

CASE STUDIES:
**ACCURACY
AND RESULTS**



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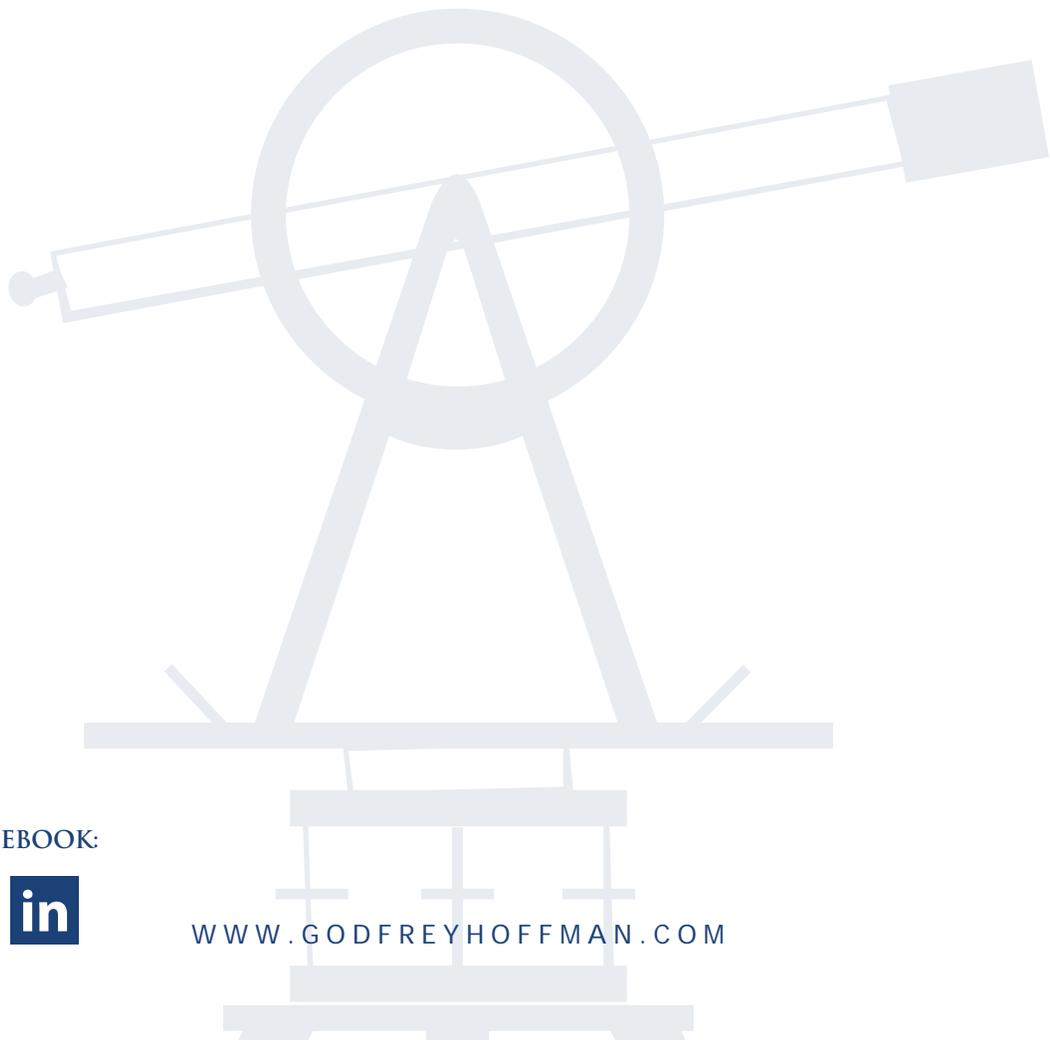
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INTRODUCTION

Here at Godfrey-Hoffman Associates & Hodge, we pride ourselves on offering a full range of Land Surveying, Civil Engineering, Planning, Design and Permitting services.

Located in North Haven, Connecticut, our goal has always been to provide our clients with fast, accurate, and quality service to help them achieve their goals while also reducing project time and costs.

Taking advantage of today's most advanced technology, we've had great success with many clients in a variety of industries, helping to both achieve their goals while also minimizing project costs.

We've put together some of our more recent case studies in order to display just some of the work we've performed and the satisfaction our clients have had with it. The following case studies have been broken down to describe the work GHA provided, who the client was, and where the work was performed. We've even included some testimonials from clients describing their experience with Godfrey-Hoffman Associates.



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DAVENPORT DUNBAR FACILITY

Godfrey-Hoffman Associates were major contributors in the design, permitting, and completion of the construction of a 110 space parking facility constructed for the residents of the Davenport Dunbar facility located in Hamden, Connecticut. This construction project was a complete team effort involving GHA, Empire Paving, and Millennium Real Estate Services.

CUSTOMER/COMPANY BACKGROUND

Millennium Real Estate Services is a dedicated, professional realty management service. Located in Rocky Hill, CT, they specialize in apartments and senior facilities.



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CHALLENGES BUSINESS WAS FACING

Davenport Dunbar Residences management staff saw a distinct need to provide a more convenient and larger parking option to their residents. Handicapped parking was limited and located in areas that were hard to access for those with different needs.

THE SOLUTION



The site improvements allow for a smoother flow of pedestrian traffic to and from all parking areas as well as an increase in the overall parking capacity of the site.

Frank Stellato of Millennium Real Estate Services acted as the project liaison between the property owner and the project team.

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Godfrey-Hoffman Associates performed the following:

- Prepared topographic site survey
- Prepared the permit and construction documents
- Performed the complete construction stakeout

Empire Paving performed the construction operation.

Godfrey-Hoffman is particularly proud of the innovative stormwater management plan implemented at the site. A potential side effect of the conversion of raw land to a paved parking lot is a reduction of the volume of water percolating through the soil to recharge the groundwater table.

The site was designed and graded to minimize the use of catch basins and pipes to convey runoff and to maximize the infiltration of the runoff. Infiltration of runoff allows for the recharge of the groundwater table.

The first step in the design of the stormwater management plan involved performing test pits and percolation tests. The results of the testing showed highly permeable soils.

This allows for the infiltration of stormwater runoff. Infiltration of runoff was accomplished through the use of two types of infiltration devices, a drywell and an infiltration trench.

Godfrey-Hoffman strives to implement the most environmentally sensitive designs to all of our projects. Environmentalists at heart, implementing Low Impact Design (LID) is always second nature.

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CARMEN ANTHONY APARTMENTS

GHA worked closely with the architectural firm of Fredricksen & Guido of North Haven on the design and permitting of this project. This project's estimated cost was approximately \$14 million dollars. The project owner was Steve Darley of Parnell Associates. GHA also worked closely with LaRosa Construction out of Meriden, Conn., on the construction side of the project.

CUSTOMER/COMPANY BACKGROUND

After leaving the army in 1969, Steve Darley moved to New Haven, Connecticut to work as an attorney for the New Haven Redevelopment agency. He operated a real estate development company between 1972 and 2009, which specialized in developing affordable housing and completed over 1100 units. Steve also formed his own construction company in 1985 which specialized in residential construction. Darley retired from his development and construction business in 2009 after spending almost forty years as a real estate developer and contractor. Steve has been a client of Godfrey Hoffman & Associates for over 30 years.



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THE WORK PROVIDED

Godfrey-Hoffman Associates completed work for the 104 Unit, HUD Financed, elderly living facility, which is located on Sackett Point Road in North Haven, CT.



GHA's work included:

- Complete boundary and topographic mapping
- Coordination of the wetlands soil scientist
- Construction stake-out
- Site planning
- Site engineering
- Extensive local, state, and federal permitting

Project owner Steve Darley chose Godfrey-Hoffman specifically due to the professionalism they have experienced over the years. This project took over 4 years for approval. It went through intense scrutiny from the Connecticut Department of Energy and Environmental Protection (DEEP), Army Corp of Engineers, the Department of Transportation (DOT), Housing and Urban Development (HUD), the Town of North Haven's Inland Wetlands, Zoning Board of Appeals and Planning & Zoning Commission.

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BEACON HILL OF GREENWICH, CT

Godfrey-Hoffman Associates worked with Belray Capital in preparing the existing condition survey of Beacon Hill of Greenwich.

GHA also performed the following for the project:

- Site planning
- Site engineering
- Permitting
- Site stake-out & final as-builts for Condominium documents

CUSTOMER/COMPANY BACKGROUND

Belray Capital, LLC, founded in 1999 by Brandon Lacoﬀ and Ron Young, Jr., is a private equity investment company located in Greenwich, Connecticut that specializes in both residential and commercial real estate.

Belray Capital received three Home Building Industry (HOB) awards from the Home Builders Association of Connecticut for its Beacon Hill of Greenwich work. Among the awards they were recognized for were Best Smart Growth Community in Fairfield County, Best Attached Community, and Best Attached Home Over 4,000 square feet.

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TESTIMONIAL

“Godfrey-Hoffman Associates has provided Belray Capital, LLC with prompt, professional service from initial design thru final construction. Their creativity and knowledge have helped us meet the challenges of the real estate market in lower Fairfield County. We have entrusted Adam and his firm with the surveying, site design & permitting of an approximate \$60 million dollar residential development as well as many other real estate acquisitions. GHA has always delivered professional services with amazing turnaround time all at a very competitive rate. I look forward to continuing the strong working relationship that we have developed over the years.”

Brandon Lacoff
Managing Director - Belray Capital, LLC



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BANTON CONSTRUCTION

Godfrey-Hoffman Associates worked with Banton Construction in the surveying, design, and permitting of many projects, including:

- Banton Construction headquarters in North Haven, CT.
- The Bridgeport Intermodal Center
- The Hartford MDC Heat Recovery Facility
- Sherman School
- New Canaan, Southport, and Darian Train Stations
- High-End residential home



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CUSTOMER/COMPANY BACKGROUND

Banton Construction Company was founded in 1979 and has steadily grown to emerge as a leading general contracting and construction management firm in the Connecticut market.

TESTIMONIAL

“ As we complete the Department of Transportation New Haven Rail Yard Project, I would like to take the opportunity to thank you for another job well done. Our relationship goes back many years, and my firm appreciates the level of professionalism and expertise Godfrey-Hoffman brings to the table. In a business as difficult as construction is, a General Contractor needs to rely on critical subcontractors who are dependable and who contribute to the team effort required to bring a project to successful completion. Over the years we have performed a diverse array of projects together including custom homes, school projects, elderly housing, railroad, train stations, etc. This is a testament to the trust and confidence we have in your firm. Again, thank you and I hope that our relationship can continue to prosper even in the tough economic times we now face.

Frank Pullano
President - Banton Construction Company

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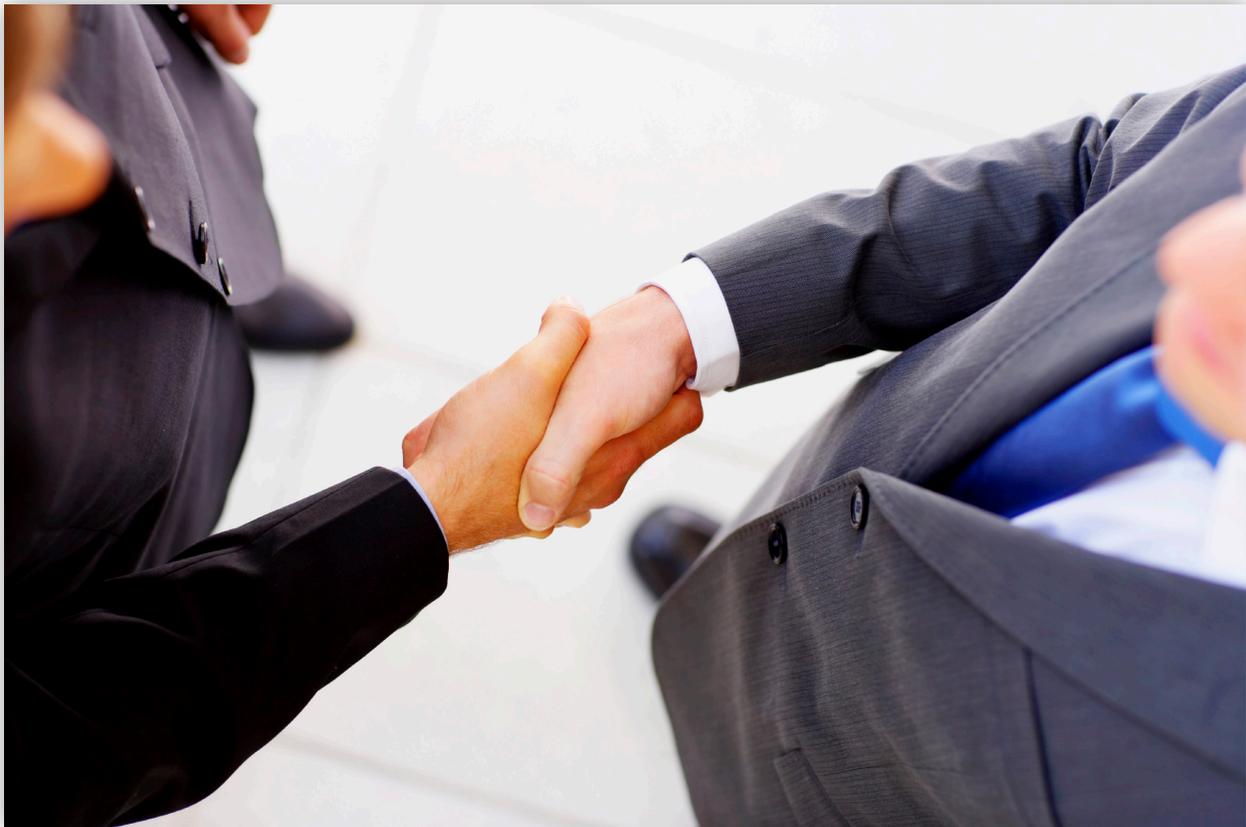


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PRIDE & PROFESSIONALISM

As proud as we were of the work accomplished at these sites, our main source of pride here at Godfrey-Hoffman Associates comes from the satisfaction of our service from our clients. We take pride in the quality and professionalism of our work, and we expect nothing less than complete satisfaction from our clients.

We'd like to thank all of our clients for their kind words, and will continue to work to meet our client's needs and goals now and in the future.



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CONTACT US TODAY

FOR A FREE QUOTE.

Here at Godfrey-Hoffman Associates, we're here to help assist you in identifying your surveying, engineering, and permitting needs and getting the job done right.

Our main focus is accuracy and professionalism. Accuracy saves times, money, and headaches you don't need. If you're looking to have a professional land survey and/or civil engineering or permitting services performed, contact us today for a free and accurate quote.

CLICK HERE FOR A FREE QUOTE

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