design-Build Joseph A.  
Taub Middle School**  
Paterson, NJ

**Blanquita B. Valenti Community  
School**  
New Brunswick, NJ

**Carteret Junior High School**  
Carteret, NJ

**NJSDA, Quarter Mile Lane ES &  
Buckshutem Road ES**  
Bridgeton, NJ

**Carlstadt Public School**  
Carlstadt, NJ

**Bergen County Technical Schools**  
**Cafeteria Renovation & Expansion**  
**Landscaping Facility**  
**Environmental Science Building**  
Paramus & Hackensack, NJ

**St. Joseph's School for the Blind  
(LEED Certified)**  
Jersey City, NJ

**HIGHER EDUCATION**  
**Ocean County College, Bartlett  
Hall**  
Toms River, NJ

**Middlesex College, Crabiel Hall  
(Academic Building)**  
Edison, NJ

**Middlesex College, West Hall  
(Enrollment Services Center)**  
Edison, NJ

**Middlesex College, Chambers Hall  
Admin./Office Renovation**  
Edison, NJ

PARTNER

**EDUCATION**

Bachelor of Architecture  
New Jersey Institute of  
Technology

**REGISTRATIONS**

**Architect:**

**NJ #** 21AI01780900

**NY #** 043610

**PA #** RA409567

**VA #** 0401019746

**LEED AP BD + C**

#30648

**PROFESSIONAL  
AFFILIATIONS**

American Institute of  
Architects

Architects League of  
Northern New Jersey

United States Green Building  
Council

Kurt joined DMR in 1999 as a graduate architect advancing to his role today as Director of Design and Partner. He leads the creative design studio where he acts as the firm's lead designer.

Kurt's work at DMR has covered all aspects of the profession, from programming and design to project management and construction project oversight. Kurt has worked on hundreds of projects in both the public and private sector, including mixed-use, institutional, residential and commercial projects. He is a talented and innovative designer, demonstrating a passion for finding unique ways to express architectural meaning through form, function and sustainability. He has distinguished himself as a designer who easily comprehends the requirements of his clients and building end users, developing meaningful designs around their needs. When it comes to design, no matter the size or scope of the project, he thrives on figuring out the smallest details and crafting buildings that will stand the test of time.

A native of New Jersey and a graduate of NJIT, his design experience has also brought him across world, designing several projects in China, including the Lishui Transportation Hub and the China Electronics Corporation Building.

Kurt is a former trustee for the Architects League of Northern New Jersey, an American Institute of Architects chapter. He also previously served as chairperson of the organization's Emerging Professionals Committee, promoting the education of early-career architects.

**SELECT PROJECT EXPERIENCE:**

**PUBLIC**

**Library Concept Designs &  
Successful Grant Applications -  
Roselle, Freehold, River Edge and  
Montgomery**  
Various Locations, NJ

**Montgomery Municipal Center  
(including 20,000 SF Somerset  
County Library, Police Department  
& Municipal Offices)**  
Montgomery, NJ

**Ridgefield Municipal Complex  
(Municipal Offices, Municipal  
Court & Police Department)**  
Ridgefield, NJ

**Stephen J. Capestro Theater**  
Edison, NJ

**Garfield Police Station**  
Garfield, NJ

**Wayne Police Station**  
Wayne, NJ

**North Bergen Municipal Court  
& Parking Authority**  
North Bergen, NJ

**Meadowlands Rail Station**  
East Rutherford, NJ

**Trailside Nature & Science Center**  
Mountainside, NJ

**Monmouth County Courthouse  
Vestibule**  
Freehold, NJ

**Bergen County Public Safety  
Operations Center**  
Mahwah, NJ

**Jersey City Justice Center**  
Jersey City, NJ

**City Hall Annex & Parking Garage**  
Jersey City, NJ

**SELECT PROJECT EXPERIENCE:**

**River Barge Park**

Carlstadt, NJ

**Bergen County Zoological Park**

Paramus, NJ

**Regional Sports Facility**

Palisades Park, NJ

**Middletown Veterans Housing**

Middletown, NJ

**UEZ Design Guidelines**

Roselle, NJ

**Montvale Municipal Building**

Montvale, NJ

**EDUCATION**

**Blanquita B. Valenti Community School**

New Brunswick, NJ

**Meadowlands Area YMCA**

East Rutherford, NJ

**Frank J. Gargiulo Campus (Hudson County Schools of Technology)**

Secaucus, NJ

**Bergen County Technical Schools, Cafeteria Renovation & Expansion; Science Building; Landscaping Facility; Environmental Science Building**

Paramus & Hackensack, NJ

**Tenafly BOE, District Wide Renovations**

Tenafly, NJ

**Teaneck BOE, District Wide Renovations**

Teaneck, NJ

**Lyndhurst BOE, Board Offices & Youth Center; Community Pool (Shared Services)**

Lyndhurst, NJ

**NJSDA, Early Childhood Center # 13**

Jersey City, NJ

**Carlstadt Public School**

Carlstadt, NJ

**NJSDA, Quarter Mile Lane ES & Buckshutem Road ES**

Bridgeton, NJ

**NJEDA Feasibility Study, Early Childhood Education Facility**

Perth Amboy, NJ

**Randolph BOE, Various Projects**

Randolph, NJ

**P.S. 20**

Jersey City, NJ

**HIGHER EDUCATION**

**Ocean CC, Bartlett Hall**

Toms River, NJ

**Middlesex College, Crabiel Hall (Academic Building)**

Edison, NJ

**Middlesex College, West Hall**

Edison, NJ

**Monmouth University, Pozycki Hall**

West Long Branch, NJ

**Kean University, Master Plan**

Union, NJ

**Bergen CC, Student Center**

Paramus, NJ

**INTERIORS**

**Carbro Headquarters**

Warren, NJ

**Alfred Sanzari Enterprises, Various Projects**

Various Locations, NJ

**Maquet Cardiovascular Auditorium**

Wayne, NJ

**China Electronics Company**

Beijing, China

**Tellium**

Oceanport, NJ

**Mountain Development Corporation**

West Paterson, NJ

**Mixed-Use Office Building**

Somerset, NJ

**COMMERCIAL**

**SkyMark Corporate Center**

Ridgefield Park, NJ

**Gateway Center**

North Brunswick, NJ

**Neighborhood Retail Center**

Clifton, NJ

**Journal Square Blockfront Program**

Jersey City, NJ

**HEALTHCARE**

**Robert Wood Johnson University Hospital (10+ Projects)**

New Brunswick, NJ



**SELECT PROJECT EXPERIENCE:**

**Holy Name Hospital, Various Projects**

Teaneck, NJ

**MULTI-FAMILY  
(AFFORDABLE & SENIOR)**

**Center Lofts**

Fort Lee, NJ

**The Residences at Upper Saddle River**

Upper Saddle River, NJ

**DeForest B. Soaries Residences**

Somerset, NJ

**The Fairmount & Eleven Eleven**

Newark, NJ

**New Concepts for Living**

Emerson, NJ

**MULTI-FAMILY  
(MARKET-RATE)**

**Annin Lofts**

Verona, NJ

**The Vale**

Allendale, NJ

**30 Court**

Morristown, NJ

**The Grande at Metro Park (4 Buildings)**

Woodbridge, NJ

**The Mural**

Orange, NJ

**Montclair Residences at Bay Street Station**

Montclair, NJ

**Little Ferry Waterfront Development (Concepts)**

Little Ferry, NJ

**Mariner's Landing (Concepts)**

Edgewater, NJ

**Polify Road Luxury Apartments & State Street Apartments**

Hackensack, NJ

**Schroeder Lofts**

Jersey City, NJ

**Metropolis Towers**

Jersey City, NJ

**Parkside Condominiums**

Bloomfield, NJ

**Skyline Village**

Ringwood, NJ

**Ocean Ave. Residential**

Jersey City, NJ

**Park Place Condominiums**

Seaside Heights, NJ

**Meadowview Estates**

Palisades Park, NJ

**REDEVELOPMENT**

**River Park Town Center**

Hanover, NJ

**Skymark Center**

Ridgefield Park, NJ

**Wesmont Station**

Wood-Ridge, NJ

**Englewood Land Use**

Englewood, NJ

**Newark Downtown District Building Facade Renovations**

Newark, NJ

**Hudson Street Streetscape Neighborhood Revitalization**

Hackensack, NJ



30648-AP-BD+C

CREDENTIAL ID

18 JAN 2010

ISSUED

15 JAN 2026

VALID THROUGH

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

**Kurt Vierheilig**

HAS ATTAINED THE DESIGNATION OF

**LEED AP<sup>®</sup> Building Design + Construction**

by demonstrating the knowledge and understanding of  
green building practices and principles needed to  
support the use of the LEED<sup>®</sup> green building program.

*Peter Templeton*

PETER TEMPLETON  
PRESIDENT & CEO  
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

ASSOCIATE

**EDUCATION**

Bachelor of Arts Urban Design  
and Architecture  
University of Puebla (Puebla,  
Mexico)

**REGISTRATIONS**

**Architect:**  
**NY # 033804**

**SKILLS**

Bilingual: English & Spanish

Fernando joined DMR in 2007, bringing with him more than 25 years of experience in design and construction in the United States and Mexico.

A licensed architect and a talented designer, Fernando completed his architectural schooling in Mexico, an educational program that also earned him the distinction as a master builder. At DMR, he has combined his talents and emerged as a leader in specialty design projects, distinguishing himself by his ability to detail intricate designs such as advanced theatres and performing arts spaces, divergent learning spaces, complex curtainwalls, and IT and security networks, often working in the field to ensure constructability of these designs.

He also excels at leading successful project teams and empowering all levels of staff on his projects, a strength he brings to management responsibilities as an associate of the firm.

**PUBLIC**

**East Brunswick Ice Rink**

East Brunswick, NJ

**River Barge Park**

Carlstadt, NJ

**Hackensack Performing Arts  
Center**

Hackensack, NJ

**Wood-Ridge Recreation Complex  
at Wesmont Station**

Wood-Ridge, NJ

**Lyndhurst Community Pool**

Lyndhurst, NJ

**Meadowlands Indoor Sports  
Facility**

Secaucus, NJ

**Public Park**

Woodcliff Lake, NJ

**SELECT PROJECT EXPERIENCE:**

**Mravlag Manor Community  
Building, Elizabeth Housing  
Authority**

Elizabeth, NJ

**North Bergen Municipal Court**

North Bergen, NJ

**Senior Center Renovation**

Middletown, NJ

**Community Arts Center**

East Brunswick, NJ

**Ridgefield Municipal Complex**

Ridgefield, NJ

**Jersey City Municipal Utilities  
Authority, new Entryway and  
Pedestrian Plaza**

Boonton, NJ

**EDUCATION**

**New York City School Construction  
Authority, Capital Improvement  
Projects  
(Select List)**

Manhattan (M), Brooklyn (K), The  
Bronx (X), Staten Island (R) and  
Queens (Q), NY

**1 M** Electrical Upgrades

**40 Q** Exterior Masonry & Playground

**112 M** Science Lab

**117 Q** Exterior Masonry, Roofs,  
Parapets & Flood Elimination

**118 Q** Exterior Masonry

**135 Q** Exterior Masonry, Flood  
Elimination, Parapets & Roof

**162 K** Accessibility

**200 K** Exterior Masonry

**405 X** Ceiling Replacement

**600 M** Accessibility

**NJSDA Design-Build Joseph A.  
Taub Middle School**

Paterson, NJ

ASSOCIATE

**SELECT PROJECT EXPERIENCE:**

**NJSDA Design-Build Early  
Childhood Center #13**

Jersey City, NJ

**NJSDA Design-Build Early  
Childhood Center #14**

Jersey City, NJ

**Frank J. Gargiulo Campus (Hudson  
County Schools of Technology)**

Secaucus, NJ

**Blanquita B. Valenti Community  
School**

New Brunswick, NJ

**Carteret Public Schools**

Columbus Elementary Security Entrance  
High School Security Entrance  
High School Outdoor Learning  
Post-Referendum Projects (5 additional  
projects)  
Carteret, NJ

**Elizabeth Board of Education**

Teach to One Program  
School 87 Auditorium  
Elizabeth, NJ

**Hackensack Board of Education**

High School Security Entrance  
High School E-Sports Center  
Parochial School Renovation  
Parker Elementary Security Entrance  
Hillers Elementary Emergency  
Reconstruction  
Architect of Record Projects (7 additional  
projects)  
Hackensack, NJ

**East Orange Board of Education**

Warwick Elementary Security Entrance  
Warwick Elementary Auditorium  
Parks Elementary Auditorium  
High School Fitness Center  
Houston Community School Auditorium  
East Orange, NJ

**New Brunswick Board of  
Education**

Long Range Facility Plan  
Scope Report for Proposed new school  
Board of Education Office  
New Brunswick, NJ

**Bergen County Technical  
Schools**

Cosmetology Lab  
Boy's Locker Room  
Paramus, NJ

**Architect of Record projects  
(HVAC, bathrooms, roofs,  
windows & misc. improvements),  
75+ additional projects**

Bayonne, Carteret, East Orange,  
Elizabeth, Hackensack, Irvington,  
North Hunterdon-Voorhees, Passaic,  
Plainfield & Ridgefield, NJ

**MULTI-FAMILY (MARKET-RATE)**

**River Park Town Center**

Hanover, NJ

**The Grande at Metro Park  
(Building #4)**

Woodbridge, NJ

**The Vale**

Allendale, NJ

**West Franklin Manor**

Hackensack, NJ

**MULTI-FAMILY (AFFORDABLE)**

**Ted R. Green Senior Plaza  
Residences**

East Orange, NJ

**Center Lofts**

Fort Lee, NJ

**DeForest B. Soaries Senior  
Residences**

Somerset, NJ

**HIGHER EDUCATION**

**Middlesex College, West Hall  
(Enrollment Services Center)**

Edison, NJ

**Middlesex College, Crabiel Hall  
(Academic Building)**

Edison, NJ

**United States Merchant Marine  
Academy Academic Building**

Kings Point, NY

**Brookdale Community College,  
Roof Replacement at Long Branch  
Higher Education Center**

Long Branch, NJ

**INTERIORS/COMMERCIAL**

**Bergen Performing Arts Center**

Englewood, NJ

**Joseph M. Sanzari Corporate  
Headquarters**

Hackensack, NJ

**RETAIL**

**Advanced Auto Parts**

Paterson, NJ

**Super Supermarket**

Paterson, NJ

**EDUCATION**

Architectural Studies  
New Jersey Institute of  
Technology

**REGISTRATIONS**

**LEED AP**

**PROFESSIONAL  
AFFILIATIONS**

American Institute of  
Architects, Associate Member

Joseph (Joe) joined the DMR team in 2020, bringing with him extensive production experience in all sectors DMR serves. He has 20 total years of experience.

He is a multifaceted professional with experience in every aspect of the development and enforcement of construction documents, with a particular ability to anticipate each clients' unique needs, identify issues before they arise and strategically and critically address every element of a project through all stages of production.

In the role of Job Captain, Joe is involved in a project from conception to construction, completing tasks such as reviewing codes, processing regulatory approvals, interfacing with vendors, coordinating work with DMR's external consultants and completing the construction documents.

**SELECT PROJECT EXPERIENCE:****PUBLIC**

**Ridgefield Municipal Complex**  
Ridgefield, NJ

**Montgomery Municipal Center  
(including 20,000 SF Somerset  
County Library, Police Department  
& Municipal Offices)**  
Montgomery, NJ

**East Brunswick Ice Rink**  
East Brunswick, NJ

**Carteret Pier Pavilion**  
Carteret, NJ

**County-Wide Building Assessments**  
Hudson County, NJ

**Johnson Park Sports Facility**  
Hackensack, NJ

**EDUCATION**

**Hudson County Vocational at  
Bayonne High School**  
Bayonne, NJ

**Blanquita B. Valenti Community  
School**  
New Brunswick, NJ

**Montague Board of Education,  
Classroom Addition**  
Montague, NJ

**New Brunswick BOE, High  
School Auxiliary Gym Addition**  
New Brunswick, NJ

**East Orange BOE, Louverture  
Bathroom Renovation**  
East Orange, NJ

**Plainfield BOE, Long-Range  
Facility Plan**  
Plainfield, NJ

**Hackensack BOE, Middle  
School Auditorium Egress**  
Hackensack, NJ

**Carteret BOE, Evacuation  
Route Maps**  
Carteret, NJ

**John Adams Middle School,  
Addition & Renovations**  
Edison, NJ

**Franklin Township Public  
School, HVAC Evaluation**  
Franklin, NJ

**MULTI-FAMILY**

**The Residences at Upper Saddle  
River (Affordable Housing)**  
Upper Saddle River, NJ

**34 Eden River Park (River Park  
Town Center Building 1)**  
Hanover, NJ

**HEALTHCARE**

**Prime Healthcare Inpatient  
Behavioral Health Units\***  
Dover & Passaic, NJ

**Hackensack University Hospital  
John Theurer Cancer Center\***  
Hackensack, NJ

**Meadowlands Medical Center  
Emergency Department Addition\***  
Secaucus, NJ

**Mount Sinai Health Network  
Outpatient Opioid Treatment  
Facility\***  
Brooklyn, NJ

**New York Presbyterian Brooklyn  
Methodist Hospital Radiation/  
Oncology Practice\***

\*denotes experience prior to joining DMR Architects.



### EDUCATION

Master of Interior Architecture  
and Design  
Holy Spirit University of Kaslik  
(Beirut, Lebanon)

Bachelor of Design & Applied  
Arts  
Holy Spirit University of Kaslik  
(Beirut, Lebanon)

Joelle joined DMR's growing interior design department in 2019, bringing extensive experience in educational, municipal and residential projects. She spent the first several years of her career working in interior design in Beirut, Lebanon, bringing her total years of experience to nearly 10.

Since moving to the United States, Joelle has designed spaces in educational, municipal and healthcare facilities, focusing on coordinating with suppliers, selecting finishes, and creating mood and finish boards. She is especially skilled in conceptualizing a client's vision and collaborating with production staff to deliver efficient, modern and functional designs.

### SELECT PROJECT EXPERIENCE:

#### PUBLIC

**Montgomery Municipal Center  
(including 20,000 SF Somerset  
County Library, Police Department  
& Municipal Offices)**  
Montgomery, NJ

**East Brunswick Ice Rink**  
East Brunswick, NJ

**Cranford Recreation Center**  
Cranford, NJ

**Middletown Senior Center**  
Middletown, NJ

**Carteret Pier Pavilion**  
Carteret, NJ

**Somerset County Warehouse**  
Hillsborough, NJ

**County of Hunterdon, Court Room  
Addition**  
Flemington, NJ

#### EDUCATION

**Blanquita B. Valenti Community  
School**  
New Brunswick, NJ

**Highland Avenue Learning Annex  
& Recreation Center**  
Wood-Ridge, NJ

**Thomas Jefferson Middle  
School, Interior Renovation**  
Edison, NJ

**Hackensack BOE, Fieldhouse**  
Hackensack, NJ

**New Brunswick BOE, Auxiliary  
Gym Addition**  
New Brunswick, NJ

**Edison BOE, John P. Stevens  
High School, Auditorium  
Renovation**  
Edison, NJ

**Hackensack BOE, Cafeteria  
Upgrades at Middle School  
and High School**  
Hackensack, NJ

**East Orange BOE, Gordon  
Parks Auditorium**  
East Orange, NJ

**Edison BOE, Herbert Hoover  
Middle School, Gym Addition**  
Edison, NJ

**East Orange BOE, Warwick  
School Auditorium**  
East Orange, NJ

**Edison BOE, John P. Stevens High  
School, Classroom Addition**  
Edison, NJ

**Carteret Junior High School**  
Carteret, NJ

**Hackensack BOE, High School  
Auditorium**  
Hackensack, NJ

**Hackensack BOE, High School  
Locker Room**  
Hackensack, NJ

**Misc. Architect of Record Projects**  
Plainfield, East Orange, Elizabeth,  
Hackensack, Carteret

#### HIGHER EDUCATION

**Essex County College, Library and  
Learning Center**  
Newark, NJ

**Middlesex College, Student  
Center**  
Edison, NJ

**Rutgers, School of Nursing**  
New Brunswick, NJ

**Middlesex College, Chambers  
Hall Admin./Office Renovation**  
Edison, NJ

#### **MULTI-FAMILY**

**34 Eden River Park (River Park  
Town Center Building 1)**  
Hanover, NJ

**Center Lofts (Affordable Housing  
& Senior Center)**  
Fort Lee, NJ

**The Grande at Metro Park  
(Building #4)**  
Woodbridge, NJ

#### **HEALTHCARE**

**St. Peter's University Hospital,  
Cardiology Suite**  
New Brunswick, NJ

**St. Peter's University Hospital,  
Oncology Suite**  
New Brunswick, NJ

**St. Peter's University Hospital,  
Employee Cafeteria**  
New Brunswick, NJ

**St. Peter's University Hospital,  
Surgery Department**  
New Brunswick, NJ

**Valley Hospital, Primary Urgent  
Care Center**  
Dumont, NJ

**Integrity Health, Primary Care  
Office**  
South Brunswick, NJ

**Palisades Medical Center, Lobby**  
North Bergen, NJ

**Holy Name Hospital, Daycare**  
Teaneck, NJ

#### **WORKPLACE, HOSPITALITY & CORPORATE**

**Blue Foundry Bank, Administrative  
Offices**  
Parsippany, NJ

**Il Villaggio (Restaurant Concept  
Design)**  
Carlstadt, NJ

**Holy Trinity Church, Flooring  
Replacement**  
Passaic, NJ

**Bergen Performing Arts Center**  
Englewood, NJ

**Misc. Fit-outs, Building Architect  
and Tenant Services for Alfred  
Sanzari Enterprises**  
Various Locations, NJ

**EDUCATION**

Master of Science,  
Construction Management  
Virginia Tech

Bachelor of Architecture  
Virginia Tech

**REGISTRATIONS**

**Architect:**  
**NY # 044259-01**

**LEED AP**

**SENIOR CONSTRUCTION MANAGER**

David joined DMR's construction administration team in 2018. He offers combined education and experience as both an architect and construction manager to DMR's diversely qualified, in-house construction team. He has more than 20 total years of experience.

After graduating from Virginia Tech with a Bachelor of Architecture degree, David spent several years working as an architect, designing primarily residential, mixed-use and institutional projects. During the design and construction of a daycare, he had the chance to work on-site with tradesman, inspiring him to return to Virginia Tech to complete a Master's degree in Construction Management. He went on to spend more than seven years working for a general contractor in the Washington, DC area.

As a licensed architect, David is able to combine his architectural and construction training and experiences to ensure successful construction administration phases for DMR's projects. During his tenure, he has made many contributions to DMR's rapidly growing construction department, including implementing mobile technologies during field observation and construction management software for improved reporting. In 2021, he took over DMR's Quality Assurance/Quality Control efforts, refining the firm's processes at a time when the pipeline was greater than \$1 billion.

**SELECT PROJECT EXPERIENCE:****PUBLIC**

**Ridgefield Municipal Complex**  
Ridgefield, NJ

**Wood-Ridge Recreation Complex**  
Wood-Ridge, NJ

**Garfield Police Department**  
Garfield, NJ

**Wayne Police Department**  
Wayne, NJ

**Wood-Ridge Department of Public Works Garage**  
Wood-Ridge, NJ

**Mellone-Mariniello Recreation Center (M&M)**  
Hackensack, NJ

**Monmouth County Court House Renovations & Security Vestibule**  
Freehold, NJ

**East Brunswick Ice Rink**  
East Brunswick, NJ

**EDUCATION**

**Carteret Junior High School**  
Carteret, NJ

**NJSDA Design-Build Joseph A. Taub Middle School**  
Paterson, NJ

**NJSDA Design-Build, Charles and Anna Booker School**  
Plainfield, NJ

**Blanquita B. Valenti Community School**  
New Brunswick, NJ

**Edison BOE, J.P. Stevens High School, Cafeteria & Auditorium Renovations**  
Edison, NJ

**Carteret Board of Education, New High School Security Entrance**  
Carteret, NJ

**Carteret Board of Education, New HVAC Systems (2 schools)**  
Carteret, NJ

**Carteret Board of Education, Post Referendum Stair Upgrade**  
Carteret, NJ

**SELECT PROJECT EXPERIENCE:**

**Carteret Board of Education,  
Post Referendum High School  
Auditorium Renovation**

Carteret, NJ

**East Orange Board of Education,  
Auditorium Renovations (2  
Schools)**

East Orange, NJ

**New Brunswick Board of  
Education, High School Auxiliary  
Gym Addition**

New Brunswick, NJ

**New Brunswick Board of  
Education, Roosevelt GYM AC**

New Brunswick, NJ

**Hackensack Board of Education,  
Cafeteria Upgrades (2 Schools)**

Hackensack, NJ

**Bayonne Board of Education,  
Boiler Replacements (5 schools)**

Bayonne, NJ

**Passaic Board of Education,  
Systems Upgrades (3 Schools)**

Bayonne, NJ

**HEALTHCARE**

**Hackensack University Medical  
Center - Hekemian Auditorium,  
Lobby & Conference Room**

Hackensack, NJ

**Hackensack Meridian Health  
Palisades Medical Center - Labor  
& Delivery**

North Bergen, NJ

**Hawk Pointe Medical Offices  
Washington, NJ  
Integrity Health Medical Facility**

Brick, NJ

**Hunterdon Healthcare, 3rd Floor  
Neurosurgical Office**

Bridgewater, NJ

**Hunterdon Healthcare Surgery  
Center Storage Rooms**

Bridgewater, NJ

**Hunterdon Medical Center,  
Podiatry Offices**

Flemington, NJ

**Valley Health System, Primary  
and Urgent Care Clinic**

Dumont, NJ

**INTERIORS**

**Blue Foundry Bank, Various  
Branches**

Various Locations, NJ

**Provident Bank, Various Branches**

Various Locations, NJ

**Piscataway Police Department,  
Interior Renovations**

Piscataway, NJ

**Bergen PAC, Lobby Renovations**

Englewood, NJ

**Sussex Bank**

Weehawken, NJ

**MULTI-FAMILY**

**Sterling Village (Senior Housing)**

Piscataway, NJ

**HIGHER EDUCATION**

**Middlesex College, Chambers  
Hall Admin./Office Renovation**

Edison, NJ

**EDUCATION**

Bachelor of Science  
Fairleigh Dickinson University

**REGISTRATIONS**

Building Inspector:  
NJ # 008843

**LEED AP**

**Certified Professional**  
**Estimator # 1.4-000024-0720**

Henry, DMR's Director of Construction Administration and an Associate of the firm, has guided billions of dollars of work through the demanding process of construction during his 20 years with the firm.

Henry and his team are responsible for supervising all construction activities, cost estimating and construction management assignments. He ensures adherence to budget, schedule and local code through field observation, quality control and contractor negotiations.

Henry has a noteworthy educational and professional background, which includes a Bachelor of Science degree in Accounting and experience as a contractor and interim Business Administrator before joining DMR. Also a licensed building official and certified cost estimator, his understanding of construction codes, costs and procedures; finance; and facilities and personnel management have helped distinguish DMR's approach to construction administration services.

During his tenure with DMR, the construction administration department has grown from a two-person operation into a team of six, which regularly manages several hundred million dollars of active construction work at any time. During this period, the technologies and offerings of the department have also grown, and today offers drone videography, mobile technologies during field observation and in-house cost estimating.

While Henry continues to personally manage projects and visit construction sites, personally overseeing tens of millions of dollars in projects at any given time, he also oversees the entire construction team, utilizing his experiences to offer guidance on all of DMR's active construction projects.

**SELECT PROJECT EXPERIENCE:**

**PUBLIC**

**Montgomery Municipal Center**  
**(including 20,000 SF Somerset**  
**County Library, Police Department**  
**& Municipal Offices)**  
Montgomery, NJ

**Ridgefield Municipal Complex**  
**(Municipal Offices, Municipal**  
**Court & Police Department)**  
Ridgefield, NJ

**Monmouth County Courthouse**  
Freehold, NJ

**Wood-Ridge Recreation**  
**Center**  
Wood-Ridge, NJ

**Mellone-Mariniello (M&M)**  
**Recreation Center**  
Hackensack, NJ

**Municipal Building, Police**  
**Department and Municipal Court**  
South Toms River, NJ

**Hudson County Plaza**  
Jersey City, NJ

**Bergen County Public Safety**  
**Operations Center**  
Mahwah, NJ



ASSOCIATE

**SELECT PROJECT EXPERIENCE:**

**Jersey City Justice Complex**

Jersey City, NJ

**North Bergen Municipal Court & Parking Authority**

North Bergen, NJ

**Hackensack Emergency Operations Center**

Hackensack, NJ

**Willingboro Senior Center**

Willingboro, NJ

**Performing Arts Center**

Hackensack, NJ

**Vauxhall Meeting Center**

Union, NJ

**Youth Center & Community Pool (shared services)**

Lyndhurst, NJ

**Trailside Nature & Science Center**

Mountainside, NJ

**Meadowlands Rail Station**

East Rutherford, NJ

**Board of Education Offices (shared services)**

Lyndhurst, NJ

**Mravlag Manor, Community Center**

Elizabeth, NJ

**Municipal Offices**

Jersey City, NJ

**Middletown Library**

Middletown, NJ

**Regional Sport Facility**

Palisades Park, NJ

**County of Middlesex, Prosecutor's Office**

North Brunswick, NJ

**County of Middlesex, Highway and Bridges Office**

North Brunswick, NJ

**City of Bayonne Police Department**

Bayonne, NJ

**United States Merchant Marine Academy, Academic Building & Pier**

Kings Point, NY

**Various Municipal Projects (100+ Projects)**

Franklin Lakes; North Caldwell; West Milford; Wayne; Weehawken; Mahwah; East Brunswick; Hackensack; Roselle; Piscataway

**EDUCATION**

**Edison BOE, New Construction, Additions & Renovation valued at \$100M**

Edison, NJ

**Frank J. Gargiulo Campus (Hudson County Schools of Technology)**

Secaucus, NJ

**Carteret Junior High School**

Carteret, NJ

**NJSDA Design-Build Joseph A. Taub Middle School**

Paterson, NJ

**NJSDA Design-Build, Charles and Anna Booker School**

Plainfield, NJ

**NJSDA, Quarter Mile Lane Elementary School**

Bridgeton, NJ

**NJSDA, Buckshutem Road Elementary School**

Bridgeton, NJ

**Carlstadt Public School**

Carlstadt, NJ

**Tenafly Board of Education, District Wide Renovations**

Tenafly, NJ

**Teaneck Board of Education, District-Wide Renovations**

Teaneck, NJ

**St. Joseph's School for the Blind**

Jersey City, NJ

**Robert L. Craig School Temporary Occupancy Units & Renovation follow Superstorm Sandy**

Moonachie, NJ

**New Jersey Schools Development Authority (10+ Projects)**

Various Locations, NJ

**New York City School Construction Authority (20+ Projects)**

Various Locations, NY

**Various Projects as Architect of Record (200+ Projects) (select list, all New Jersey)**

Bayonne; Lyndhurst; Pequannock; Montclair; New Milford; Ridgefield; East Orange; Fort Lee; Randolph; Paramus; Paterson; Hackensack; Green Township; Northvale; Highland Park; Franklin Township; Northern Valley Regional; Bergen County Technical; Hudson County Technical

**HIGHER EDUCATION**

**Middlesex College, West Hall (Enrollment Services Center)**

Edison, NJ

<b>State of New Jersey</b> DEPARTMENT OF COMMUNITY AFFAIRS Division of Codes and Standard Licensing and Education P.O. Box 802 Trenton, NJ 08625-0802	
<b>PHILIP D. MURPHY</b> Governor	<b>LT. GOVERNOR SHEILA Y. OLIVER</b> Commissioner
<b>NOTICE OF LICENSURE AWARD</b> 07/26/2022	
<p>This is to inform you that you have been determined qualified to be licensed as follows under authority of the New Jersey State Uniform Construction Code Act.</p> <p style="text-align: center;"><u>License(s) Awarded</u> <b>Building Inspector ICS</b></p>	
<p>License Number: <b>008843</b> Effective Dates of Licensure: <b>08/01/2022</b> through <b>07/31/2025</b></p> <p>If there is any discrepancy between the information on this notice and the license(s) for which you applied, please call 609-984-7834 at once. Congratulations and best wishes!</p> <p>Sincerely,  <b>John A. Delesandro</b> Supervisor, Licensing and Education</p> <p style="text-align: right;">KCR107 (Rev. 01/18/2018)</p>	

 <b>AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS</b>	
<i>This is to certify that</i>	
<b>Henry Ossi, CPE</b>	
<i>Having given satisfactory evidence of the necessary qualifications as required by the Certifying Body of the American Society of Professional Estimators, has achieved recognition as a</i>	
<b>Certified Professional Estimator (CPE)</b>	
	
 Robert Klein, CPE Certification Committee Chairman	 Mike Alsgaard, CPE ASPE National President
Discipline 1.4 General Construction	

 <b>GBCI</b>	
<b>GREEN BUILDING CERTIFICATION INSTITUTE</b>	
HEREBY CERTIFIES THAT	
<b>Henry Ossi</b>	
HAS ACHIEVED THE DESIGNATION OF	
<b>LEED® ACCREDITED PROFESSIONAL</b>	
BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.	
 Chairman	 Peter Templeton, President
June 29, 2009 Date Issued	
<small>Printed on 50% bamboo fibers / 50% post-consumer fibers with vegetable based inks.</small>	