



**Requesting For Proposal
For Design-Built and Construction of a
Community Center Pavilion**

November 16, 2022



K A F A GROUP
together building communities

800 Union Ave
Bridgeport, CT 06607

Tel: (203)333-0090
Fax: (203)333-0092
Office@kafagroup.com

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group



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Letter of Commitment

NOVEMBER 16, 2022

The Town of Andover
17 School Road
Andover CT 06232

Project Executive: Mr. Adrian Mandeville, Vice Selectman

Re: Design-Built Community Center Pavilion

On behalf of the Kafa Group and its Design Team, we are pleased to submit our qualifications for construction Design-Built service for the Community Center Pavilion Project. The collaboration of Kafa, Design Team offers extensive general and construction management experience, financial stability, minority/small business compliance and a communicative and responsive team to support and manage this important Community Center Pavilion project. This letter hereby acknowledges the transmittal of our proposal package to the Town of Andover CT.

PROPOSING FIRM:
Kafa Group and Design Built Joint Venture
800 Union Avenue
Bridgeport, CT 06607

ACKNOWLEDGMENT OF ALL ADDENDA: 1

Sincerely,

Kafa Group Design Team Joint Venture

Affirmative Action/Equal Opportunity Employer or AA/EOE

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1-FIRM BACKGROUND AND ORGANIZATION

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EXPERTISE OF KG TEAM

The challenges and complexities of today's urban mix-use, development, building & construction projects demand an experienced and sophisticated construction & program management consulting firm, capable of using the latest management skills while maintaining strict cost and schedule control. That manager must also deliver the highest-level safety, to meet the client's needs and objectives. Our team has a proven track record of performance that incorporates creative approaches to the project development and the construction process. We are committed to the goals and needs of our clients. Our team will provide the highest quality project management oversight, and professional services for your project.

FIRM HISTORY

Formed in 2011, **Kafa Group, LLC (Kafa)** is a construction management, Real Estate Development and consulting firm, specializing in the building and restoration of educational facilities, residential facilities, financial institutions, and transportation facilities, municipal facilities for both new construction and restoration work. As construction consultants, KG serves as the owner's representative and general builder's advocate during all phases of a project and under all delivery methods, that meet and exceed the client expectation while maintain strict budget.

Kafa was formed in an effort to provide clients with professional and personalized real estate development and construction management services. The principals of the firms are dedicated to providing our clients with personalized services. As design and construction professionals, we continuously stay involved in all aspects and phase of each project, so an experienced team is involved in the management of the entire construction process.

We accomplish this objective through a broad range of services that support our clients during every phase of a project, from planning and design to procurement and construction, to start-up and operation. KG has a diverse portfolio of clients from the largest owners and constructors in the world to smaller owners and agencies with leaner budgets. We value our client relationships and consider their projects our projects. Whether public or private, local, or out of state, clients come back to KG because they know we care.

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Integrity Kafa Group

Executive Team - The following officers listed below can be reached at our Bridgeport office.

<u>Name</u>	<u>Title</u>	<u>Phone</u>
Steve McKenzie	President & CEO	203-460-4142
Greta Brown	Exec. Vice President	203-333-0090
JEAN CLAUDE PAUL	SENIOR PROJECT MANAGER	203-333-0090
Dwight Bolton	Senior Estimator/Scheduler	203-333-0090

OFFICES:

KG Team has the following offices:

- Bridgeport, CT (Corporate Headquarter)

FIRM ORGANIZATION:

The Kafa Group team of professionals at one principal offices, and several temporary field offices. The table below details the breakdown of personnel in our staff:

<u>Discipline</u>	<u>Personnel</u>
Principals	1
Project Executives	2
Architects	1
Civil Engineer	1
Mechanical Engineer	1
Construction Managers	4
Program Manager	2
Estimator/Scheduling	2
Administrators	2

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2-FIRM DESIGN-BUILT TEAM MEMBERS

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KAFA

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KAFA GROUP, LLC

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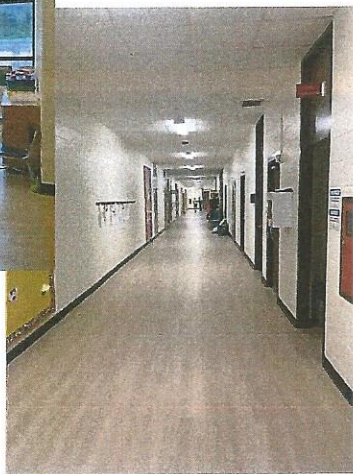
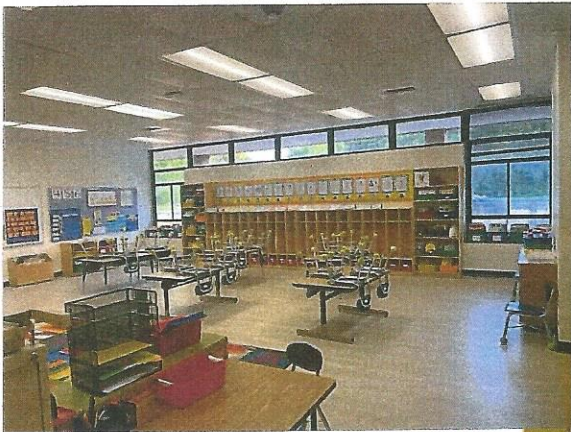
Integrity Kafa Group

Client:	City of Stamford Public School
Location:	Stillmeadow Elementary School, Stamford, CT
Architect:	Fuller D'Angelo Architect
Project Capital Cost:	\$801,900
Type of Contract:	General Construction Services
Type of Facility:	Elementary Schools
Schedule:	June 23 - June 30-22
Contact:	Kevin McCarthy Director of Facilities City of Stamford 888 Washington Blvd. Stamford, CT



Kafa Group was hired by the City of Stamford Facilities Department to provide General construction services of Major renovations on their Stillmeadow Elementary School,

The project consists of Remediate the south wing of the lower level, approximately 7,500 square feet, Classrooms, Custodian Storage, Nursing, Prep Rooms, Art Room, Faculty and Building Support Spaces.



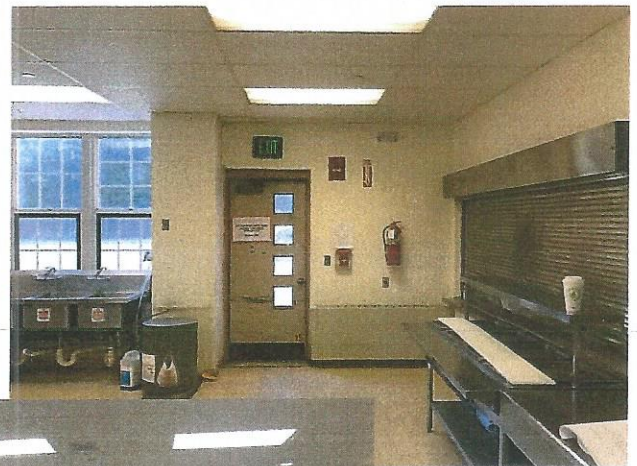


Client: Norwalk Public School
Location: 81 West Rocks Rd., Norwalk, CT
Architect: Gill & Gill
Project Capital Cost: \$300,637.00
Type of Contract: General Construction Services
Type of Facility: West Rocks Middle School
Schedule: June 2019 - August 2020
Contact: Richard Todd



Kafa Group was hired by the City of Norwalk Public School. to provide General construction services on West Rocks Middle School

The work involves major renovation to the existing cafeteria, Restroom and Kitchen, Sprinkler, and plumbing system upgrade.



Relevant Experience



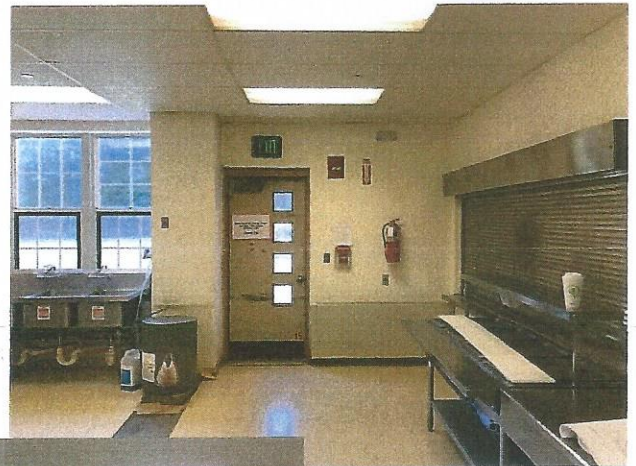
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Client:	Norwalk Public School
Location:	20 Camp Street, Norwalk, CT
Architect:	Gill & Gill
Project Capital Cost:	\$218,370
Type of Contract:	General Construction Services
Type of Facility:	Tracey Elementary School
Schedule:	June 2019 – August 2020
Contact:	Richard Todd



Kafa Group was hired by the City of Norwalk Public School. to provide General construction services on Tracey Elementary School

The work involves major renovation to the existing cafeteria, Restroom and Kitchen, Sprinkler, and plumbing system upgrade.



Relevant Experience



Client: KG Enterprises
Location: Bridgeport, CT
Architect: EPMI
Project Capital Cost: \$13,000,000
Type of Contract: Construction Management Services
Type of Facility: Mix-Use
Schedule: Planning
Contact: Steve McKenzie



Kafa Group provided pre-construction and construction management services for the new development that's proposed to be Situated two blocks away from Elizabeth Street and one block from Main Street, this residential neighborhood provides an opportunity for a transfer of ownership to a developer who can maximize the land and its zoning to build a new mixed-use residential and commercial development.

The project consists of new mix-use development, the building is approximately 70,000 square feet.

Kafa Group played an essential role in minimizing the disruption of the existing businesses and community involvement and input, during the project planning and pre-construction phase and ensured that project will be a success.



Client: **City of Bridgeport**

Location: Block Rock Elementary School,
Bridgeport, CT

Architect: Antinozzi and Associate Architect

Project Capital Cost: \$44,700 million

Type of Contract: Construction Management Services

Type of Facility: K- Schools

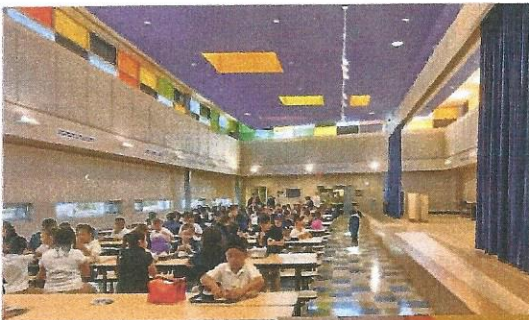
Schedule: December 2008 - April 2011

Contact: Ray Wiley
Program Manager
O & G Industries, Inc. Authority
Bridgeport School Construction
Program,
999 Broad Street
Bridgeport, CT 06604

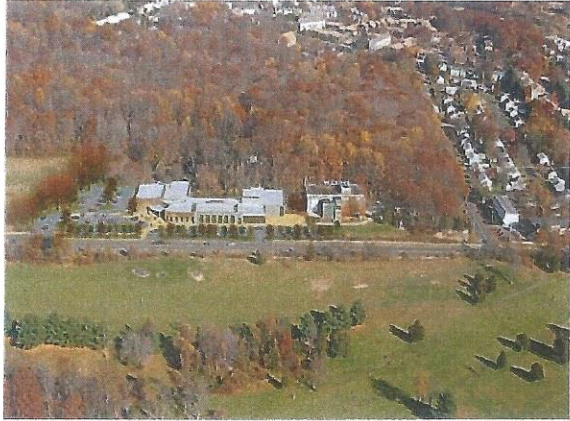


Kafa Group and Tri-Con along with Fusco hired by the City of Bridgeport to provide construction management services on their new Roosevelt Elementary School, located on corner of Prospect and Park Avenue

The new Roosevelt Elementary School was design to replace the aging and outdated school building bearing the same name. the Roosevelt project is a result of the City of Bridgeport rebuilding and School modernization program. This new building sits on the same 5.3 acres urban block bordered by three city street and residential properties. The site was accessible from two of the three streets. The budget included demolition of the existing 105,000 SF building and construction of the new Roosevelt school building and associate site work.



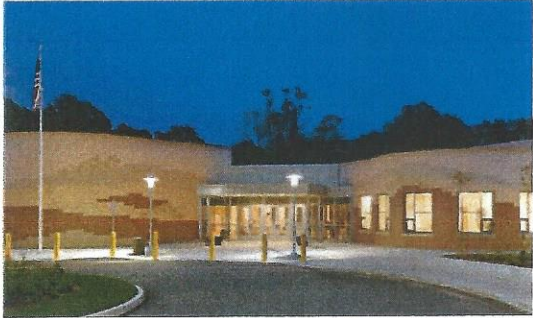
Client:	City of Bridgeport
Location:	Discovery Magnet Elementary School, Bridgeport, CT
Architect:	Svigals +Partner Architect
Project Capital Cost:	\$32 million
Type of Contract:	Construction Management Services
Type of Facility:	K-12 Schools
Schedule:	December 2008 - April 2011
Contact:	Ray Wiley Program Manager O & G Industries, Inc. Authority Bridgeport School Construction Program, 999 Broad Street Bridgeport, CT 06604



The McCloud and Kafa Group was hired by the City of Bridgeport to provide construction management services on their new Discovery Magnet Elementary School, located on the grounds of the Discovery Museum

The project consists of a new two-story building, approximately 67,000 square feet, Classrooms, Cafeteria, Kitchen, Prep Rooms, Science Laboratories, Gymnasium, Faculty and Building Support Spaces as well as, Exterior Play Area, Parking and Media Center.

"LEED STATUS: SILVER RATING"



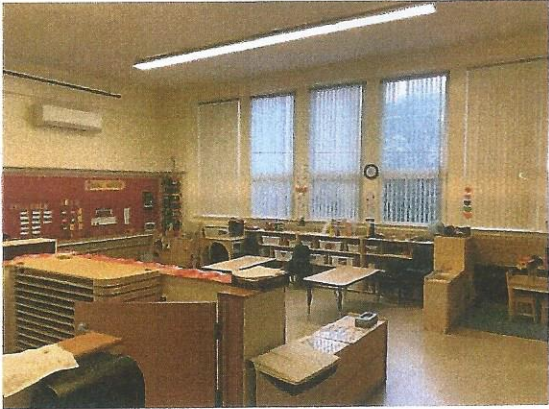


Client:	Team Inc. Slocum Waterbury
Location:	Slocum Waterbury School
Architect:	Edward Leavy P.E.
Project Capital Cost:	\$744,400
Type of Contract:	General Construction Services
Type of Facility:	Pre-K Head Start Schools
Schedule:	December 2017 - August 2018
Contact:	Edward Leavy Edward Leavy P.E.



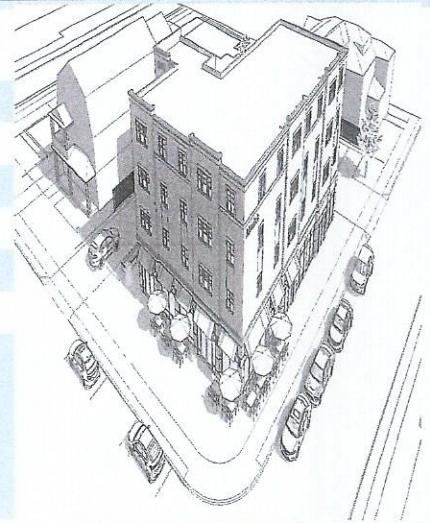
Kafa Group was hired by the Team Inc to provide General construction services on their existing Elementary School building, located at 25 Rumford Street Waterbury, CT

The work involves the rehabilitation of classrooms on the main floor, also called the first floor, and the lower floor. The work shall include but not limited to all material, Labor, equipment, and items of work necessary to complete the project with the rooms ready for occupancy and electrical and plumbing systems complete and operating.





Client:	KG Albany Avenue Development
Location:	Hartford, CT
Architect:	DDSS
Project Capital Cost:	\$3,600,000
Type of Contract:	Construction Management Services
Type of Facility:	Mix-Use
Schedule:	Planning
Contact:	Kojo Asiedu



Kafa Group Hired to provided pre-construction and construction management services for the new mix-use development that's proposed to be Situated on a corner existing lot, a residential and commercial development.

The project consists of new mix-use development, the building is approximately 4,360 square feet.

Kafa Group essential role in developing the project budget and construction timeline with minimum disruption to the existing businesses and community that is adjacent to proposed project. Kafa main objective during the project planning and pre-construction phase to ensured that project will be a success.





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Client: City Hartford,
Location: Hartford, CT
Architect: DDSS
Project Capital Cost: \$2,500,000
Type of Contract: Construction Management Services
Type of Facility: New Housing Development
Schedule: Planning, Budgeting
Contact: Kojo Aseidu



Kafa Group is currently provided pre-construction and construction management services for the new Housing development that's proposed to be constructed in Hartford CT. this project is part of the city community revitalization and urban development communities.


The project consists of a cluster of new housing to be built on single dwelling lot and multi-building on larger site. These new homes will be constructed as two-family dwelling, three bedrooms each, stack construction.

Kafa Group played an essential role in minimizing the disruption of the existing businesses and housing in the community where this project is located.





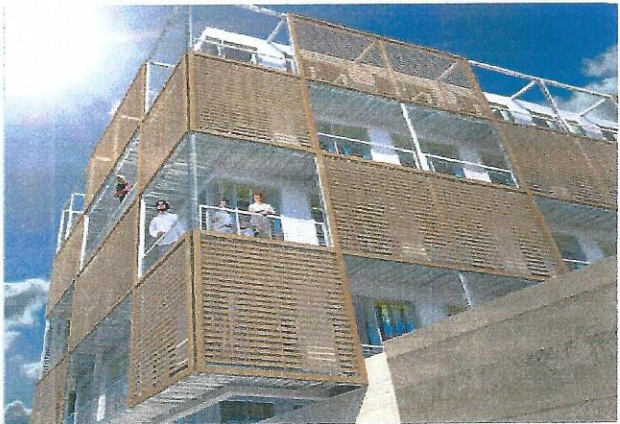
Client:	Main Street lofts
Location:	Ansonia, CT
Architect:	Kojo Asiedu, AIA
Project Capital Cost:	\$15,000,000
Type of Contract:	Construction Management Services
Type of Facility:	Mix-Use
Schedule:	May 2005
Contact:	Kojo Asiedu



Kafa Group provided the Pre-construction management services for this urban renewal project, guiding the oversight on the space planning of a major adaptive reuse of existing manufacturing building.

The project consists of converting the existing building into mix-use development, the building is approximately 158,000 square feet.

Kafa Group played an essential role in minimizing the disruption of client budget, during the project planning and pre-construction phase and ensured that the owner's investment was protected.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/12/2022

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

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

PRODUCER John M. Glover Agency Davidson Insurance Services 53 Lake Avenue Ext. Danbury CT 06811	CONTACT NAME: Yesenia Maggio	
	PHONE (A/C, No., Ext): 203-702-7924	FAX (A/C, No): 203-672-4968
E-MAIL ADDRESS: ymaggio@jmg.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Union Insurance Company		25844
INSURER B: Acadia Insurance Company		31325
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED KAFAGRO-01
 Kafa Group LLC
 800 Union Avenue
 Bridgeport CT 06607

COVERAGES

CERTIFICATE NUMBER: 945505722

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			CLA5318181-15	9/8/2022	9/8/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 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 \$
A	AUTOMOBILE LIABILITY <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			CAA5403014-13	9/8/2022	9/8/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CUA5318182-15	9/8/2022	9/8/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A	WCA5318183-15	9/8/2022	9/8/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER CT only E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: Project Name and Address: Community Center Pavilion, 17 School Road, Andover, CT 06232

CERTIFICATE HOLDER**CANCELLATION**

Town of Andover
 17 School Road
 Andover, CT 06232

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

John O. Ferlino

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STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

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

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can update your email address or print a duplicate certificate by logging into your account with your User ID and Password at www.elicense.ct.gov.

Mailing address:

KAFA GROUP LLC
800 UNION AVE
BRIDGEPORT, CT 06607-1422

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

office@kafagroup.com

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION 890535

Be it known that

KAFA GROUP LLC

800 UNION AVE
BRIDGEPORT, CT 06607-1422

has satisfied the qualifications required by law and is hereby registered as a

MAJOR CONTRACTOR

Registration #: MCO.0903384

Effective Date: 07/01/2022

Expiration Date: 06/30/2023

verify online at www.elicense.ct.gov



Michelle Scagull, Commissioner



OLD REPUBLIC INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC INSURANCE COMPANY, a Pennsylvania stock insurance corporation, does make, constitute and appoint:
ROBERT JOSEPH MOORE, JOSEPH CATANIA, RICHARD MASCALI, OF RYE, NY

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$50,000,000, for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS IN AN AMOUNT NOT TO EXCEED ONE MILLION FIVE HUNDRED THOUSAND (\$1,500,000) FOR ANY SINGLE OBLIGATION.

and to bind OLD REPUBLIC INSURANCE COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This document is not valid unless printed on colored background and is multi-colored. This appointment is made under and by authority of the board of directors at a meeting held on March 14, 2014. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC INSURANCE COMPANY on March 14, 2014.

RESOLVED FURTHER, that the chairman, president or any vice president of the Company's surety division, in conjunction with the secretary or any assistant secretary of the Company, be and hereby are authorized and directed to execute and deliver, to such persons as such officers of the Company may deem appropriate, Powers of Attorney in the form presented to and attached to the minutes of this meeting, authorizing such persons to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds. The said officers may revoke any Power of Attorney previously granted to any such person. The authority of any Power of Attorney granted by any such officer of the Company as aforesaid shall not exceed fifty million dollars (\$50,000,000.00), except (a) bonds required to be filed as open penalty bonds, and (b) bonds filed with any court or governmental authority requiring an unlimited penalty in bonds filed in that court.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company (i) when signed by the chairman, president or any vice president of the Company's surety division and attested and sealed (if a seal be required) by any secretary or assistant secretary; or (ii) when signed by a duly authorized Attorney-in-Fact and sealed with the seal of the Company (if a seal be required).

RESOLVED FURTHER, that the signature of any officer designated above, and the seal of the Company, may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC INSURANCE COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 14TH day of FEBRUARY, 2019.

OLD REPUBLIC INSURANCE COMPANY



Vice President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 14TH day of FEBRUARY, 2019, personally came before me, ALAN PAVLIC and JANE E. CHERNEY to me known to be the individuals and officers of the OLD REPUBLIC INSURANCE COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say, that they are said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said organization.



Notary Public

My commission expires: 9/28/22

(Expiration of notary commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC INSURANCE COMPANY, a Pennsylvania corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

95-0044

Signed and sealed at the City of Brookfield, WI this 12th day of December, 2019.



Assistant Secretary

FOX MOUNTAIN CONSULTING, INC.

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS MULTICOLOR ON THE FACE. THE COMPANY LOGO APPEARS ON THE BACK OF THIS DOCUMENT AS A WATERMARK. IF THESE FEATURES ARE ABSENT, THIS DOCUMENT IS VOID.

State of Connecticut

Department of Administrative Services

Supplier Diversity Program

This Certifies

Kafa Group LLC,

As a

800 Union Ave. Bridgeport CT 06607
Black American
Small/Minority Business Enterprise
January 18, 2022 through January 18, 2024

Owner(s): Steve O. McKenzie

Contact: Steve O McKenzie

E-Mail: office@kafagroup.com

**Affiliate Companies: None

Telephone: 203-333-0090 Ext:

FAX: 203-333-0092

Web Address: www.kafagroup.com



Supplier Diversity Director



Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.

800 Union Ave
Bridgeport, CT 06607



AEPMI

Tel: (203)333-0090
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Office@kafagroup.com

Kafa GROUP
together building communities

AEPMI-DESIGN & BUILDING CONSULTANTS

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

FIRM PROFILE



Company Name
AEPM International, LLC

Number of Employees
13

Years in Business
12

Contact Person
John C. Oliveto, PE
Principal

Ansonia Office - HQ
200 Main Street
Ansonia, CT 06401
P: 203-308-0028

AEPM International is a leading full-service planning, design and consulting firm providing comprehensive architectural, engineering, interior design, construction support and building-oriented special services.

The firm's full-service practice specializes in multiple market-focused areas: Corporate, Government, Education, Commercial and Healthcare. The practice is guided by the leadership of a Principal-in-Charge who has a high degree of project involvement and is responsible for managing teams that are recognized for their innovative and responsive design solutions. Each Principal is supported by in-house engineering, which includes mechanical, electrical, plumbing and fire protection. The comprehensive list of professional services available, when combined, provide our clients with a single source responsibility for project delivery.

The firm is owned and managed by active principals who offer a diverse and complementary range of design experience. The firm currently has a 13-member staff of design and construction professionals.

DESIGN EXCELLENCE

The firm is committed to designing projects with strong images that make a positive contribution to the built environment. AEPMI enjoys a reputation for on-time, on-budget delivery and excellent accountability that has attracted both public and private sector clients.

CLIENT SATISFACTION

The greatest recognition of our success is the comfort and satisfaction of the people who use our buildings and bring our projects to life. AEPMI's client satisfaction can be measured by our high percentage of repeat business and the long-standing relationships we have maintained.

AEPMI

GEORGES A. CLERMONT, RA

Principal of Architecture

Mr. Clermont joined AEPM International in 2018 as the firm's new Director of Architecture and became Managing Partner January 1, 2020. He is responsible for overall direction in the firm's project designs and leadership of firm's architectural staff. In addition to Mr. Clermont's 26 years of design experience, having extensive experience in the field overseeing complicated construction projects allows his designs to be coordinated and fewer issues for the Client and contractors to deal with on a daily basis.



RELEVANT EXPERIENCE

EDUCATION

Bachelors of Architecture
Cornell University

REGISTERED ARCHITECT

Connecticut
New York
New Jersey

YEARS OF EXPERIENCE

26+

PROFESSIONAL AFFILIATIONS

University of Bridgeport Talent
Search Education Shadowing/
Mentor Program

Riverside Education Academy Pallet
Program
Alternative Education

165 Main Street
Ansonia, CT
Renovation / Mixed -Use

497 East Main Street
Ansonia, CT
Renovation / Mixed-Use

Able Coil & Electronics
Bolton, CT
Addition & Renovations

State Farm Insurance
Danbury, CT
Site Renovation

Stelray Molded Plastics
Ansonia, CT
Addition

Huntington Fire house
Shelton, CT
Design of Expansion for New
Truck Bays

Wooster Street Apartments
New Haven, CT
Renovations & Addition

200 Main Street
Ansonia, CT
Renovations / Mixed-Use

158 Main Street
Ansonia, CT
Renovations / Mixed-Use

153 Main Street
Ansonia, CT
Mixed-Use

*Previous Firm Experience

Robin Ridge Apartments
Waterbury, CT
Building Assessment

City Place
St. Louis, MO
Hotel & Apartment Renovation

University of Connecticut – Bishop Hall
Storrs, CT
Building Upgrades

*Valley Fire Training School
Beacon Falls, CT
Design Build with Bismark Construction

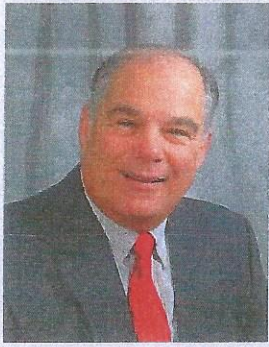
*Olivet University
Wingdale, NY
Building Assessment & Design

*USPS
New Haven, CT
Yale Post Office

*Yale New Haven Hospital
New Haven, CT
Adult Emergency Department

*FBI Federal Building
New Haven, CT
New Building

*Connecticut Post Mall
Milford, CT
Renovations



JOHN C. OLIVETO, PE

Principal in Charge/Principal of Engineering

Mr. Oliveto has over forty years of experience in the design and construction of significant facility projects. The diversity of his experience gives him a broad perspective and approach to project development, team building and problem solving, as well as the building process from inception to completion. As Principal of Engineering, he will be responsible for the planning, selection, design, and documentation of the projects' MEP systems; managing the MEP team; controlling project budgets and schedules; and ensuring quality of work to achieve client expectations and satisfaction.

RELEVANT EXPERIENCE

EDUCATION

B.S., Civil Engineering;
Manhattan College

PROFESSIONAL REGISTRATIONS

-Professional Engineer: CT, FL, MA, ME, MO, NH, NJ, NY, RI, VT
-Massachusetts Certified Public Purchasing Official (MCPPO)
-NCEES Certified

PROFESSIONAL AFFILIATIONS

Beardsley Zoo, Board of Directors Bridgeport Regional Business Council, Former Board of Directors
Cardinal Shehan Center, Former Board of Directors Connecticut Building Congress, Former President (2nd Term)
Connecticut Construction Guidelines Coalition, Vice-Chairman
Construction Specifications Institute (CSI), Member
ECHN - Business Alliance for Community Health (BACH), Member and Advisory Committee Member
State of Connecticut Division of Construction Services, Former Member, Advisory Council

YEARS AT AEPMI
11+

Robin Ridge Apartments
Waterbury, CT
Building Assessment

*Bishop Curtis Homes
Bridgeport, CT
Senior Living

*Monterey Place
New Haven, CT
Hope VI Housing

*The Olde School Commons
Bridgeport, CT
United Cerebral Palsy

Green US Builders
153 Main Street
Ansonia, CT
Renovation / Mixed -Use

Green US Builders
165 East Main Street
Ansonia, CT
Renovation / Mixed-Use

Green US Builders
497 Main Street
Ansonia, CT
Renovation / Mixed -Use

Green US Builders
Adaptive Reuse Residential

Mavuli Real Estate
158 Main Street, Ansonia CT
200 Main Street, Ansonia, CT
Adaptive Reuse Residential

*McLevy Square Apartments
Bridgeport, CT
Historic Renovations/Restoration

City Place
St. Louis, MO
Hotel & Apartment Renovation

*Historic Fit-out of Old Bank for Office and Apartment Spaces; Designed to have two very distinct & different looks, with the 1930 Historic bank hall being restored under the State Historic Preservation office guidelines and the rear space, designed to a very modern and exciting work environment
Mechanics & Farmers Bank Building/
Office and Apartment Fit-Out for 30 units of affordable housing.
Bridgeport, CT

*Historic Preservation/Renovations to Historic Buildings for office and mixed-use residences in Downtown Bridgeport encompassing the properties at 899 Main Street, 155 State Street, 177 State Street and 189 State Street
McLevy Square Development
Bridgeport, CT

Emery Winslow
Seymour, CT
Plant Consolidation

PDS / Electro Methods
South Windsor, CT
Expansion of Manufacturing Facility

*Previous Firm Experience

AEPMI



165 MAIN STREET ANSONIA, CONNECTICUT

Green US Builders acquired this property as part of its redevelopment efforts in the City of Ansonia. The property is currently just a bank ATM drive through and AEPMI International was hired to maximize the land value. AEPMI designed a building that will blend with the adjacent building at 497 East Main Street and connect to save the Owner significant cost by utilizing core elements of 497 East Main Street. AEPMI was able to design twenty-seven (27) apartments and 5,000 SF of commercial space in 15,700 SF of land. The build is on hold until the existing buildings next to it are completed.

AEPMI



497 EAST MAIN STREET ANSONIA, CONNECTICUT

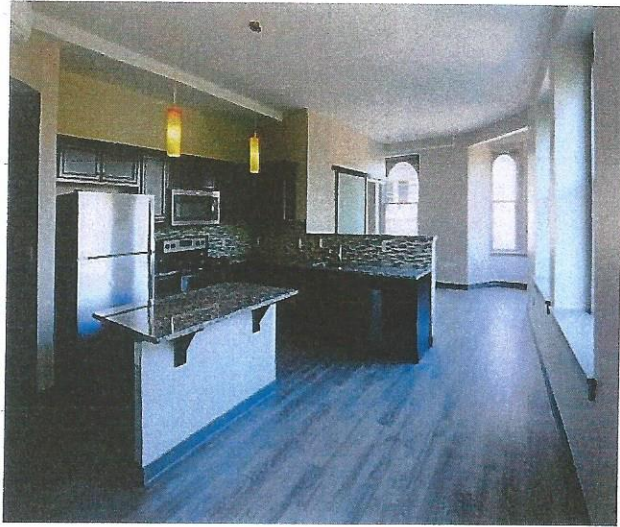
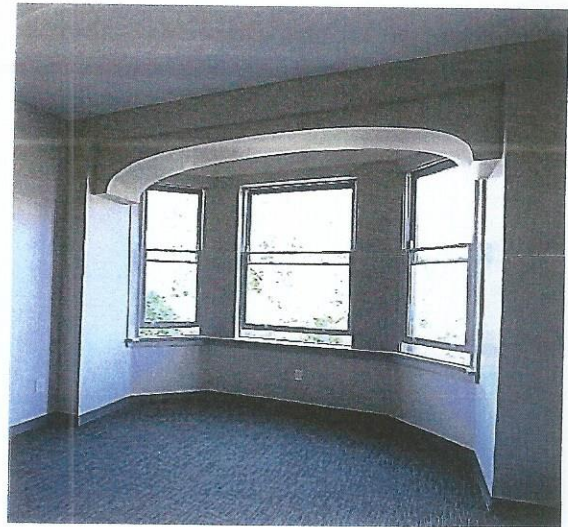
Green US Builders acquired this property as part of its re-development efforts with the City of Ansonia. 497 East Main Street has been vacant for years and needs major building renovations. AEPMI has designed 51 apartments on Floors 2 through 5 over 5,000 sq. ft. of retail on Floor 1. Construction is expected to begin in the spring of 2020 with occupancy expected within one year.

AEPMI



501 EAST MAIN STREET ANSONIA, CONNECTICUT

Green US Builders hired AEPMI to design 501 East Main Street and its sister building 65 Main Street into a mixed-use (commercial and residential) complex. AEPMI is currently planning this project which will require significant remediation and cleanup. These two buildings total 155,000 SF and should accommodate between 123 to 148 new units along with new commercial space between 31,000 to 40,000 SF. It is anticipated that cleanup of this historic old factory will take approximately one year with new construction starting in 2021.



MCLEVY SQUARE BRIDGEPORT, CONNECTICUT

This historic block of buildings in downtown Bridgeport was 95% vacant when the developers, Forstone Capital, decided to transform the complex into residential/commercial mixed-use facilities. Thirty-two one and two bedroom apartments were designed above the first floor commercial/retail space. The project involved significant interfacing with the State Historic Preservation Office and National Park Service to secure approval and acceptance, resulting in maximizing historic tax credits for the Client.

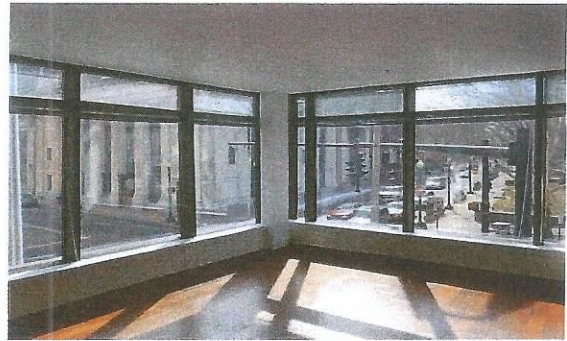
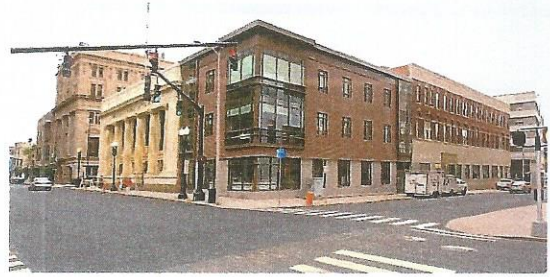
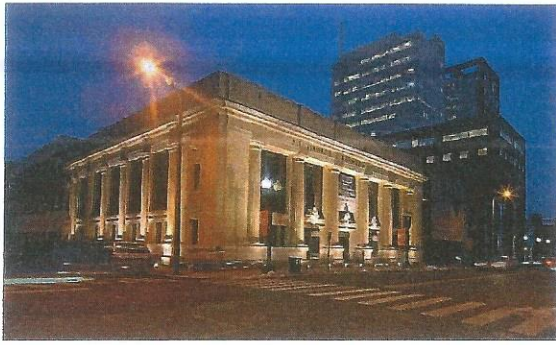
*Members of the design team worked on this project with a prior firm.

AEPMI



THE MAVULI BUILDING ANSONIA CONNECTICUT

The firm was hired by the owner to revive the building that was 15% occupied and about to lose its only tenant. The firm was successful in achieving city approval to convert the building into a mix use of fourteen apartments and two floors of commercial office space. This building, located in the Downtown City Transit District is adjacent to the Metro North Waterbury Rail Line and has become the focal point of the City redevelopment projects



MECHANICS & FARMERS BANK - LANDMARK SQUARE BRIDGEPORT, CONNECTICUT

The historic Mechanics & Farmers Bank on Main Street was scheduled for demolition when the building owners decided to restore the former bank hall and convert the building into first floor commercial offices and two floors of 28 market rate apartments. Vacant for twenty years, the building needed all new mechanical and electrical systems that was successfully performed under difficult state Historic Preservation Office guidelines. AEP International teamed with Fletcher Thompson to assist in the design of the facility. Significant structural repairs included new floor systems, masonry repairs and new micropile foundations to re-support the failing SW facade. A DECD grant and historic tax credits were partly responsible for saving this building from the wrecking ball.

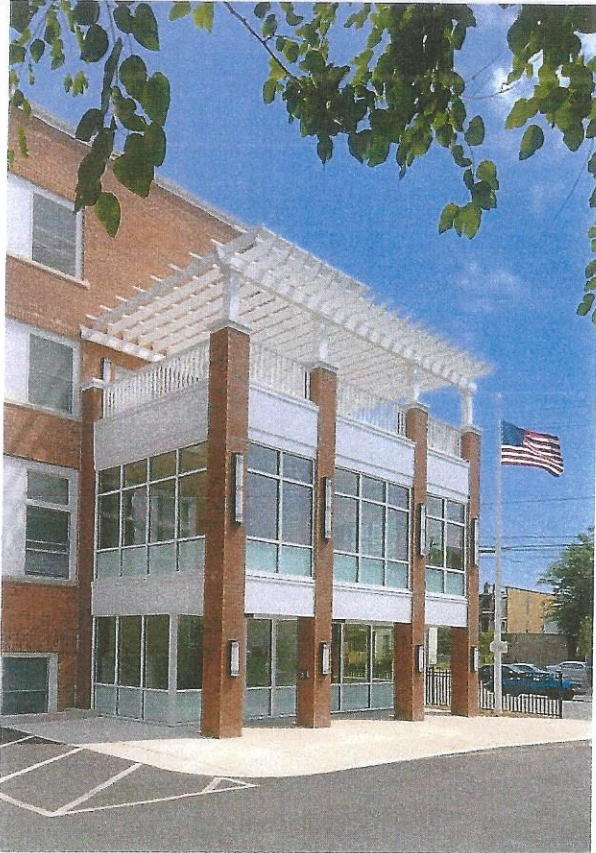
*Members of the design team worked on this project with prior firm.

AEPMI



153 MAIN STREET ANSONIA, CONNECTICUT

AEPMI's clients secured this property from the City of Ansonia in exchange for other city owned properties negotiated through eminent domain for the city's new Police Station. This building currently houses the city's Senior Center with limited second floor commercial tenants. AEPMI International was hired by the new owners to convert this building into a mixed-use facility (lower floor used for commercial with upper floors used for residential). AEPMI was able to design 48 one- and two-bedroom apartments with approximately 11,000 SF of commercial white box space in anticipation of new commercial tenants.



**THE OLDE SCHOOL COMMONS
UNITED CEREBRAL PALSY OF SOUTHERN CONNECTICUT
BRIDGEPORT, CONNECTICUT**

United Cerebral Palsy purchased the existing four-story, 31,000 SF Roberto Clemente School with the intent to convert it into affordable, accessible, ADA Compliant housing facility. The new Olde School Commons will consist of twenty-five, one- and two-bedroom units in conjunction with communal meeting and support spaces. The new entry lobby addition furnishes access to a new elevator, which allows unimpeded circulation throughout the multi-story building. The lobby addition also houses a sunroom and roof garden for tenant use.

*Members of the design team worked on this project with prior firm.

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

GEORGES CLERMONT

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

ARCHITECT

License # ARI.0008532

Effective: 08/01/2022

Expiration: 07/31/2023



Michelle Seagull, Commissioner

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

JOHN C OLIVETO

20 FAIRLAWN DR

WALLINGFORD, CT 06492-2588

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

PROFESSIONAL ENGINEER

License # PEN.0015530

Effective: 02/01/2022

Expiration: 01/31/2023



Michelle Seagull, Commissioner

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

867421

Be it known that

AEPM INTERNATIONAL LLC

241 MAIN ST STE 3
ANSONIA, CT 06401-1843

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

JOINT PRACTICE

Architecture: Yes Landscape Architecture: No Land Surveying: No Professional Engineering: Yes

Registration #: JPC.0000142

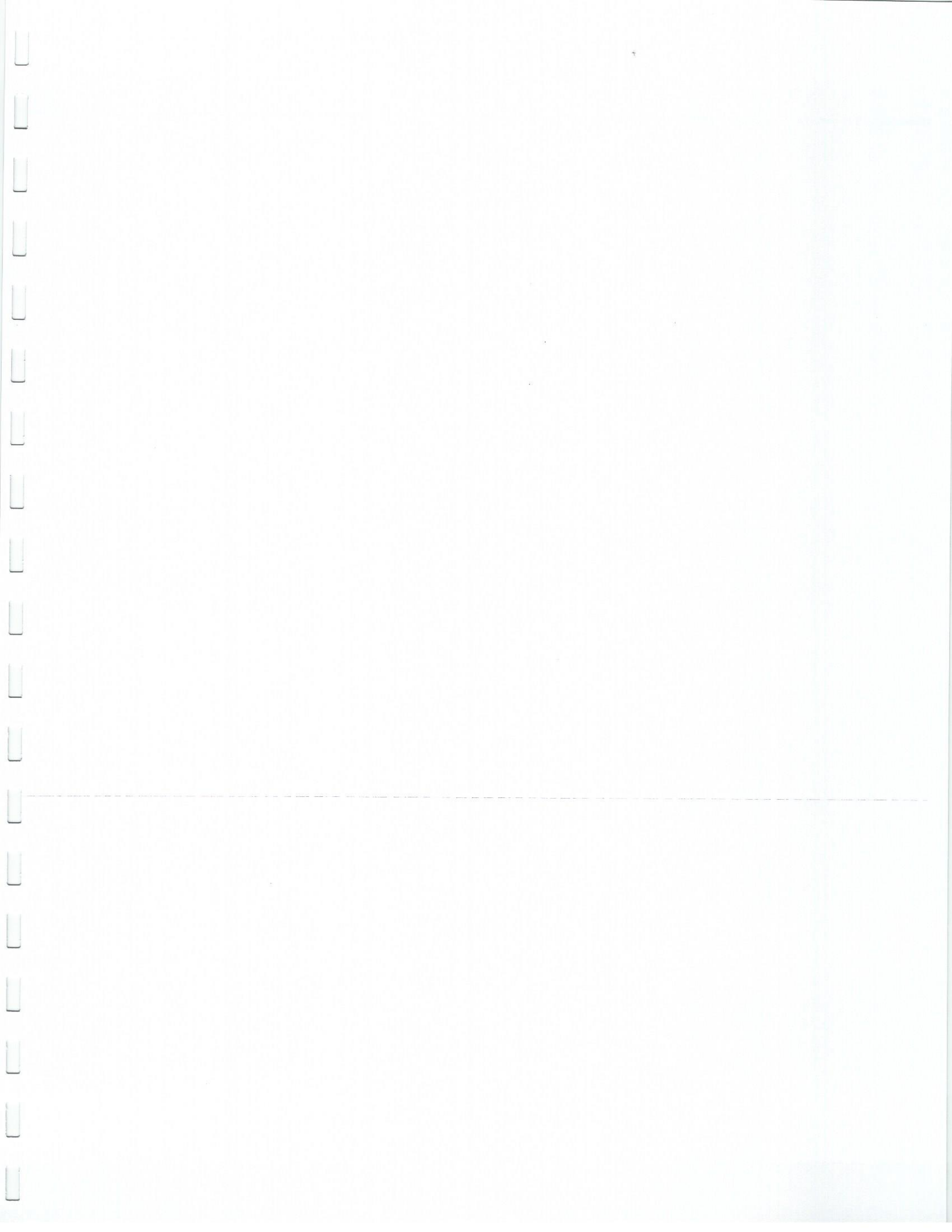
Effective Date: 05/01/2022

Expiration Date: 04/30/2023

verify online at www.elicense.ct.gov



Michelle Seagull, Commissioner



Proposed Project Team

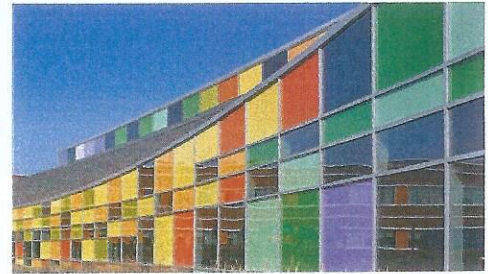
Kafa Group, LLC
800 Union Avenue
Bridgeport, CT 06607

AEPMI
Design & Building Consultants
241 Main Street
Ansonia, CT 06401

Optimum Energy
1812 Seaview Avenue
Bridgeport, CT 06610

Freeman Companies
36 John Street
Hartford, CT 06106

DESIGN BUILT SERVICES
TOWN OF ANDOVER, CT



KAFA GROUP
...together building better communities.

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

800 Union Ave
Bridgeport, CT 06607



Tel: (203)333-0090
Fax: (203)333-0092
Office@kafagroup.com

K A F A GROUP
together building communities

3-PROPOSED PROJECT TEAM ORGANIZATION

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

800 Union Ave
Bridgeport, CT 06607



Tel: (203)333-0090
Fax: (203)333-0092
Office@kafagroup.com

A

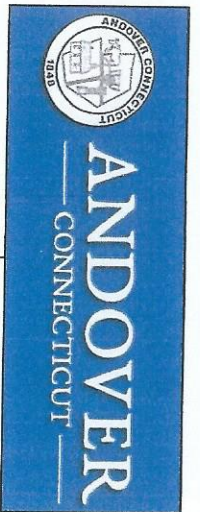
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A-PROJECT TEAM'S ORGANIZATION STRUCTURE

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

PROJECT ORGANIZATION



Kafa GROUP
Applied Data Engineering

Dwight Bolton
 Estimator / scheduler

Steve McKenzie
 Project Executive

CONSTRUCTION PHASE **TECHNICAL SUPPORT**

Stan Brown
 Site Super

Greta Brown
 Senior PM

Project Manager
 Jean Claud Paul
 40 yrs. Plus exp.

Asst. Project Manager
 TBD

Full-time On-Site

- Contract Administration
- Management Plan
- Review Payment Application
- Develop/Maintain Project Schedule
- Quality Control
- Daily Field Inspections
- Change Order Management
- Problem Resolution
- Accounting & Financial Reporting
- Maintain On-site Records
- Develop Monthly Reports
- Document Control
- Project Close-out

Full-time On-Site

- Document Control
- Safety Review
- Maintain Project Schedule
- Quality Control
- Daily Field Inspections
- Change Order Management

TECHNICAL SUPPORT
Technical Service Manager John Oliveto PE General Estimator Dwight Bolton Architects AEPMI, AIA

KAFA GROUP, LLC

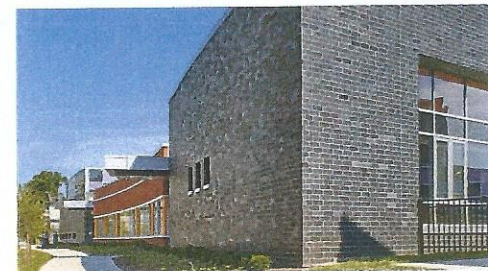
Permanent Address: 800 Union Avenue
Bridgeport, Ct 06607

Date firm organized: October 11, 2012

Legal form: Limited liability Corp.

Owner Ship: 51% ownership

Years in business: 10 years



KAFA GROUP
together building communities

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

800 Union Ave
Bridgeport, CT 06607



Tel: (203)333-0090
Fax: (203)333-0092
Office@kafagroup.com

K A F A GROUP
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B-RESUMES OF PROJECT MANAGER

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group



K A F A GROUP
design build program construction

Steve McKenzie

Project Executive

Education

Porter & Chester Institute, Stratford, Connecticut
Diploma in Architectural Design Technical Institute, Stratford, Connecticut
Certificate in Green garden Design and Work Shop, OSHA-10

Relevant Projects Experience In The Design & Construction Industry.

- Extensive experience in design of complex educational facilities
- Extensive experience in managing complex construction projects
- Experience in the Connecticut, New York, New Jersey construction market
- First-hand experience with the State of Connecticut policies and procedures
- First-hand experience working on K-12, college and universities building programs in Connecticut and New York
- First-hand experience working in private, Municipalities and federal construction market
- First-hand experience working on inner city urban renewal, revitalization development market
- First-hand experience working on Community Neighborhood revitalization zone project
- First-hand experience working with community, neighborhood group and outreach on numerous development projects

Summary

Over 20+ years of experience in the architectural design and construction industry, which includes but not limited to the following; managing partner of architect design firm, project manager on complex design of several corporate departments and construction projects, president and chief executive officer of the Kafa Group Inc. manage development and coordination of various new business campaigns for both public and private sector clients.

Proven architectural design, marketing and construction professional with entrepreneurial thinking, towards retaining existing business and increasing new business opportunities, company growth and profitability. His extensive industry experience is built on an established and creditable reputation in the marketplace, allowing easy access to prospective clients and strategic partnerships.

Experience

State of Connecticut K-12 Schools, Higher Education, Municipals, Private, federal Government Design and Construction Projects: Project Executive, Kafa Group provided construction & program management building services on various projects. As Construction Managers our team is responsible for overseeing the project from preconstruction through construction and close-out. Preconstruction services may include design review, value engineering, cost estimating, scheduling, logistics planning, bid packaging, and procurement services. During construction KG will inspect the work of the contractor(s) based on a QA/QC plan developed during preconstruction; provide document, cost and schedule control; estimate and negotiate change orders; track the ensuing work; review shop drawings and material submittals; produce project status reports; and coordinate the development of as-built drawings.

The McCloud group, LLC: Provided Executive management of Business development and oversight of the company construction management services on their multi-million New York, New Jersey, Connecticut School Construction Program. My responsibility was to develop aggressive plan for our target market and area of company expansion. Participate in meet and greet event, attend and sponsor events such business expo and seminars.

The West River Development Corporation: Project Executive, Kafa Group along with its partners have been selected to provide on-demand management/design/build services to improve and renovate existing building and develop master plan for community and city economic development approval.

The Varick Development Corporation: Project Executive, Kafa Group along with Edward Samuel Architects was selected to develop master planning and conceptual design for their urban development mix-used project, Our services include procuring, coordinating and supervising multiple specialty contractors who will be renovating existing and building out new space, installing furnishings and state of the art technology, during the operation of the existing facility. In many cases demolition and construction will take place in highly confined areas and adjacent to historically significant buildings. It will be our job to provide a safe environment for the construction personnel as well as faculty.

Millennium Worldwide: Project Executive, Kafa Group along with Edward Samuel Architects was selected to head up a team of investors and developers to prepared master planning and conceptual design for their international urban development mix-used project, our teams were responsible for the project planning and implementing, overseeing all consulting, from legal to general construction to project close-out.

- Experience in project planning of complex design and construction
- Experience in project estimating and quality control
- Design review project timeline and lead items
- Ongoing meeting with city official and community outreach
- Experience in contract and project scheduling

Project Manager of major project: As Project Manager I was assigned to develop a thirty (30) year comprehensive plan for inner city urban development, manage and oversee the construction of a proposed hope 6 project

- Review existing site and prepared existing operation study
- Community demographic and ethnic population
- Identification of existing community related services
- Related ongoing development and construction within the proposed area
- Community outreach discussion

Mt. Aery Baptist Church, Bridgeport, CT: Project Executive for the renovation and major addition to the existing building. our responsibilities include overall developed the project scheduling and phasing. The project consists of a new second (2) story building, at approximately 35,000 square feet, construction of classrooms, multi-purpose room, computer laboratories, gymnasium, faculty and building support spaces, exterior play areas, a media center, and new parking area for approximately 65 cars. This new addition is above the existing one story bass hall wing. Additionally, there will be new administrative offices, consisting of 8 new employees and the relocation of an existing rooftop unit. This project is estimated at \$25 million

Central Connecticut YMCA Shore Area Community Development Corporation: Project Executive with duties including physical analysts of all existing buildings and grounds, prepared report and recommendation of existing condition in which these building are in. development new program and identify site for proposed project, meet and interview consulting to provide as needed services

HUD Housing Development, Bridgeport, CT: Project Executive for The renovation and new construction of their inner city urban housing development program, for low income family, the project consist of individual project through the City of Bridgeport, surrounding town and community

Bridgeport Neighborhood Revitalization Zone: Mr. McKenzie provided executive design management oversight of the community and consulting participation. Services were provided on a small-scale for design meeting and project discussion. A key component of the program is that it targets areas – typically or under served and under develop communities.

Additional Project Experience:

- Marketing and business development
- Merchant Marine Academy, Long Island,
- Bullard haven Technical High School, Bridgeport, CT
- Camp Roland, New London, CT
- Wilton High School, Wilton, CT
- Palace and majestic Theater, Bridgeport, CT
- Marvin High School, Fairfield, CT
- Scap Motor, Fairfield, CT
- Wilton YMCA, Wilton, CT
- Fairfield YMCA, Fairfield, CT
- Augusta Golf, Westport, CT
- The Westport Nature center, Westport, CT
- The Westport Playhouse, Westport, CT
- Westport Bank, Westport, CT
- Fischel Development, Westport, CT
- Bridgeport bathhouse, Bridgeport, CT
- People's United bank, Bridgeport, CT
- Norwalk Police Headquarter, Norwalk, CT
- Norwalk Radiology, Norwalk, CT
- Norwalk Hospital MRI, Norwalk, CT
- Alpern Brown Stone, Harlem, NY
- Retail Store Design – Kennedy Air Port, Queen, NY
- Westport Golf Club, Westport, CT
- Scott Swimming Pool, Southbury, CT
- Jimo Federal Building, New Haven, CT
- Sono Regan Theater, South Norwalk, CT
- Westport Inn, Westport, CT



K A F A GROUP
together building communities

Great Brown
Senior Project Manager

To grow with a company and manage the successful development of the project's procedures of initiation, planning, execution, regulation, and closure as well as the guidance of the project team's operations towards achieving all the agreed upon goals within the set scope, time, quality, and budget standards.

A. SUMMARY OF QUALIFICATIONS

Perfection-aiming construction project manager with 5+ years of experience with commercial and large scale residential, commercial institute and corporate facilities throughout the states.

Work Experience

K A F A GROUP LLC
Project Manager
Bridgeport, CT

2020-Present

Key Qualifications & Responsibilities

- Organized and facilitated the scheduling and site mobilization of each construction projects through planning to pre-construction.
- Executed all pre-construction, construction, quality control, and post construction responsibilities.
- Developed construction budget and ensured adherence to schedule and financial plans.
- Ensured conformity to building code, plans and design layouts while maintaining safe and productive construction sites.
- Supervised the completion of Raw a commercial project in Bristol CT.
- Supervised all construction activities at commercial and residential project sites.
- Ensured occupational health and safety regulations were being complied with.
- Delegated building tasks and construction responsibilities, as necessary.
- Coordinate construction site in high traffic area and busy location to ensure safety is at the highest capacity.

BUTLER HOME IMPROVEMENT

Project Manager
Ansonia, CT

2017-2020

Key Qualifications & Responsibilities

- Supervise, manage, and coordinate all work on projects, including subcontractors and laborers.
- Kept all jobs on schedule. Installed new real-time labor inventory system that increased on-time-completion of projects to 98%.
- Made sure materials and equipment were delivered to the site with 99% on-time delivery.

- Supervised on-site work to ensure efficiency and quality. Decreased customer complaints by 45%.
- Implemented Behavior Based Safety plans with all employees. Cut safety incidents by 90% per year in just one year's time.
- Managed construction budget and achieved under-budget projects 9 times out of 10.
- Ensure site health and safety compliance in accordance with city and OSHA regulations.
- Always established appropriate construction staff levels and budget allocation.

IROQUOIS GAS TRANSMISSION SYSTEM

Administrative
Shelton, CT

2009-2017

Key Qualifications & Responsibilities

- Trusted with a \$350,000 budget to coordinate all international and domestic travel arrangements for executives going to corporate events.
- Proofread and ghostwritten internal communication for the management board.
- Communicated with clients and scheduled face-to-face meetings for 5+ executives.
- Conducted basic accounting tasks in QuickBooks and escalated issues to the supervisors.
- Answering a multi-phone line system. Greet and direct visitors to the company.
- Provide administrative support to the office services dept., engineer dept. and other departments.
- Coordinate travel arrangements for employees using our company vehicles.
- Maintaining the highest levels of security and customer care while demonstrating a warm, approachable personality being the first face to be seen at the corporate office.

Construction Supervisor

TAJ Carpentry
Bridgeport, CT

2000-2008

Key Qualifications & Responsibilities

- Supervised apprentices, carpenters, concrete laborers, general laborers, joiners, framers, roofers, and other skilled and unskilled tradesmen.
- Assisted the construction site manager in all areas of supervision, from liaising with architects and engineers to coordinating with surveyors and site owners.
- Drafted plans, blueprints, and proposals for civil engineers, safety directors, and local government bodies. Responded to on-site emergencies professionally and efficiently.

Key Skills

- Project Management & Planning
- Commercial & Residential Development
- Job Site Health & Occupational Safety
- Building Codes and Regulations
- Proficient in MS Office & Excel
- Project Scheduling
- Strategic Planning & Analysis
- Exceptional Verbal and Written Communication Skills
- Business Development
- Vendor Management
- Organization
- Interpersonal skills
- Time management

Education

Housatonic Community College

2005



**Stanley
Brown**

45 Beaver Brook Rd.
Danbury, CT 06810
(203) 733-5763

President...Action Construction, Inc.

Employment History

President

1991-Present Action Construction, Inc. Danbury, CT

- Contract Negotiations
- Project Manager
- Supervision of Sub Contractors

General Contractor

1987-1991 Conco Construction Company, Danbury, CT

- Oversee construction projects

Owner

1979-1987 Stan's Plumbing & General Contracting, Danbury, CT

- Plumbing
- General Contracting Work

Maintenance Supervisor

1975-1979 Gilbert & Bennett, Danbury, CT

- Supervise employees and projects

Maintenance Supervisor

1973-1975 National Semi-Conductor

- Supervise employees and projects

Construction Worker

1970-1973 R. Rogers & Company, Bermuda

1965-1970 AD Scott & Associates, Jamaica

Education

1958-1965 Bumprail Technical Trade School, Kingston, Jamaica

- Educated in Plumbing, Masonry & Carpentry

References

References are available on request.



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together building a better world

Jean-Claude Paul
Senior Project Manager

Experience: 2008-Present: Principal Owner of J C PAUL & ASSOCIATES, LLC
Project Manager

- Managed the renovation of housing units
- Oversaw installation of new sidewalks and handicap pads

2005-2008: Carlson Construction Company

Construction Superintendent

- Oversaw the construction of a new church (\$2,500,000.00)
- Managed the conversion of three historic buildings into condominiums costing approximately (\$3,700,000.00)

1994-2005: Bridgeport Housing Authority, Bridgeport, CT

Owner Representative

- Managed the construction of over 400 housing units at approximately \$46,000,000.00
- Prepared RFP and bid documents
- Reviewed bids and proposals and compared quotation received versus consultant estimates
- Submitted recommendations to Contracting Officer
- Reviewed and approved contractor applications for payments and change orders
- Oversaw construction and assist in project meetings

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

1986-1994: Metro Restoration, Inc. Long island City, New York

Senior Estimator

- Took off quantities from bid documents
- Priced materials and labor needed to complete jobs
- Prepared submittals, placed orders for materials
- Reconciled estimates with actual cost at end of project

1979-1984: Liberia Water and Sewer Corporation, Monrovia, Liberia

Deputy Technical Services Manager

- Member of the technical team managing the expansion of Monrovia Sewer System and the construction of a new water pumping station.

Education:

1971 -1975: Institute Superior Technique D'Haiti, Port Au Prince, Haiti

B.S. Civil Engineering/Architecture

2010: Lead Safe EPA Certification

2009: Green Sustainability Certification



K A F A GROUP
together building communities

Summary of Qualifications

Years of Experience: 25 years

Education:

BS Applied Science 1997
Rochester Institute of Technology (RIT)
Rochester, New York

Affiliations:

Project Management Institute (PMI)
American Association of Cost Engineers (AACE)
American Society of Professional Estimators (ASPE)
Construction Management Association of America (CMAA)

Highlights:

Commissioner Town Planning & Zoning:
2019-Present
Commissioner Zoning Board of Appeals:
2017-2018
Conservation, Energy & Environment
Committee-Bloomfield
Board Member- Our Piece of the Pie
(OPP) 2014-Present
Strong Cities Strong Communities -
Judge

Skills:

Prolog
Oracle Primavera P6 Scheduling
Sage Timberline Estimating
On-Screen Take-off

Mr. Bolton oversees project deliverables to ensure client expectations are met for DH BOLTON's Project Controls Owner's Representative, and Construction Services. With 25 years of professional Construction experience on large and complex projects, Mr. Bolton brings the experience required to provide project leadership that drives project success. He has taught Project Management, Scheduling, Project Controls and Estimating to Small and Minority Contractor's through the DH BOLTON training Series at the HEDCO Business Resource Center. Mr. Bolton lives in the Town of Bloomfield, CT and serves as a Commissioner on the Town Planning & Zoning Board.

Project: New Park Ave Sewer Separation

Paganelli Construction was awarded the MDC New Park Ave Sewer Separation project to perform sanitary and storm sewer separation. In addition, the existing water main and laterals were removed and replaced. Due to existing utility conflicts, and stringent traffic patterns, the schedule was created to incorporate the reduced production and track the utility company's progress as they removed and relocated existing utilities above and below grade. Estimated project cost: \$7,500,000

Project: Garden St Sewer Separation

Paganelli Construction Corp, was awarded the MDC Garden St Sewer Separation project to perform sanitary and storm sewer separation. In addition, the existing water main and laterals were removed and replaced. Due to existing utility conflicts, and stringent traffic patterns, the schedule was created to incorporate the reduced production and track the utility company's progress as they removed and relocated existing utilities above and below grade. Also, the project included micro-tunneling work a minimum 60 feet below grade and Cured-In-Place Piping work which drove the scheduled start of micro-tunneling operations. Estimated project cost: \$17,000,000

Project: Upper Albany Ave Sewer Separation

Paganelli Construction Corp, was awarded the MDC Upper Albany Avenue Sewer Separation project to perform sanitary and storm sewer separation. In addition, the existing water main and laterals were removed and replaced. Due to existing utility conflicts, and stringent traffic patterns, the schedule was created to incorporate the reduced production and track the utility company's progress as they removed and relocated existing utilities above and below grade. Estimated project cost: \$20,500,000

Project: Tower Avenue South Sewer Separation

Paganelli Construction Corp, was awarded the MDC Upper Albany Avenue Sewer Separation project to perform sanitary and storm sewer separation. In addition, the existing water main and laterals were removed and replaced. Due to existing utility conflicts, and stringent traffic patterns, the schedule was created to incorporate the reduced production and track the utility company's progress as they removed and relocated existing utilities above and below grade. Estimated project cost: \$13,500,000

Project: Granby St Sewer Separation

Manafort Brothers was awarded the MDC Granby St Sewer Separation project to perform sanitary and storm sewer separation. In addition, the existing water main and laterals were removed and replaced. DH BOLTON was retained to review MBI's Baseline Schedule and re-create the Baseline for MDC approval. The project completion date sustained a 13-month impact due to utility relocation delays and existing utility conflicts. The scope included micro-tunneling work which remarkably remained non-critical due to the design of intermittent open-cut work in succession of micro-tunneling. Estimated project cost: \$20,000,000.

Project: Upper Franklin Ave Sewer Separation

Manafort Brothers was awarded the MDC Upper Franklin Avenue Sewer Separation project to perform

Relevant Project Controls Experience:

CT DEPARTMENT OF CONSTRUCTION SERVICES- On-Call Scheduling Consultant May, 2015 - Present

DH BOLTON was selected by the State of Connecticut Department of Construction Services (DCS) to provide Schedule and Cost services On-Call. In our role as On-Call Schedule Consultant we provide forensic analysis on projects with claims for delay, schedule reviews including Baseline and monthly progress updates and perform cost reviews as directed.

The MDC Wet Weather Expansion and South Hartford Conveyance Project- Program Scheduler June, 2013 - Dec, 2022

DH BOLTON partnered with Jacobs Engineering to provide Construction Administrator services. As a part of their team we provide Program Scheduling services. In our role we review General Contractor Baseline Schedule and monthly progress updates. All project schedules are fully resource loaded with cost, manpower and equipment. MDC Program Budget is \$800 million dollars. Projects are large and complex.

CTDOT New Britain-Hartford Busway – Project Scheduler (Resource Loaded Schedule) Apr, 2013 - Dec, 2015

The Federal Government appropriated \$400 million dollars to the State of Connecticut to build a new busway from New Britain to Hartford inclusive of, but not limited to, expansive new bus lanes, multi-use trails, bridges, signage, signalization, illumination, bus stations and site finishes. As the Project Scheduler, DH Bolton prepared the preliminary Schedule, Baseline Schedule and Progress Schedule Updates. The CTDOT required a fully resource loaded CPM Schedule using Oracle Primavera P6 inclusive of manpower, equipment and cost. Reporting requirements included histograms, cashflow curves and resource usage profiles, etc. Estimated project cost: \$27,000,000.

Tower Ave Sewer Separation Project / Hartford, CT – Project Scheduler

C.Brito Utility Co. Inc, was awarded the MDC Tower Avenue Sewer Separation project to perform sanitary and storm sewer separation. In addition, the existing water main and laterals were removed and replaced. Surface restoration and landscape scope were also included.

DH Bolton was retained and prepared, developed and delivered a CPM Logic Driven Schedule (LdS) utilizing Oracle's Primavera P6 software. This project was delayed and because of DH Bolton's schedule and progress updates our client was award all cost arising from their claim. Estimated project cost: \$8,500,000

Farmington Ave Sewer Separation / Hartford, CT – Project Scheduler

C.Brito Co. Inc, was awarded the MDC Farmington Avenue Sewer Separation project to perform sanitary and storm sewer separation. In

addition, the existing water main and laterals were removed and replaced. DH Bolton was retained and prepared, developed and delivered a CPM Logic Driven Schedule (LdS) utilizing Oracle's Primavera P6 software Estimated project cost: \$5,000,000

Hartford School Building Construction Program Schedule November. 2007– December. 2009

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8.2 DESIGN-BUILD TEAM EXPERIENCE

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

800 Union Ave
Bridgeport, CT 06607



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1.1 ATTACHMENTS

Affirmative Action/Equal Opportunity Employer or AA/EOE

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Proposed Scope of Work

As the Project Manager for the Town of Andover project, Kafa will be responsible for the development and implementation of a 'design-built team' that will establish the budgetary, quality control and scheduling parameters required by the Town of Andover. The design-built team will describe how these goals will be effectively managed and achieved.

The foundation of a successful project is the management and dissemination of accurate and timely information to all project stakeholders. Kafa will utilize the Town's requested reporting application.

Recently the Kafa Group has implemented Smartsheet as its new project management software. Smartsheet is a fully integrated, comprehensive suite of software solutions like Microsoft. To disseminate the information, Kafa uses our in-house Share-file program. Share-file is a single, secure location. Individualized access to this program allows the owner, design professionals, consultants, and sub-contractors to view and access information which streamlines the flow of information and can reduce the time information is in transit. This software system is utilized for all project documentation throughout the planning, pre-construction, construction, and post-construction phases and contains:

R	Budgets and Estimates
R	Cost Reports
R	Project Schedules
R	Safety, Phasing and Logistics Plans
R	Project Manuals, Drawings and Specifications
R	Addenda, Bulletins, Sketches & Change Directives

Additionally, Kafa generates and provides the following reports to the Owner at key milestones throughout the project:

MILESTONE REPORTS BY PHASE	
Schematic Design Draft Master Schedule Budget Cost Analysis	Construction Document Detailed Cost Estimates

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<p>Design Development</p> <ul style="list-style-type: none"> Constructability Review Cost Estimate Site Conditions Materials Review Preliminary Field Operation Analysis Master Schedule Value Engineering System Review 	<p>Monthly Reporting</p> <ul style="list-style-type: none"> Executive Summary Schedule Update Safety Financial Reports Submittal Logs Project Photographs Project Overview Cost Review Quality Information Reports
<p>Closeout & Commissioning</p> <ul style="list-style-type: none"> Individual System Commissioning Reports Testing Data Warranties & Guarantees Re-commissioning Management Manual Certificate of Occupancy 	<ul style="list-style-type: none"> Certificate of Completion & Acceptance Training Documentation Inspection Log Deficiency Tracking Report Submittal Logs O&M Manuals Manpower Tracking

How are our reports used to manage the subcontractors and overall progress of the project?

During the planning and pre-construction Kafa will develop detailed project specific logs of all required submittals, material delivery dates, identifying long lead items, shop and coordination drawings, mock-ups and pre-construction conference dates which will help us to identify potential risks, mitigate project delays, monitor subcontractor performance and promote overall quality of the work.

Additionally, the information contained in these reports is linked to specific work activities within the overall Project Schedule which helps to ensure that information and resources are received on site when they are needed.

What is the extent of subcontractor input for these reports?

As a condition of their contract, all subcontractors are required to provide information related to their scope of work including submittal preparation durations, material lead times and delivery dates, manpower crew sizes and task durations. Subcontractors are also expected to participate in and provide input at monthly schedule update meetings.

What is our policy when a subcontractor is not providing information as required?

Kafa believes that subcontractors are a vital component of the project team and that successful communication results in successful outcomes. From the initial scope review meeting through the day final payment is made, Kafa strives to work hand-in-hand with all subcontractors. Our philosophy is that successful relationships result in successful projects. When a subcontractor is struggling to perform their contract responsibilities our objective is to meet with them to understand the circumstances these meetings (with subcontractor senior management if necessary) are initiated if things appear to be slipping, long before they become critical. It has been our experience that these one-on-one meetings prove to be successful so as not to let negligent subcontractor performance affect the project. During Pre-construction, we take the subcontractor's perspective for our constructability review. We establish milestone dates and other key performance indexes and monitor them during construction.



PROJECT APPROACH

The Kafa Group has reviewed the proposed new 2,337 sf Community Center Pavilion at 17 School Rd. Town of Andover, CT. The conceptual information of the proposed design of the structure, Kafa has successfully managed several similar new construction projects on both occupied sites and have accessed and developing the following construction site logistics:

EGRESS/SAFETY/SECURITY- OCCUPIED ANDOVER SITE

During the construction of a new structure and the development on the existing site, paths of egress will be affected. These changes of paths of exit are carefully evaluated with the project team early in the process to ensure that new construction is phased in such a way that adequate and safe exiting from the existing site remains at all times.

RELOCATED TRAFFIC AND PARKING

The new building construction will affect existing parking access, street traffic and pedestrian access to the site. In other projects where this has been the case, we have built a temporary parking area as well as constructed the newly relocated parking area first to accommodate construction and Facilities and students traffic separation, lay down areas and parking during construction.

SITE ENVIRONMENTAL REMEDIATION

The removal of hazardous materials and demolition in an occupied environment is always of great concern. This process requires careful coordination, safety measures and isolation of air quality control. Ideally we have scheduled these activities during school breaks and over the summer to minimize impact to students and staff.

DELIVERIES/LAY-DOWN AREAS

LONG LEAD TIME ITEMS FOR PHASE 1 EARLY RELEASE PACKAGE (SITE, STEEL & FOUNDATION)

NEIGHBORHOOD DISTURBANCE

Most public schools are located in residential zones, as is the case with this and many projects Kafa has completed. Early in the project planning phase a collaborative process is developed to establish safety procedures to ensure clear communication to all neighborhood residents, University inhabitants and construction workers.

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8.2 Design-Build Team Experience

1. Please respond to the following questions:

- Have you ever failed to complete any work awarded to you? If so, where and why? **NO**
- Have you ever defaulted on a contract? If so, where and why? **NO**
- Is there any pending litigation which could affect your organization's ability to perform this agreement? If so, please describe. **NO**
- Has your firm ever had a contract terminated for cause within the past five years? If yes, provide details. **NO**
- Has your firm been named in a lawsuit related to errors and omissions within the past five years? If yes, provide details. **NO**
- During the past seven years, has your firm or any of its principles ever filed for protection under the Federal bankruptcy laws? If yes, provide details. **NO**
- Are there any other factors or information that could affect your firm's ability to provide the services being sought about which the Town of Andover should be aware? **NO**

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Bid Proposal Form
TOWN OF ANDOVER, CONNECTICUT
NEW COMMUNITY CENTER BUILDING
17 School Rd

Pursuant to and in full compliance with the RFP, the undersigned certifies this proposal is submitted without collusion and all responses are true and accurate. If awarded this proposal, it is agreed this will form a contractual obligation to provide services at fees specified in this Proposal Form, subject to and in accordance with all instructions, conditions, requirements contained in the documents, including addenda, which are made part of this proposal.

Please Provide the following minimum Breakdown of Pricing:

Existing Conditions/Design/Permitting \$ 90,000
Site work \$ 135,000
Septic connections \$ 75,000
Utilities gas and Electrical \$ 55,000
Foundations, Slab, Ramps, \$ 65,000
Paving and Curbing \$ 48,000
Structure \$ 230,000
Plumbing, Heating, & Ventilation \$ 185,000
Electrical \$ 85,000
Alarms/ IT \$ 20,000
Finishes, All Other Items, Close-out \$ 212,000
TOTAL Base Bid:
ONE MILLION TWO HUNDRED THOUSAND \$ 1,200,000.00

**BID PROPOSAL FORM
PAGE 2
ALLOWANCES**

Included in the Bid Proposal are the following Allowances: Septic design, site plan

If awarded this Contract, we will execute a Contract with the Town of Andover, Owner of the property. Form of contract anticipated is AIA Document A141, "Standard Form of Agreement Between Owner and Design-Builder", 2014 edition.

CONTRACT TIME

If awarded the Contract, the undersigned agrees that the work will commence upon formalization of a Contract with the Owner, and shall be Substantially Complete within (128 TD) calendar days

(Number of Days, in words)

Completion of Work: It is agreed that time is of the essence for this project. The Design-Build Team hereby agrees, upon award of a contract with the Owner, to commence, prosecute and substantially complete the work in accordance with the project completion time as stipulated within this Bid Proposal Form.

ADDENDA

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on this project. The Bid includes Addenda listed below and they are hereby acknowledged:

Addendum # 1 CRO_Small Business and Minority Set Aside MBE & SBE.DOT

PROJECT CONDITIONS

Design-Build Team herein agrees that it has been afforded the opportunity to inspect the project site and perform tests. The Design-Build Team is satisfied with the Project site and conditions based upon such inspection. Design-Build Team represents that it has visited the Project Site, become familiar with local conditions

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**BID PROPOSAL FORM
PAGE 3**

under which this Work is to be performed and correlated personal observations with the requirements of Request for Proposal.

It is further understood that no additional compensation will be allowed by the Town of Andover by reason of any difficulties which the Design-Build Team could have discovered or reasonably anticipated, prior to submittal of its bid proposal.

DELIVERABLES

In addition to this Bid Proposal Form and Bid Bond, all requested deliverables as outlined within the "Request for Proposals" have been fully prepared and made part of this submission package.

COMPANY NAME: KAFKA GROUP, LLC

ADDRESS: 300 UNION AVE

BRIDGEMPORT CT 06607

BY: Steve McKenzie DATE: Nov. 16, 2022

(authorized signature, officer of bidder's company)

STEVE MCKENZIE

(above name, typewritten)

TITLE: PRESIDENT

TELEPHONE #: (860) 377-0990

EMAIL ADDRESS: OFFICE@ksafagroup.com

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PROPOSER'S REFERENCE

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group

800 Union Ave
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Reference

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Re: Kafa References

Municipal/Government Projects
City of Stamford Public School
Kevin Mcckathy
Director Facilities
888 Washington Blvd.
Stamford, CT
Contact person: (203) 375-7646
Email: georges@designstudioarch.com
Stillmeadow Elementary School

Municipal/Government Projects
City of Stamford Public School
Kevin Mcckathy
888 Washington Blvd..
Stamford, CT 06901
Contact person: (475) 400-4671
Email: Aglassman@stamfoedct.gov
Northeast Elementary School

Municipal/Government Projects
City of Stamford Public School
Andrew Glassman
Facilities Manager
888 Washington Blvd..
Stamford, CT 06901
Contact person: (475) 400-4671
Email: Aglassman@stamfoedct.gov
K.T. Murphy Elementary School

Municipal/Government Projects
City of Bridgeport Public School
David Ferris
Antinozzi Architect
271 Fairfield Avenue
Bridgeport, CT 06604
Contact (203) 377-1300
Email: dferris@antinozzi.com
Warring Harding High School

Municipal/Government Projects
City of Bridgeport Public School
David Ferris
Antinozzi Architect
271 Fairfield Avenue
Bridgeport, CT 06604
Contact (203) 377-1300
Email: dferris@antinozzi.com
Roosevelt Elementary School

Municipal/Government Projects
City of Bridgeport Public School
Ray Wiley
Savigals + Partner Architect
84 Orange Street
New Haven, CT 06510
Contact (203) 576-7984
Email: michele.otero@bridgeportct.gov
Discovery Magnet School

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ATTACHMENT -2 DESIGN

Affirmative Action/Equal Opportunity Employer or AA/EOE

Integrity Kafa Group