

Response to Request for Proposal

# BAYONNE HOUSING AUTHORITY ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES



*submitted by*  
**DMR Architects** | 777 Terrace Avenue, Suite 607, Hasbrouck Heights, NJ 07604  
201-288-2600 P 201-288-2662 F  
M2022-093 • April 22, 2022

April 22, 2022

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

**RE: Response to Request for Proposal: Architectural Services for  
Redevelopment Activities**

Dear Mr. Mahon:

DMR is pleased to provide this proposal response to the Bayonne Housing Authority in response to your need for professional architectural services. Attached please find our qualifications which we believe you will find more than adequate to fulfill any projects that may be required under this contract.

Located in Hasbrouck Heights, DMR is in its 31st year of providing professional architectural services throughout the State of New Jersey. With a staff of 45, we specialize in the design and construction of public and private facilities. DMR has extensive experience in the planning, programming, design and construction of a myriad of projects including renovations, additions and new construction in the public sector. As DMR has served the public sector for 31 years, we recognize the public sector's need to maintain, upgrade and enhance municipal facilities to serve the diverse population.

DMR has worked extensively with Housing Authorities across the State, which includes providing professional architectural services for projects not only in Bayonne, but also in Elizabeth, East Orange, Bergen County, Weehawken, Hoboken and Garfield. As such, we are intimately familiar with HUD procedures and policies.

We believe DMR brings an unparalleled level of understanding and expertise to this project, demonstrated by our:

- **Knowledge, experience and understanding of Bayonne:** We have completed a variety of projects, across multiple sectors we provide, within the City of Bayonne numerous times before. This experience includes over 30 projects for the Bayonne Board of Education as Architect of Record and professional planning projects on behalf of the City of Bayonne, including the Master Plan Reexamination Study. We believe our local experience gives us the understanding and local knowledge necessary to provide quality and timely services to the Housing Authority.
- **Housing Authority and affordable housing experience:** DMR has worked with numerous housing authorities, including for the City of Bayonne, and is familiar with affordable housing development. Our portfolio of affordable housing



projects includes the DeForest B. Soaries Senior Residences for seniors and veterans; the East Orange Housing Authority Senior Residences, which is currently under construction; and the COAH housing development for the Housing Authority of Bergen County, which is also currently under construction.

- **Multi-family housing design experience:** In addition to affordable housing experience, our team also has extensive experience with multi-family housing projects. We have designed luxury apartments and rental communities throughout New Jersey. This experience includes the Grande at MetroPark, a 355-unit, four-building rental community in Woodbridge; the Annin Lofts in Verona, which brought 112 new residential units to the community; the Residences at 30 Court Street, a luxury residential development in the heart of downtown Morristown; and the Schroeder Lofts, a six-story apartment building of 58 units in Jersey City.

We look forward to the opportunity to expand our relationship with the Bayonne Housing Authority and the chance to provide quality architectural services that benefit your community.

Please contact me should you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd A. Rosenberg".

Lloyd A. Rosenberg, AIA  
President and CEO



## TABLE OF CONTENTS



### ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

Executive Summary (i)	<b>SECTION 1</b>
Resumes of Key Personnel (ii, iii)	<b>SECTION 2</b>
Relevant Experience (iv)	<b>SECTION 3</b>
Additional Information (v, vi, vii, viii)	<b>SECTION 4</b>
Cost / Fee for Services	<b>SECTION 5</b>
Legal and Business Documents	<b>SECTION 6</b>



## ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

# SECTION 1

Executive Summary (i)





## EXECUTIVE SUMMARY

### DMR Architects, Inc.

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

201-288-2600 P 201-288-2662 F

Contact: Lloyd A. Rosenberg, AIA, President & CEO, [lloyd@dmrarchitects.com](mailto:lloyd@dmrarchitects.com)

### FIRM OVERVIEW

DMR Architects, Inc., is committed to redeveloping and revitalizing communities. For 31 years, DMR has built its reputation as a premier full-service architectural, planning and urban design firm dedicated to progressive, innovative and sustainable, high-quality design. DMR specializes in a diverse range of project types and services, including architecture, urban planning, landscape architecture, sustainable design, interiors 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. With more than 55 years of experience as an architect, planner and business manager, Lloyd continues to lead the firm along with the support of his four partners.

### UNDERSTANDING OF YOUR NEEDS & SUBJECT MATTER

As DMR has served the public sector for more than 30 years, we are familiar with the processes of municipal and county work, and have a thorough understanding of the needs of our clients to upgrade and maintain facilities, while remaining fiscally conservative. DMR has provided professional services within the County of Hudson and the City of Bayonne for our entire history and as such, believe we have the local knowledge necessary to provide quality services to the City under this contract.

### ORGANIZATION STRUCTURE & SUPPORT RESOURCES

#### QUALIFICATIONS, TRAINING AND LICENSURE OF KEY PERSONNEL

#### AVAILABILITY OF STAFF, SUPPORT STAFF & EQUIPMENT

As a premier architectural and planning firm in the New York metropolitan area, DMR has assembled an experienced team of seasoned professionals. The firm includes licensed professionals in architecture, landscape architecture, interior design 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.** Projects assigned by the Housing Authority will be led by a project manager, the single point of contact for the client, with the support of management, junior design staff, a project architect, CADD technicians and administrative support as needed.

Aside from the anticipated team of architects, planners and designers, the DMR staff is supported by professionals with backgrounds in economic development, municipal government, community outreach, real estate, project finance, engineering, and land use; in-house general counsel; and marketing, accounting and administrative staff. **We find that such a depth of staff is unparalleled in the industry, and is a value-added service our team provides, allowing us to successfully address a wide variety of scopes. We are confident this team is equipped to address the challenges of any project that may arise under this contract.**

Along with the support of the latest technologies and equipment, the knowledge and capacity of our staff ensures that we have the resources and personnel available to provide quality and timely services to the Bayonne Housing Authority. **With a depth of staff prepared to begin immediately on any project that may be required, we are confident we will be able to attend all required meetings and address all project concerns in a timely manner.**



## EXECUTIVE SUMMARY

### OVERVIEW OF EXPERIENCE

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 these public entities have ranged from small projects, such as a new roof, to very large and complex projects, such 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.**

DMR continues to provide a full range of architectural, planning and landscape architectural services from feasibility and planning through construction administration. 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.

### WORKLOAD OF THE FIRM & DELIVERY OF SERVICES

While DMR remains busy with active projects across numerous market sectors, we have the capacity necessary to provide quality services to the Bayonne Housing Authority. Our current and projected workload will allow us to begin work immediately on any project assigned under this contract.

With a staff of 45, DMR is a strong team of seasoned and eager professionals. 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.

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 controlling the project schedule and construction budget. Our project manager is the single point of contact for the client and is responsible for keeping the project on schedule. Our experienced architects and engineers have developed and maintained ongoing relationships with contractors, code officials and approval agencies in New Jersey that allow us to anticipate milestone dates and review periods required by approval agencies. With an extensive staff in-house, and an external staff of sub consultants, DMR has the manpower and flexibility to absorb schedule changes, if and when they should happen.



## ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

## SECTION 2

Resumes of Key Personnel (ii, iii)





### EDUCATION

Bachelor of Architecture  
University of Oklahoma

Graduate Studies  
Columbia University

### REGISTRATIONS

**Architect:** NJ, NY & numerous others

NJ # 21A100552600

NY # 013025

### Interior Design:

NJ # 21ID00027800

**Professional Planning:** NJ # 33LI00158400

### PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- New Jersey Society of Architects
- Architects League of Northern New Jersey
- Board of Trustees, The Educational Leadership Foundation of New Jersey
- Board Member, New Jersey Israel Commission

### AWARDS

- Leaders in Real Estate, Construction and Design, *NJBiz* (2021)
- Real Estate Influencer List, *ROI-NJ* (2020)
- Real Estate Power 50, *NJBiz* (2019 & 2020)
- ICON Award, *NJBiz* (2019)

Lloyd is the driving force behind the phenomenal growth and success of DMR Architects, a leading architectural, planning and urban design firm with New Jersey roots, strong relationships with the business community and a passion for advancing the facilities and communities where we live. Lloyd founded DMR and continues to lead the firm today as President & CEO.

When DMR opened its doors in 1991, it was a four-person operation with no office and no clients, only a vision of a firm that would push boundaries with technology, innovative design, and attentiveness to our client's objectives.

Drawing on a distinguished career in the field of educational design, DMR first emerged as architects dedicated solely to designing exceptional schools and educational facilities. However, with the idea of a diversified firm, one that could withstand economic cycles and keep pace with emerging practices, 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, which represent billions of dollars in construction work. Among these projects are many that have had a great impact on the landscape of New Jersey, including the State's first nature museum, the first school for the blind and the first LEED certified public school; Bergen County's first brewery; the rail station that first brought train service to the Meadowlands; and the new Frank J. Gargiulo Campus in Secaucus, the \$150 million vocational/technical high school in Hudson County, one of the most technologically-advanced schools in the country. The thousands of other projects completed under Lloyd's direction demonstrate DMR's wide range of skills and services, and include sophisticated healthcare facilities, elementary schools, luxury lofts, downtown master plans, police stations, parks, modern offices, academic facilities, sports complexes, renovations to an elementary school forced to close following Superstorm Sandy and construction oversight of the much-anticipated American Dream project.

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. After graduating from the renowned architecture program at the University of Oklahoma, his professional work took him around the world, completing projects close to home in New Jersey to around the globe.

Personally, Lloyd is committed to organizations, groups and boards that advance and bolster the business community. In 2021, in celebration of DMR's 30th anniversary, he founded the DMR Foundation to greater enhance DMR's charitable efforts.

**SELECT PROJECT EXPERIENCE:**

**RESIDENTIAL**

**DeForest B. Soaries Residences**  
Somerset, NJ

**Annin Lofts**  
Verona, NJ

**Little Ferry Waterfront Development**  
Little Ferry, NJ

**30 Court St. Condominiums**  
Morristown, NJ

**The Grande at MetroPark**  
Woodbridge, NJ

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

**The Beacon Luxury Apartments**  
Jersey City, 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

**PUBLIC**

**Meadowlands Indoor Sports Facility**  
Secaucus, NJ

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

**Ridgefield Municipal Complex**  
Ridgefield, NJ

**Garfield Police Station**  
Garfield, NJ

**Montgomery Municipal Center & Library**  
Montgomery, 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

**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

## SELECT PROJECT EXPERIENCE:

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

**SkyMark Center**  
Ridgefield Park, NJ

**Wesmont Station**  
Wood-Ridge, NJ

**Journal Square Redevelopment**  
Jersey City, NJ

**Englewood Land Use**  
Englewood, NJ

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

### EDUCATION

**Meadowlands Area YMCA**  
East Rutherford, NJ

**Frank J. Gargiulo Campus**  
Secaucus, 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

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

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

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

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

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

**Middlesex College, West Hall**  
Edison, NJ

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

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

### HEALTHCARE

**Hunterdon Healthcare,  
2 Medical Office Buildings**  
Bridgewater, NJ & Washington,  
NJ

**Hunterdon Healthcare,  
Maternal & Fetal Center**  
Flemington, NJ

**Hackensack University Medical  
Center (15+ projects)**  
Hackensack, NJ

**Robert Wood Johnson University  
Hospital (20+ Projects)**  
New Brunswick, NJ

**Holy Name Hospital, Canopy &  
Lobby; Floor Renovations**  
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

### EDUCATION

Board of Technical Education  
Delhi, India

### CERTIFICATIONS

**Architect:** NY  
NY # 042197

**LEED AP BD + C**  
#41838

### AFFILIATIONS

- United States Green Building Council
- American Institute of Architects
- Architects League of Northern New Jersey

### AWARDS & HONORS

- 2019 Society of Indo American Engineers and Architects Honoree
- Past Chair, United States Green Building Council, Northern New Jersey Branch

A member of the DMR team since 2001, Pradeep began his career as a job captain, advancing to become among the firm's first partners in 2017 and today, Chief Operating Officer.

A registered architect and a LEED accredited professional, Pradeep has managed many of DMR's most challenging design and construction projects, primarily focused on the municipal, healthcare and education sectors, where he has established himself as a leader in specialty projects.

A passionate sustainable designer, he was one of the earliest architects to receive LEED accreditation. During his tenure as DMR's Director of Sustainability, he helped to build DMR's sustainable design portfolio, which today includes certified, silver and gold level projects, including Carlstadt Elementary School, the first LEED Silver public school in New Jersey.

While still managing day to day responsibilities for several firm projects, as Chief Operating Officer, Pradeep provides managerial support for all ongoing projects and offers guidance on contracts, project management, budget, schedule adherence and staff development, helping to uphold DMR's reputation as a firm able to complete complicated projects within strict budgets and schedules.

A graduate of the Board of Technical Education in Delhi, Pradeep moved from India shortly after beginning his career, launching his professional life in the United States at DMR.

## SELECT PROJECT EXPERIENCE:

### RESIDENTIAL

**Annin Lofts**  
Verona, NJ

**The Crescent**  
Allendale, NJ

**River Park Residences - Building 1**  
Hanover, NJ

### PUBLIC

**Montgomery Municipal Center  
(Police Department, Municipal  
Offices & Library)**  
Montgomery, NJ

**Garfield Police Department**  
Garfield, NJ

**Wayne Police Department**  
Wayne, NJ

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

**Mahwah Police Department**  
Mahwah, NJ

**Mahwah Station Caboose  
Renovations**  
Mahwah, NJ

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

**Meadowlands Indoor Sports  
Facility**  
Secaucus, NJ

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

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

**Bergen County Public Safety  
Operations Center (LEED Designed)**  
Mahwah, NJ

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

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

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

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

## SELECT PROJECT EXPERIENCE:

### INTERIORS/COMMERCIAL

**Bergen Performing Arts Center  
(PAC)**  
Englewood, NJ

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

**Darling International**  
Newark, NJ

### EDUCATION

**Frank J. Gargiulo Campus  
(LEED Gold)**  
Secaucus, NJ

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

**NJSDA Design-Build, Joseph A.  
Taub School (to seek LEED Silver)**  
Paterson, NJ

**Carteret Junior High School**  
Carteret, NJ

**NJSDA, Quarter Mile Lane ES &  
Buckshutem Road ES  
(seeking LEED Gold)**  
Bridgeton, NJ

**Carlstadt Public School  
(LEED Silver)**  
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

**Middlesex College, Crabiell Hall  
(LEED Silver)**  
Edison, NJ

**Ocean CC, Bartlett Hall  
(LEED Silver)**  
Toms River, NJ

**Middlesex College, West Hall  
(LEED Gold)**  
Edison, NJ

### HEALTHCARE

**Robert Wood Johnson University  
Hospital (15+ Projects)**  
New Brunswick, NJ



#### EDUCATION

Bachelor of Architecture  
New Jersey Institute of  
Technology

#### REGISTRATIONS

**Architect:** NJ, NY & PA  
NJ # 21A101780900

#### LEED AP BD + C

#30648

#### AFFILIATIONS

- American Institute of Architects
- Architects League of Northern New Jersey
- United States Green Building Council

#### COMPETITIONS

**Grand Egyptian Museum  
Entry**

Cairo, Egypt

#### WTC Memorial Competition

Jersey City, NJ

#### ALNNJ PEER Award (2007)

**Vierheilig Residence**

Franklin Lakes, NJ

#### ALNNJ PEER Award (2006)

**Meadowlands Train Station**  
East Rutherford, NJ

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.

He is a licensed architect, LEED accredited professional, and 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:

##### RESIDENTIAL

###### DeForest B. Soaries Residences

Somerset, NJ

###### The Fairmount & Eleven Eleven

Newark, NJ

###### Wyndham Place at Ridgefield Park

Ridgefield Park, NJ

###### Clark Commons

Clark, NJ

###### Mariner's Landing

Edgewater, NJ

###### The Crescent

Allendale, NJ

###### Montclair Residences at Bay Street Station

Montclair, NJ

###### Annin Lofts

Verona, NJ

###### Little Ferry Waterfront Development

Little Ferry, NJ

###### 30 Court St. Condominiums

Morristown, NJ

###### The Grande at MetroPark

Woodbridge, NJ

###### Freeman Street Residential

Orange, NJ

## SELECT PROJECT EXPERIENCE:

**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

**New Concepts for Living**  
Emerson, NJ

**Ocean Ave. Residential**  
Jersey City, NJ

**Park Place Condominiums**  
Seaside Heights, NJ

**Meadowview Estates**  
Palisades Park, NJ

### PUBLIC

**Montgomery Municipal Center (Police Department, Municipal Offices & Library)**  
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

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

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

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

**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

### REDEVELOPMENT

**River Park Town Center & Residences**  
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

**Master Plan**  
Corbeanca, Romania

### EDUCATION

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

**Meadowlands Area YMCA**  
East Rutherford, NJ

**Frank J. Gargiulo Campus**  
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

#### EDUCATION

Bachelor of Architecture  
New Jersey Institute of  
Technology

#### REGISTRATIONS

**Architect:** NJ  
# 21A102102900

#### AWARDS & RECOGNITION

"30 under 30"  
*Real Estate New Jersey* (2007)

Shortly after graduating from NJIT with a Bachelor of Architecture degree, Janet joined the production department at DMR. Now a senior project manager and associate of the firm, she advanced from a graduate architect to her current role as one of DMR's most senior project managers and the first woman member of DMR's management team.

Having spent her entire career at DMR, Janet distinguished herself at every level of the firm, consistently taking on new responsibilities, mastering her understanding and ability to communicate codes and procedures, and forming meaningful and lasting relationships with clients, some of which have worked with her consistently for more than 10 years.

In every role, Janet has been assigned to some of DMR's most well-known assignments, helping to bring to life projects primarily in the municipal and educational sectors.

A licensed architect, on a day-to-day basis Janet leads entire project teams, in addition to management responsibilities as an associate of the firm. Drawing on her own path of growth at DMR, her management responsibilities center around staff development and mentorship.

### SELECT PROJECT EXPERIENCE:

#### RESIDENTIAL

**Upper Saddle River COAH  
Residential Development**  
Upper Saddle River, NJ

**East Orange Housing Authority  
Residential Buildings & Offices**  
East Orange, NJ

**Independence Gardens**  
Trenton, NJ

**Pine River Village**  
Lakewood, NJ

**Montclair Transit Village**  
Montclair, NJ

**Wesmont Station**  
Wood-Ridge, NJ

#### PUBLIC

**Ridgefield Municipal Complex**  
Ridgefield, NJ

**Garfield Police Headquarters,  
Locker Room Renovation**  
Garfield, NJ

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

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

**Bloomfield Train Station**  
Bloomfield, NJ

**Lyndhurst Community Pool**  
Lyndhurst, NJ

**Willingboro Township DPW Facility**  
Willingboro, NJ

**Somerset County DPW Facility**  
Bound Brook, NJ

#### EDUCATION

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

**Frank J. Gargiulo Campus**  
Secaucus, NJ

**St. Joseph's School for the Blind**  
Jersey City, NJ

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

**New Brunswick Board of Education  
- Various Projects**  
New Brunswick, NJ

**Bayonne Board of Education -  
Various Projects**  
Bayonne, NJ

**Special Children's Center**  
Denville, NJ

## SELECT PROJECT EXPERIENCE:

### Tenafly Board of Education - District Wide Renovations

Tenafly, NJ

### Bergen CC - Proposed South Campus

East Rutherford, NJ

### Various Projects as Architect of Record (NJ)

Franklin Township; East Orange;  
Green Township; Highland  
Park; Lyndhurst; Northern Valley  
Regional; Northvale; Sussex-  
Wantage

### INTERIORS

#### Intensity Fitness Center

Norwalk, CT

#### The GYM

Armonk, NY

### Long Range Facility Planning (NJ)

Lyndhurst; Moonachie; Northern  
Valley Regional; Northvale;  
Tenafly; New Brunswick;  
Plainfield

### HEALTHCARE

#### Robert Wood Johnson University Medical Center,

**Nuclear Medicine Suite;  
South Building Expansion;  
Pharmacy;**

#### Same Day Surgery Suite

New Brunswick, NJ

### DOE ROD Grant Applications (NJ)

Green Township; Highland  
Park; Lyndhurst; Northern Valley  
Regional High School

#### Children's Specialized Hospital, Educational Therapy Suite; Dental Center Suite

Mountainside, NJ

### New York City School Construction Authority - Various Capital Improvement Projects

Various Locations, NY

### HIGHER EDUCATION

#### Middlesex College - Crabel Hall

Edison, NJ

#### Middlesex College - West Hall

Edison, NJ

### Bergen CC - Veterinary Technology Center

Paramus, NJ

**EDUCATION**

Architectural Studies  
New Jersey Institute of  
Technology

**PROFESSIONAL ASSOCIATIONS**

USGBC, LEED Accredited  
Professional

American Institute of Architects,  
Associate Member

Society for Marketing, Professional  
Services, past member

**Joseph Crystal** has been with DMR since 2020. He is a multifaceted professional with experience in every aspect of the development and enforcement of construction documents. He has particular experience in the public sector and in healthcare projects. With more than 16 years of experience, Joe has the proven ability to solve issues before they become problems.

In the role of Job Captain, Joe is involved in all phases of a project, from conception to construction, including code reviews, regulatory approvals processes, developing design documents, coordinating the work of the design team, interfacing with vendors and pulling together the construction documents.

**SELECT PROJECT EXPERIENCE:**

**RESIDENTIAL**

**Upper Saddle River COAH  
Residential Development**  
Upper Saddle River, NJ

**River Park Residences, Building 1**  
Hanover, NJ

**PUBLIC**

**Ridgefield Municipal Complex**  
Ridgefield, NJ

**Montgomery Municipal Center**  
Montgomery, NJ

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

**Johnson Park Sports Facility**  
Hackensack, NJ

**Bergen County Juvenile Complex\***  
Teterboro, NJ

**Fort Lee Borough Hall\***  
Fort Lee, NJ

**EDUCATION**

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

**Franklin Board of Education,  
HVAC/Covid Evaluations**  
Somerset, NJ

**New York City School Construction  
Authority R110 3K Center Adaptive  
Reuse & Addition\***  
Staten Island, NY

**George Washington Elementary  
School Addition\***  
Wyckoff, NJ

**Carl Padovano Education Center\***  
Hackensack, NJ

**Ridgefield Public Schools\***  
Ridgefield, NJ

**HEALTHCARE**

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

**Draft Behavioral Health Design  
Standard\***

**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\***  
Brooklyn, NJ

**Skilled Nursing Facility Alterations,  
(2) CareOne Facilities\***  
East Brunswick & Evesham, NJ

\*denotes experience prior to joining DMR Architects.



### EDUCATION

Master of Landscape  
Architecture  
with Distinction  
Harvard University GSD (1998)

Bachelor of Science  
Landscape Architecture  
Cornell University (1993)

### REGISTRATIONS

**Landscape Architect:** NJ  
#AS001034

**Professional Planner:** NJ  
#33LI00616700

**Former Real Estate Broker:** NC  
#186328

### PROFESSIONAL AFFILIATIONS

Northern New Jersey  
Community Foundation,  
Board of Directors

### TEACHING EXPERIENCE

Studio Critic (2006 – 2008)  
UNCC College of  
Architecture

Assistant Professor (2005)  
UNCC College of  
Architecture

Teaching Assistant (1998)  
Harvard University GSD

### SPEAKING ENGAGEMENTS / AWARDS

CAPRE CRE Covid-19 Webinar  
(2020)

Bergen Leads Speaker  
(2017, 2018, 2019)

Hearts of Gold Recipient  
(2018)

Building Bergen Panelist (2017,  
2016)

Architects League  
Presentation (2014)

Francis is an accomplished professional planner, urban designer and landscape architect with more than 25 years of experience working for both private developers and municipalities on the design, development and revitalization of mixed-use, transit-oriented and downtown projects.

Joining DMR in 2008, Francis has built DMR's urban design and redevelopment consulting division into the thriving department it is today, expanding the firm's portfolio to include projects in some of New Jersey's largest and most well-known municipalities. In 2017, he was named one of the firm's first partners.

Throughout his career, he has focused his efforts on the design and development of mixed-use, urban infill, transit-oriented and traditional neighborhood developments as both a design professional and developer. His experience includes site planning, shared parking, yield studies, PILOT and developer negotiations, public workshops, zoning analysis, entitlement process, development feasibility studies, parks and streetscape design, and fiscal impact analysis.

He believes that each project represents an opportunity to have a positive impact on the community and its residents. He was inspired to become a landscape architect, and later also a professional planner, after seeing how great places can have such a profound impact on individuals. He works diligently to ensure that each project the firm undertakes realizes the same potential.

Francis is registered in Landscape Architecture and Professional Planning in New Jersey. He has a Master of Landscape Architecture from Harvard University, Graduate School of Design and a Bachelor of Science in Landscape Architecture from Cornell University.

### REDEVELOPMENT PLANNING INITIATIVES:

#### City of Hackensack

- 94 State Street Redevelopment Plan
- Municipal Lot C Redevelopment Plan and disposition
- 150-170 Main Street Redevelopment Plan
- 210 - 214 Main Street Redevelopment Plan
- 18 East Camden Redevelopment Plan
- Bergen County Probation Site Redevelopment Plan
- Former Record Site Redevelopment Plan
- 240 Main Street Redevelopment Plan
- 321 Main Street Redevelopment Plan
- Ward Street Redevelopment Plan
- 77 River Street Redevelopment Plan
- 89-91 Anderson Street Redevelopment Plan
- Holman Site Redevelopment Plan
- Continental Plaza Rehabilitation Plan
- 22 Sussex Street Redevelopment Plan
- 68 Zabriskie Street Redevelopment Plan
- Hospital Area Rehabilitation Plan
- 17 Mercer Street Redevelopment Plan
- 400 Main Street Redevelopment Plan

### **SPEAKING ENGAGEMENTS / AWARDS**

BCC Downtowns and Regional Centers Panelist (2014)

NJ Future Redevelopment Symposium Panelist Session (2013)

NJ Real Estate Lenders Association (2013)

Puffin Foundation Award, Cultural Arts Center (2013)

NJ Planning Achievement Award, Hackensack Rehabilitation Plan (2013)

Counselors of Real Estate (2012)

Bergen County Open Space Grant Atlantic Street Park (2010 - 2012)

New Jersey Future Smart Growth Hackensack (2014)

### **Other Municipal Redevelopment Studies**

- East Brunswick Route 18 Corridor Redevelopment Plan
- East Brunswick Edgeboro Road Investigation Study
- East Brunswick Tice's Lane Redevelopment Plan
- East Brunswick Harts Lane Investigation Study
- Paramus Oster Site Investigation Study
- Paramus Soldier Hill Redevelopment Plan
- Paramus Tori Brett Investigation Study
- Paramus Nursery Properties Redevelopment Plan
- Paramus Spring Valley Road Redevelopment Plan
- Middletown Route 35 Redevelopment Plan
- Middletown Half Mile Road Redevelopment Plan
- Nutley Franklin Boulevard Investigation Study
- North Arlington Hughes Property Redevelopment Plan
- Belmar Main Street Redevelopment Plan

### **PRIVATE SECTOR - URBAN DESIGN / MIXED-USE EXPERIENCE:**

- River Park Town Center (Hanover, NJ)
- Jersey City Canal Crossing Mixed-Use Development
- SkyMark Mixed-Use Redevelopment Plan (Ridgefield Park, NJ)
- Rahway Townhomes
- Wyndham Place at Ridgefield Park Residential
- Residential & Hotel (New Brunswick, NJ)
- Senior Housing (Fair Lawn, NJ)
- Mixed-Use Town Center (Fair Lawn, NJ)
- Foschini Park Mixed-Use (Hackensack, NJ)
- Belle Mead Campus Concept Plan (Hillsborough, NJ)
- Toys R Us Campus Concept Plan (Wayne, NJ)

### **PUBLIC SECTOR - PROFESSIONAL PLANNING EXPERIENCE:**

#### **Master Plans / Reexamination Studies**

- Hackensack Master Plan Reexamination Study
- Hackensack Downtown Master Plan
- Paramus Master Plan Reexamination Study
- Bayonne Master Plan Reexamination Study
- East Orange TOD Redevelopment Plan Study
- Kean University Campus Master Plan

#### **Parks & Open Space Plans**

- Woodcliff Lake Open Space Concept Plan
- Hackensack Johnson Park Concept Plan
- Hackensack Foschini Park Concept Plan
- Hackensack Banta Place Park and Mixed-Use

#### **Zoning Ordinances:**

- Hackensack Zoning Ordinance
- Paramus Zoning Ordinance

#### **Other Plans / Studies**

- Hackensack TOD Application & Plan
- Hackensack Public Parking Plan Assessment
- Hackensack Two Way Conversion Plan
- Bayonne Ferry Study Analysis
- Morris County Diversion Application
- EDA Innovation Grant Award

**EDUCATION**

Bachelor of Fine Arts  
Interior Design  
Fashion Institute of  
Technology

Michelle leads DMR's interior design team, joining the firm when our work in this sector was in its infancy, and helping to grow the department into the visionary studio it is today. She is known for her ability to curate the forms, finishes and programs that result in the physical manifestation of DMR's clients' brands and visions. Experienced across all sectors, she is particularly accomplished in the sectors of workplace, healthcare and commercial, responsible for the programming and design of more than 2 million square feet of interiors since she joined DMR in 2005.

In addition to leading DMR's interiors projects, she also works closely with the architects and production staff to ensure interior elements of all projects are implemented as intended.

Michelle has a Bachelor of Fine Arts in Interior Design from the Fashion Institute of Technology.

**SELECT PROJECT EXPERIENCE:****RESIDENTIAL**

**River Park Residences - Building 1**  
Hanover, NJ

**DeForest B. Soaries Senior Residences**  
Somerset, NJ

**Montclair Residences at Bay Street Station**  
Montclair, NJ

**The Mercury Lofts**  
Jersey City, NJ

**The Avenue at Orange**  
Orange, NJ

**The Paramount**  
Jersey City, NJ

**PUBLIC**

**Hudson County Plaza**  
Jersey City, NJ

**Willingboro Senior Center**  
Willingboro, NJ

**Jersey City, City Hall Annex**  
Jersey City, NJ

**North Arlington Public Library**  
North Arlington, NJ

**Newark Roseville Armory**  
Newark, NJ

**INTERIORS**

**Blue Foundry Bank, Various Branches**  
Various Locations, NJ

**Blue Foundry Bank Corporate Headquarters Relocation**  
Parsippany, NJ

**The Provident Bank - 40+ Branches**  
Various Locations, NJ

**Northwestern Mutual Financial**  
Morristown, NJ

**Dr. Reddy's Laboratory**  
Bridgewater, NJ

**PNC Bank - Various Branches**  
Various Locations, NJ

**Execu-Search**  
Bridgewater, NJ

**Meadowlands Chamber of Commerce**  
Rutherford, NJ

**Heights Plaza**  
Hasbrouck Heights, NJ

## SELECT PROJECT EXPERIENCE:

### **Pinnacle Federal Credit Union**

Perth Amboy, NJ

### **Phoenix Aroma Lab and Office**

Norwood, NJ

### **Hatch Mott McDonald**

Iselin, NJ

### **Beacon Trust Office Relocation**

Morristown, NJ

### **PVP Associates Office Relocation**

Roseland, NJ

### **The GYM**

Armonk, NY

### **Intensity Fitness Center**

Norwalk, CT

## HEALTHCARE

### **Pascack Valley Hospital**

Westwood, NJ

### **North Shore LIJ Hospital, Various Projects**

Manhasset, NY

### **Salus Surgical Groups, Outpatient Surgery Center**

Short Hills, NJ

### **Hudson Crossing Surgical Center**

Fort Lee, NJ

### **Hoboken University Medical Center - Various Projects**

Hoboken, NJ

### **Hackensack University Medical Center - Various Projects**

Hackensack, NJ

### **Paramus Medical & Sports**

Paramus, NJ

### **St. Peter's University Hospital - Various Projects**

New Brunswick, NJ

## EDUCATION

### **Frank J. Gargiulo Campus**

Secaucus, NJ

### **Elizabeth BOE, Teach to One**

Elizabeth, NJ

### **Carlstadt Public School**

Carlstadt, NJ

### **NJSDA, Quarter Mile Lane Elem. School & Buckshutem Road Elem. School**

Bridgeton, NJ

### **New York City School Construction Authority, Capital Improvement Projects**

Various Locations, NY

## HIGHER EDUCATION

### **Ocean CC, Bartlett Hall**

Toms River, NJ

### **Middlesex College, Crabiel Hall**

Edison, NJ

### **Middlesex College, West Hall**

Edison, NJ

### **UMDNJ, Liberty Plaza**

Piscataway, NJ

### **Raritan Valley Community College Bookstore, Cafeteria, Facilities Management Office**

North Branch, NJ

## COMMERCIAL

### **Bobbi Brown Cosmetic Shops - Various Projects**

Various Locations, NY & Canada

### **Bloomington's Department Stores - Various Projects**

Various Locations, NY, CA, MD

### **Marlboro Spa**

Marlboro, NJ

### EDUCATION

Master of Science,  
Construction Management  
Virginia Tech

Bachelor of Architecture  
Virginia Tech

David joined DMR's construction administration team in 2018, bringing combined education and experience as both an architect and construction manager to DMR's diversely qualified, in-house construction team.

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.

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 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

**M&M Recreation Center**  
Hackensack, NJ

**Monmouth County Court House Renovations**  
Freehold, NJ

**Piscataway Police Department Interior Renovations**  
Piscataway, NJ

#### EDUCATION

**Carteret Junior High School**  
Carteret, NJ

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

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

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

**Carteret Public Schools, New HVAC Systems (2 schools)**  
Carteret, NJ

**Carteret Public Schools, Post Referendum Stair Upgrade**  
Carteret, NJ

**Bayonne Board of Education, Boiler Replacements (5 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

### **INTERIORS**

**Blue Foundry Bank, Various Branches**  
Various Locations, NJ

**Provident Bank, Various Branches**  
Various Locations, NJ

**Sussex Bank**  
Weehawken, NJ

### **RESIDENTIAL**

**Sterling Village, Senior Housing**  
Piscataway, NJ

#### EDUCATION

Bachelor of Science  
Fairleigh Dickinson University

#### REGISTRATIONS

**Building Inspector:** NJ  
# 008843

LEED AP

Certification for School Board  
Administrators

Certified Professional  
Estimator

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. He is able to anticipate challenges and provide the necessary direction to deliver successful projects.

With a Bachelor of Science degree in Accounting from Fairleigh Dickinson University, Henry was a successful 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.

### SELECT PROJECT EXPERIENCE:

#### RESIDENTIAL

**Upper Saddle River COAH  
Residential Development**  
Upper Saddle River, NJ

**East Orange Housing Authority  
Senior Residences & Office**  
East Orange, NJ

**The Residences at 30 Court Street**  
Morristown, NJ

**Sterling Village Senior Housing  
Renovations**  
Piscataway, NJ

#### PUBLIC

**Montgomery Municipal Center and  
Library**  
Montgomery, NJ

**Ridgefield Municipal Complex**  
Ridgefield, NJ

**Monmouth County Courthouse  
Renovations**  
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

**Jersey City Justice Complex**  
Jersey City, NJ

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

**Bergen County Police  
Department**  
Paramus, NJ

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

**Hackensack Emergency  
Operations Center**  
Hackensack, NJ

**Willingboro Senior Center**  
Willingboro, NJ

**Performing Arts Center**  
Hackensack, NJ

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

**Youth Center & 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

## SELECT PROJECT EXPERIENCE:

### Meadowlands Rail Station

East Rutherford, NJ

### Teaneck Public Library

Teaneck, NJ

### Regional Sports Facility

Palisades Park, NJ

### County of Middlesex, Prosecutor's Office

North Brunswick, NJ

### County of Middlesex, Highway and Bridges Office

North Brunswick, NJ

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

Kings Point, NY

### Various Municipal Projects

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

## EDUCATION

### Frank J. Gargiulo Campus

Secaucus, NJ

### Carteret Junior High School

Carteret, NJ

### NJSDA Design-Build, Joseph A. Taub 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

### Bergen County Technical Schools

Paramus & Hackensack, NJ

### Tenafly Board of Education, District Wide Renovations

Tenafly, NJ

### Teaneck Board of Education, District Wide Renovations

Teaneck, NJ

### Carlstadt Pre-K - 8 Public School

Carlstadt, NJ

### Bergen County Technical Schools, Various Architect of Record Projects

Paramus, NJ

### Hudson County Schools of Technology, Various Architect of Record Projects

North Bergen & Jersey City, NJ

### Passaic Board of Education, Various Projects

Passaic, NJ

### Robert L. Craig School Temporary Occupancy Units & Renovation

Moonachie, NJ

### Sussex Wantage Regional

Wantage, NJ

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

Jersey City, NJ

### New Jersey Schools Development Authority, Various Projects

Various Locations, NJ

### Various Projects as Architect of Record

(select list, all New Jersey)

Bayonne; Lyndhurst; Pequannock; Montclair; New Milford; Ridgefield; Fort Lee; Randolph; Paramus; Paterson; Hackensack; Green

Township; Northvale; Highland Park; Franklin Township; Northern Valley Regional High School District - two schools

### New York City School Construction Authority - 20+ Projects

Various Locations, NY

## HIGHER EDUCATION

### Middlesex College - West Hall

Edison, NJ

### Monmouth University - Pozyski Hall

West Long Branch, NJ

### Middlesex College - Crabiel Hall

Edison, NJ

### Ocean CC - Bartlett Hall

Toms River, NJ

### Ramapo College of New Jersey

Mahwah, NJ

### Raritan Valley Community College, Various Projects

Bound Brook, NJ

## INTERIORS

### The GYM

Armonk, NY

### North Jersey Training Center

Totowa, NJ

### Riverdale Armory

Riverdale, NJ

### Blue Foundry Bank Headquarters

Parsippany, NJ

### Blue Foundry Bank, (9 branches)

Various Locations, NJ

## HEALTHCARE

### Hoboken University Medical Center, Various Projects

Hoboken, NJ

### Preakness Hospital

Wayne, NJ



## ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

### SECTION 3

Relevant Experience (iv)





# LIST OF MULTI-FAMILY HOUSING PROJECTS (ITEM IV)

## SELECT LISTING OF MULTI-FAMILY HOUSING PROJECTS:

### 1. Deforest B. Soaries Senior Residences

Name of Agency: Genesis Companies

Contact: Karim Hutson, Founder & Managing Member: Genesis Companies, 212-433-1336

Dates: Completed 2017

Scope of Service: DMR designed the new DeForest B. Soaries Senior Residences at Somerset as affordable housing for seniors and veterans. The 64-unit mixed-use complex includes a resident community room, lobby, laundry facilities, passive outdoor plaza and community garden. The project was developed by Genesis Companies in partnership with Central Jersey Community Development Corporation.

Total Cost: \$9.3M Construction Cost

### 2. Housing Authority of Bergen County, COAH Residential

Name of Agency: Housing Authority of Bergen County

Contact: John Biale, Director of Development, 201-336-7612

Dates: 2020-Present

Scope of Service: DMR designed the COAH Housing Development on an 8-acre parcel; Project includes 70 units with common areas and amenities for senior, veteran and special needs tenants.

Total Cost: \$10.7M Construction Cost

\*Currently providing Construction Administration Services, 40% complete

### 3. Senior Residences, East Orange Housing Authority

Name of Agency: Housing Authority of East Orange

Contact: Wilbert Gill, CPA, PHM, Executive Director, 973-766-8896

Dates: 2018-Present

Scope of Service: DMR performed a feasibility study; and then proceeded with programming and design of a new 62,000 SF mixed-use building with 56 one-bedroom and 6 two-bedroom units.

Total Cost: \$12.8M Construction Cost

\*Currently providing Construction Administration Services, 45% complete

### 4. The Grande at MetroPark

Name of Agency: Queens Gate

Contact: Irwin Nudelman, Director of Construction, 732-431-2226

Dates: Building 1 completed November 2018; Building 2 completed March 2019; Building 3 completed September 2019; Building 4 is currently under construction.

Scope of Service: DMR designed the Grande at Metro Park, a 355-unit, four-building rental community of one- and two-bedroom units. DMR was retained by Queens Gate; and the design includes luxury amenities including a club room, a screening room, multi-purpose party rental room, pool, fitness center and rooftop terrace.

Total Cost: Building 4: \$29.8M Construction Cost; 20% complete



## LIST OF MULTI-FAMILY HOUSING PROJECTS (ITEM IV)

### **4. Freeman Street Residential**

Name of Agency: Reynolds Asset Management

Contact: Louis Reynolds, 201-345-3129

Scope of Service: DMR is currently providing architectural services for the 103-unit, 5-story building at approximately 140,000 SF.

Total Cost: \$20M Construction Cost

\*This project is currently in Design Development.

### **5. Allendale Residential**

Name of Agency: The Hampshire Companies

Contact: Jay Stasi, Director, Project Management, 973-292-9595

Scope of Service: DMR is currently providing professional architectural services on a 70-unit, 4-story building at approximately 73,500 SF. This multi-family residential is planned to be part of a larger mixed-use site in Allendale, NJ.

Total Cost: \$16M Construction Cost

\*This project is currently awaiting start of construction.

**Please see the attached project sheets for more information on our relevant multi-family housing experience.**



**DEFOREST B. SOARIES SENIOR RESIDENCES**  
SOMERSET, NEW JERSEY



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.

## EAST ORANGE HOUSING AUTH. • SENIOR RESIDENCES

EAST ORANGE, NEW JERSEY



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.

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 square foot, 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 square foot community room, including a restroom and kitchen and 56 one-bedroom and six two-bedroom units over the top three floors.

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.



## AFFORDABLE & SENIOR HOUSING PROJECTS

VARIOUS LOCATIONS, NEW JERSEY



HOUSING AUTHORITY OF BERGEN COUNTY, COAH RESIDENTIAL

UPPER SADDLE RIVER, NEW JERSEY



DMR is working for the Housing Development Corporation of Bergen County to design a COAH housing development on an 8 acre parcel in Upper Saddle River, NJ. The project will provide 70 units, with common areas and amenities, for senior, veteran and special needs tenants. Also included in the design are outdoor amenities including a gazebo and passive recreation patio.

## INDEPENDENCE GARDENS

TRENTON, NEW JERSEY



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.

## GENESIS COMPANIES • HOUSING PROJECTS

VARIOUS LOCATIONS, NJ

DMR routinely works with Genesis Companies, an affordable housing developer, in identifying potential sites, seeking approvals and designing affordable housing projects across the State. Among numerous projects, a sample of these projects include:



### DR. LENA FRANCES EDWARDS APARTMENTS

JERSEY CITY, NEW JERSEY



DMR provided professional services through approvals for a proposed residential project with street level commercial space on Ocean Avenue between Dwight Street and Fulton Avenue in Jersey City. DMR developed multiple layout and massing options for the project site, including layouts for family housing (1, 2, & 3 bedroom mixes) for an expected 64 residential units.

### THE FAIRMOUNT & ELEVEN ELEVEN

NEWARK, NEW JERSEY



THE FAIRMOUNT

DMR designed two residential projects in Newark, N.J., each with ground floor amenities, commercial space and parking beneath. Each was designed to New Jersey Energy Star Homes Version III design standards.



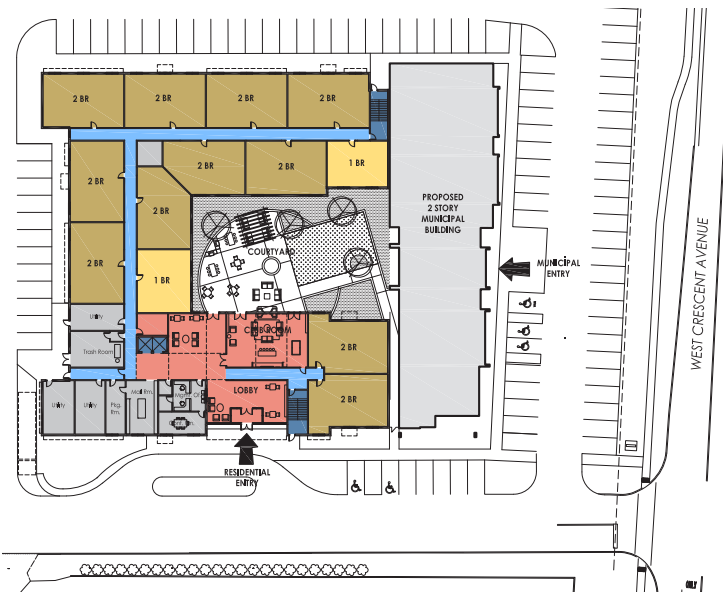
ELEVEN ELEVEN

Eleven Eleven is a new, 39-unit, four-story, mixed-use building that totals 51,000 square feet.

The Fairmount is a new, 22-unit, four-story, mixed-use building that totals 35,000 square feet.



**THE CRESCENT**  
ALLENDALE, NEW JERSEY



DMR designed The Crescent, a 70-unit residential development in Allendale, N.J. The building was designed to be harmonious with the adjacent Municipal Building, which sits in front of the 4-story residential building. The Municipal Building acts as a liner, projecting its civic presence outward toward West Crescent Ave.

The 100,000 SF building is configured around an internal courtyard which serves an amenity and outdoor passive recreation space, including a fireplace, BBQ area, pergola, turf lawn area and multiple seating areas. The interior boasts a large well-appointed lobby with multiple seating and lounge spaces along with an expansive club room that opens directly out to the courtyard.

The project consists of one- and two-bedroom market rate units, along with a compliment of affordable units for seniors and first responders.

**ANNIN LOFTS**  
VERONA, NEW JERSEY



Annin Lofts, an adaptive reuse of the historic site of the former Annin Flag Company manufacturing facility, brought 112 new residential units to Verona, a renting option that the community previously lacked. The project, which transformed and expanded the existing building, also included an adjacent new construction component. The entire construction program accounts for 143,600 SF.

DMR's design of the existing facility transformed the former factory into 52 loft-style apartment units, including the addition of a penthouse. The new construction building included 60 more units. DMR's designs take advantage of the 13' high ceilings that are complemented with an urban loft style design, including polished concrete floors, exposed structure and ducts, and large windows in each studio, one- or two-bedroom unit.

Amenities are shared between the two buildings and contain roof top terraces, a fitness center and club rooms, and an on-site parking level for residents and guests.

The existing building was the former home of the Annin Flag Company, which occupied the property from 1919 to 2013 and made many flags of historic significance, including those flown atop Mt. Suribachi during World War II and on the moon during the Apollo 11 mission.



**THE GRANDE AT METROPARK**  
WOODBRIDGE, NEW JERSEY



DMR has been retained by Queens Gate to design The Grande at Metro Park, a 355-unit, four-building rental community of one- and two-bedroom units.

The four-building rental community is being developed on the former site of the Ronson manufacturing facility, located near Metropark Station and within close proximity to the Garden State Parkway.

Designs incorporate luxury amenities including a club room, screening room, multi-purpose room for party rentals, pool, fitness center, and roof top terrace with landscaping, barbeque grills, fire pits and an on-site mini supermarket.



## MONTCLAIR RESIDENCES AT BAY STREET STATION

MONTCLAIR, NEW JERSEY



Montclair Residences at Bay Street Station is a \$50 million, 163-unit, transit-oriented development located next to the Pine/Bay Street Station, which provides direct service to Manhattan. The building's square footage totals 237,000 square feet, including 6,000 square feet of commercial space.



The site consists of a New Jersey Transit parking garage, exterior courtyards, swimming pool, cafe, daycare center, club room and resident-only parking garage. Amenities include sound dampening floor systems, ceramic tile entry ways, nine-foot ceilings, granite counter tops and stainless steel appliances.

The units range in size and include studio, one bedroom and two bedroom units. DMR worked with the local community and Montclair Historic Preservation Board to develop the exterior design which complemented the surrounding architecture.

The goal of the development was to eliminate residents' use of a car, as the train service is on site and the building is within walking distance of downtown Montclair.



**THE SCHROEDER LOFTS**  
JERSEY CITY, NEW JERSEY



DMR designed a new, six-story apartment building located on Erie Street and 10th Street in Jersey City, N.J., adjacent to abandoned elevated tracks.

The design maintains the style of the pre-existing architecture in order to blend in with the environment and appeal of the community.

58 units comprise this building that sits on top of an above ground, two-floor parking garage.

Amenities include oversized windows, granite countertops, state-of-the-art appliances, bamboo flooring, a concierge service, a sixth floor balcony/deck, exposed ductwork, walk-in closets, 10-foot ceilings and a washer and dryer hook-up.

On the north side, the wall of windows frames a view of Manhattan. Lofts on the south side overlook brownstone rooftops, historic churches and vistas of Hamilton Park from the 5th and 6th floors.

**THE RESIDENCES AT 30 COURT STREET**  
MORRISTOWN, NEW JERSEY



DMR designed 30 Court, a luxury residential development in the heart of downtown Morristown, NJ. The building is located at Morristown's highest elevation, on a steep site with a 60-foot vertical grade change.



The 58-unit, 110,000 SF, four-story building includes upscale features and amenities such as 9' ceilings, full and Juliette balconies, covered parking, a club room, a fitness center and two partially underground levels of parking below. The development is comprised of two-bedroom and two-bedroom plus den units, with generous square footages.

The design maximized the opportunity presented by the challenging site topography through an "L" shape design, which also left enough space for an expansive, two-level courtyard, intended to feel more like a backyard. The 3,700 SF outdoor space, one of the largest offered locally, provides shaded seating and dining areas, firepits, pergolas, an outdoor kitchen area and a water feature.



## WYNDHAM PLACE AT RIDGEFIELD PARK

RIDGEFIELD PARK, NEW JERSEY



DMR has been retained to design a high-rise, mixed-use residential building of luxury rental apartments.

The 19-story, 1,000,000 square foot building includes 552 units; 5 levels of garage parking; 25,000 square feet of indoor amenity space including a club room, fitness center, business center, game room, music room, theater and lounges; and 25,000 square feet of outdoor rooftop amenity space including a pool, outdoor lounges, barbeque areas and fire pits.

The development will offer a mix of studio, one, two and three bedroom units.

# RIVER PARK RESIDENCES & TOWN CENTER

HANOVER, NEW JERSEY



As part of an assignment that calls upon both DMR's professional planners and residential designers, DMR is designing River Park Town Center, a mixed-use town center on an 88-acre tract of land in Hanover.

The developer of the site first retained DMR to produce multiple town center concepts, ultimately deciding on a plan for 967 residential units, 80,000 SF of retail, two 125-room extended stay hotels, an outdoor amphitheater, and passive outdoor areas and trails along Patriot's Path, a regional trail system.

Located within walking distance of the headquarters of companies such as Bayer, MetLife and Novartis, the project will have a major impact on the area that currently lacks a downtown, changing the both the retail and economic landscape through hundreds of new residents and many new retail, entertainment and hospitality options.

The first of eleven buildings, which will bring the first 81 residential units to the site, broke ground in 2021.







In an effort to provide a vertical public parking structure in the downtown, DMR completed an Investigation Study and Redevelopment Plan for Municipal Lot D and the surrounding 20 privately owned parcels in 2016.

DMR provided the following services:

- Developed conceptual site plan;
- Investigation Study and Redevelopment Plan;
- Developer designation;
- Appraisal review;
- Negotiated terms of the PILOT;
- Shared parking strategy (City Revenue);

Project includes:

- 225 residential units;
- 20,000 sf of retail;
- Upgraded infrastructure;
- Streetscape, plaza's and open space improvements;

DMR is also assisting the City in the negotiation process which includes appraisal of private properties, design of the public-private parking structure, as well as PILOT and a RAB.

DMR served in the capacity of redevelopment consultant on this project. Not all images were produced by DMR.



**HACKENSACK MUNICIPAL LOT C - INVESTIGATION STUDY & REDEVELOPMENT PLAN**  
**MIXED-USE PROJECT WITH PUBLIC PARKING • HORNROCK-RUSSO**  
HACKENSACK, NEW JERSEY



DMR first proposed the sale of City-owned Lot C as a revitalization strategy in 2012, and completed the investigation study and redevelopment plan for the 4.3 acre site in 2014.

DMR Architects provided the following services:

- Developed conceptual site plan (Basis for RFP)
- Investigation Study and Redevelopment Plan
- Assisted in drafting the RFP for developers
- Reviewed developer submissions
- Short-listed and interviewed potential developers
- Negotiated terms of the PILOT
- 200 public parking spaces (City Revenue)

Project includes:

- 384 residential units with 3,000 sf of retail;
- \$11.6 million sales prices;
- Annual PILOT revenue over \$1 million;
- Public Parking projections, system and revenue;
- Upgraded infrastructure;
- Public plaza's and open space improvements

Purchased by HornRock Development, the conceptual plan incorporates most of the elements of the redevelopment plan, and included total sf, unit counts, retail and parking structures, and a zoning and variance requirements analysis.

DMR served in the capacity of redevelopment consultant on this project. Not all images were produced by DMR.



**FORMER RECORD SITE INVESTIGATION STUDY & REDEVELOPMENT PLAN**  
**RECORD SITE MIXED USE DEVELOPMENT • RUSSO DEVELOPMENT**  
HACKENSACK, NEW JERSEY



DMR conducted an Area in Need of Redevelopment Investigation Report for the 19.3 acre former Bergen Record site at 150 River Street in 2015 and adopted the Redevelopment plan to convert this former paper company site into a riverfront mixed use project.

DMR Architects provided the following services as part of this project:

- Developed the concept site plan
- Investigation Study and Redevelopment Plan
- Negotiated terms of the PILOT

Project includes:

- 700 residential units with 40,000 sf of retail;
- Annual PILOT revenues will exceed \$1.4 million;
- Waterfront walkway;
- Upgraded storm water and sewer infrastructure;
- Public plaza's and open space improvements



Purchased by Russo Development their plans incorporate most of the elements of the redevelopment plan, and included total square footage, unit counts, retail and parking structures, and a zoning and variance requirements analysis.

DMR served in the capacity of redevelopment consultant on this project. Not all images were produced by DMR.



## ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

# SECTION 4

Additional Information (v, vi, vii, viii)





## REQUIRED STATEMENTS (ITEMS V-VIII)

**(v) DMR Architects, Inc.**

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

201-288-2600 P 201-288-2662 F

*(This is our sole office location)*

**(vi)** DMR is not currently in violation of any regulatory rules and regulations that may have an impact on our firm's operations.

**(vii)** DMR currently has about 135 active projects across all sectors we provide. With a staff of approximately 45, DMR prides itself on having a firm big enough to complete many projects on schedule, yet small enough that each project has Principal-level attention. DMR has the level of staffing to meet reasonable timeframes. The qualifications and capacity of our staff ensures that we have the resources and personnel available to provide quality and timely services.

**(viii)** Engineering services, including but not limited to, MEP/FP, structural, civil and information technology, would be sub-contracted out. DMR utilizes various engineering firms based upon project type, scope and location. We maintain relationships with firms across the State and across multiple disciplines. When a project becomes assigned, we will suggest consultants based on who we believe will provide the highest quality and most fiscally conservative services, or will utilize engineers identified by the Authority. Dependent upon the project, we may also subcontract specialty consultants for expertise in items including, but not limited to, acoustics, noise abatement, security, solar power, etc. A representative sample of engineers DMR enjoys a successful relationship and routinely works with is included below.

- Alaimo Group (Structural, Civil)
- CEC [Consulting Engineers Collaborative] (Structural)
- ENK Solutions (IT/AV/Security)
- French & Parrello Associates (MEP, Structural, Civil)
- Greenman-Pedersen [GPI] (MEP, Structural, Civil)
- Harrison Hamnett (Structural)
- Johnson Urban Consulting Engineers (MEP)
- Linwood Engineering Associates (MEP)
- Matrix New World (Structural, Civil, Environmental)
- McLaren Engineering Group (Structural, Civil)
- MidAtlantic Engineering Partners (Civil)
- Mott MacDonald (MEP, Structural, Civil)
- Neglia Engineering Associates (Civil)
- O&S Associates (MEP, Structural, Civil)
- O'Donnell Naccarato (Structural)
- Suburban Consulting Engineers (Civil, Environmental, Surveying)
- T&M Associates (MEP, Structural, Civil)

**(ix)** Forms/Business Documents are included in Section 6.



## ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

# SECTION 5

Cost / Fee for Services







## COST / FEE FOR SERVICE

As projects become defined, DMR will provide a cost proposal on either a lump sum (flat rate) or hourly basis, depending on the project. Should a project be well-defined in terms of scope of work, DMR will provide a lump sum proposal at a competitive rate, including meetings, based on a percentage of construction cost. Should the engagement or task be undefined, the project would lend itself to payment on an hourly basis, with an agreed upon amount not to exceed. Hourly rates are included below.

<b>President &amp; CEO</b>	\$195.00
<b>Partner / Associate</b>	\$180.00
<b>Senior Project Manager / Director</b>	\$170.00
<b>Project Manager</b>	\$165.00
<b>Professional Planner</b>	\$160.00
<b>Construction Manager</b>	\$150.00
<b>Project Architect / Job Captain</b>	\$150.00
<b>Interior Designer</b>	\$140.00
<b>Architectural Designer</b>	\$135.00
<b>Architectural Intern</b>	\$85.00
<b>Administration</b>	\$85.00

### **Compensation for Reimbursable Expenses**

Reimbursable expenses, including reproduction, printing, mailing, plotting and application fees paid to authorities having jurisdiction over the project if required and agreed to be fronted by DMR, shall be billed in addition to compensation for Basic and Additional Services at a rate of 1.1 times the amount billed to DMR



## ARCHITECTURAL SERVICES FOR REDEVELOPMENT ACTIVITIES

# SECTION 6

Legal and Business Documents



03/20/14

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 P.C.

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

08/28/91

TRADE NAME:  
DHR ARCHITECTS

SEQUENCE NUMBER:  
0079760

ISSUANCE DATE:  
03/20/14



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)

1/25/2022

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

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

<b>PRODUCER</b> Risk Strategies Company 750 Third Avenue 15th Floor New York, NY 10017	<b>CONTACT NAME:</b> Certificate Department
	<b>PHONE (A/C, No. Ext):</b> (212) 867-3550
	<b>FAX (A/C, No):</b>
	<b>E-MAIL ADDRESS:</b>
	<b>INSURER(S) AFFORDING COVERAGE</b>
	<b>INSURER A:</b> Continental Insurance Company of NJ
	<b>NAIC #</b> 42625
<b>INSURED</b> DMR Architects, P.C. 777 Terrace Avenue Hasbrouck Heights NJ 07604	<b>INSURER B:</b>
	<b>INSURER C:</b>
	<b>INSURER D:</b>
	<b>INSURER E:</b>
	<b>INSURER F:</b>

**COVERAGES**

CERTIFICATE NUMBER: 66444229

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> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			AEH591916635	1/29/2022	1/29/2023	Per Claim \$3,000,000 Aggregate \$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

RSC Insurance Brokerage

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/27/2021

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> Scirocco Group - Main Office 777 Terrace Avenue Suite 309 Hasbrouck Heights NJ 07604	<b>CONTACT NAME:</b> Yisely Arritola <b>PHONE (A/C No. Ext):</b> 201-727-0070x 249 <b>E-MAIL ADDRESS:</b> yarritola@sciroccogroup.com		<b>FAX (A/C, No):</b> 201-727-0080													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Continental Casualty Company</td> <td>20443</td> </tr> <tr> <td>INSURER B : Valley Forge Insurance Company</td> <td>20508</td> </tr> <tr> <td>INSURER C : National Fire Insurance Co of Hartford</td> <td>20478</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Continental Casualty Company	20443	INSURER B : Valley Forge Insurance Company	20508	INSURER C : National Fire Insurance Co of Hartford	20478	INSURER D :		INSURER E :		INSURER F :
INSURER(S) AFFORDING COVERAGE	NAIC #															
INSURER A : Continental Casualty Company	20443															
INSURER B : Valley Forge Insurance Company	20508															
INSURER C : National Fire Insurance Co of Hartford	20478															
INSURER D :																
INSURER E :																
INSURER F :																
<b>INSURED</b> DMR Architects, PC 777 Terrace Avenue Ste 607 Hasbrouck Heights NJ 07604	DMRARCH-01															

**COVERAGES**

CERTIFICATE NUMBER: 2102561327

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Employee Benefit <input checked="" type="checkbox"/> \$1MIL/\$2MIL GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		6011712992	9/20/2021	9/20/2022	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 checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			6021650886	9/20/2021	9/20/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			6011187366	9/20/2021	9/20/2022	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ \$
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	N/A	6011713057	9/20/2021	9/20/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

THIS CERTIFICATE SUPERSEDES PREVIOUSLY ISSUED CERTIFICATE