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# ***Unique Development Companies Inc. Unique Design & Development Inc.***

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***Prepared for:  
Future Client***

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# THE AMERICAN INSTITUTE FOR ARCHITECTS

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AIA Document A305

## CONTRACTORS QUALIFICATION STATEMENT

Substitute AIA Document A305  
1986 Edition

*Note: This substitute AIA #1305 is a for approved and recommended by the American Institute of Architects (AIA) and the Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by the AIA or AGC.*

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*The Undersigned certifies under oath that the information provided below is true and sufficiently complete so as not to be misleading.*

SUBMITTED: Future Client

SUBMITTED BY: **Unique Development Companies Inc.**

FEDERAL I.D. #14-1881897

**Unique Design & Development Companies**

FEDERAL I.D. #16-1334568

NAME & TITLE: **Joseph Piciucco, President**

NAME OF PROJECT: *Restaurants, Retail, Medical*

TYPE OF WORK: **General Construction**

### ORGANIZATION

1.1 How many years has your organization been in business as a Contractor?

**11 years Unique Development Companies Inc.**

**26 years Unique Design & Development Companies Inc.**

1.2 How many years has your organization been in business under its present name?

**11 years Unique Development Companies Inc.**

**26 years Unique Design & Development Companies Inc.**

1.2.1 Under what other or former names has your organization operated? *N/A*

a. *If your organization is a corporation, answer the following questions:*

Date of incorporation: **Unique Development Companies Inc. 4/29/2003**

**Unique Design & Development Companies 6/1/1987**

i. State of incorporation: **New York**

- ii. Presidents name: **Joseph Piciuccio**
- iii. Vice President's name: N/A
- iv. Secretary's name: **Joseph Piciuccio**
- v. Treasurer's name: N/A

## **EXPERIENCE**

3.1 List of categories of work that your organization normally performs with its own forces

**General Construction, Construction Management, Metal Stud & GWB,  
Doors & Hardware, Finished Hardware**

3.2 Claims and suits

3.2.1 Has your organization ever failed to complete any work awarded to it? **NO**

3.2.2 Are there any judgments, claims, and arbitration proceedings or suits pending or Outstanding against your organization or its officers? **NO**

3.2.3 Has your organization filed any law suits or requested Arbitration with regard to Construction contracts within the last five years? **NO**

3.3 Within the past five years, has any officer or principal of your organization ever been An officer or principal of another organization when it failed to complete a construction Contract. **NO**

3.4 On a separate sheet, list major construction projects your organization has in progress Giving the name of project, owner, Architect, contract amount, percent complete, and Scheduled completion. **We will give you this list if we are being considered.**

3.41 State total value of work in progress and under contract. **\$6,507,739**

3.5 On a separate sheet, list the major projects your organization has completed in the Past five years, giving the name of the project, owner, architect, contract amount, Date of completion and percentage of the cost of performed with your own forces.

3.5.1 State average annual amount of construction work performed during the past Five years. **\$3,650,000**

3.6 On a separate sheet, list the construction experience and present commitments of the Key individuals of your organization.

## **REFERENCES**

### **4.1 Trade References:**

- A) Bruce Electric, Owner: Charlie Bruce 315-432-1835**
- B) BR Johnson, Owner: Art Brillanti 315-437-1070**
- C) Delia HVAC, Owner: Mike Delia 315-423-3542**

### **4.2 Bank References: First Niagara, Dewitt, New York**

### **4.3 Surety:**

**4.31 Name of Bonding Company: Harleysville Insurance  
355 Maple Ave  
Harleysville, PA 19438**

**4.32 Name and address of agent: Haylor Fryer & Coon  
231 Salina Meadows Parkway  
North Syracuse, N.Y. 13212  
Attn: Steven DeRegis**

## **SIGNITURE**

**6.1 Dated at Syracuse, county of Onondaga, New York January 6, 2015**

**Name of the organizations: Unique Development Companies Inc.  
Unique Design & Development Companies Inc.**

**By: Joseph Piciuccio**

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a horizontal stroke extending to the right.

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**Joseph Piciuccio, President**

## ***Sampling of Projects Completed:***

### ***RESTAURANTS:***

***Empire Brewery (3) Locations:*** Syracuse, N.Y. 6,000 SF, Rochester, N.Y. 10,000 SF, Buffalo N.Y. 11,000 SF

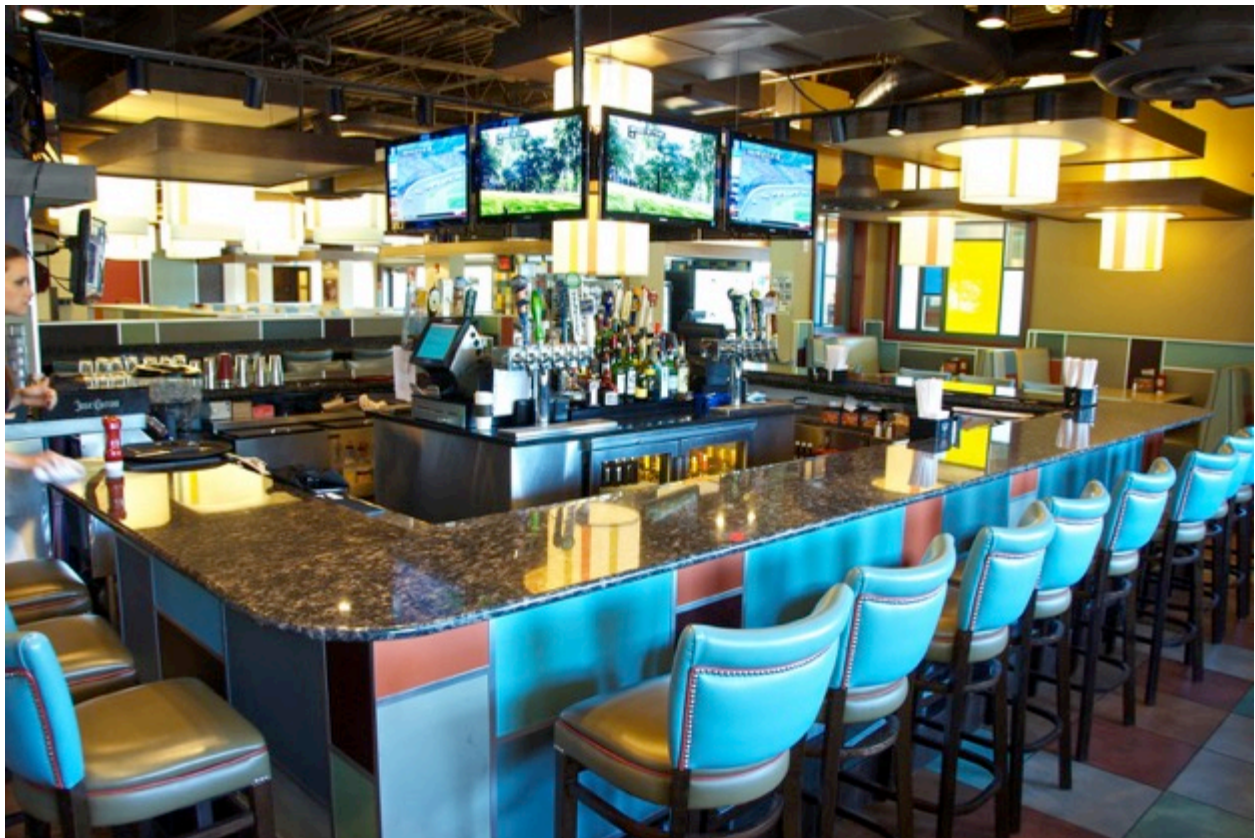
***Denny's Restaurants (5) Locations:*** Herkimer, N.Y. 5,600 SF, Rome, N.Y. 7,000 SF, Oneonta, N.Y. 6,000 SF, Oneida, N.Y. 6,000 SF, Saratoga, N.Y. 5,800 SF

***Cinnabons (5) Locations:*** Lancaster, PA, Dewitt, N.Y. 950 SF, Pittsburg, PA 1,100 SF, Albany, N.Y. 980 SF, Buffalo, N.Y. 970 SF

***Nancy Café (4) Locations:*** Syracuse, N.Y. 3,500 SF, Dewitt, N.Y. 2,500 SF, Clay, N.Y. 2,700 SF, Albany, N.Y. 2,450 SF

***Kirby's Restaurant (2) Locations:*** Syracuse, N.Y. 6,000 SF, Fayetteville, N.Y. 5,600 SF

***Zebb's Delux Grill & Bar (3) Locations:*** Greece, N.Y. 6,300 SF, Mattydale, N.Y. 5,800 SF, Amherst, N.Y. 6,700 SF





**Dunkin Donuts (6) Locations:** Syracuse, N.Y. 2,900 SF, Fairmount, N.Y. 2,900 SF, Oneida, N.Y. 2,900 SF, Clinton, N.Y. 2,300 SF, Marcy, N.Y. 3,200 SF, Utica, N.Y. 2,200 SF

**Hunan Empire (2) Locations:** Mattydale, N.Y. 4,500 SF, Liverpool, N.Y. 4,300 SF

**Five Guys Burgers & Fries (7) Locations:** Dewitt, N.Y. 3,500 SF, Fairmount, N.Y. 3,000 SF, Vestal, N.Y. 2,800 SF, Ithaca, N.Y. 2,700 SF, Watertown, N.Y. 2,800 SF, Rochester, N.Y. 2,650 SF, Horseheads, N.Y. 2,500 SF

**Carmella's Restaurant (2) Locations:** Albany, N.Y. renovations, Dewitt, N.Y. renovations

**Swiss Chalet (2) Locations:** Dewitt, N.Y. 6,200 SF, Rochester, N.Y. 7,000 SF

**Heid's Hotdogs (5) Locations:** Oneida, N.Y. 3,200 SF, Clay, N.Y. 2,200 SF, Syracuse, NY 700 SF, Boston, MA 3,200 SF, Worcester, N.Y.



**Waffle Works (5) Locations:** Pulaski, N.Y. 2,500 SF, Cortland, N.Y. 2,500 SF, East Syracuse, N.Y. 2,500 SF, Camillus, N.Y. 2,500 SF, Cicero, N.Y. 2,500 SF

**Honey Baked Ham (4) Locations:** Cherry Hill, N.Y. 3,200 SF, Albany, N.Y. 3,350 SF, Tonawanda, N.Y. 4,000 SF, Syracuse, N.Y. 3,200 SF

## **RESTAURANTS**

**Pavone's Pizza (5) Locations:** Geneva, N.Y. 4,200 SF, Shoppingtown Mall, Dewitt, N.Y. 2,900 SF, Oswego, N.Y. 3,000 SF, Syracuse, N.Y. 3,000 SF, Dewitt, N.Y. 3,000 SF

**Bennigan's (4) Locations:** Rochester, N.Y. 11,000 SF, Syracuse, N.Y. 6,000 SF, Amherst, N.Y. 7,500 SF, New Jersey 7,800 SF

**Avicoli's Pizza (4) Locations:** Seneca Mall 2,500 SF, Fingerlakes Mall 1,800 SF, Liverpool, N.Y. 5,800 SF, Liverpool, N.Y. addition 2,100 SF

**Destiny USA (Carousel Center) Restaurants (4) Locations:** Cantina Laredo 10,800 SF, Funny Bones Comedy Club & Restaurant 8,700 SF, Kerwin's Cupcakes 600 SF, Heid's Hot Dogs 700 SF



**Armory Square Restaurants (10) Locations:** PJ Dorsey's 8,000 SF, Empire Brewery 6,100 SF, Fuel Night Club 4,000 SF, Bar 2,800 SF, Slices 1,800 SF, Nancy's Café 2,700 SF, Starbucks 2,700 SF, Limerick Pub 4,000 SF, Pastabilities renovations 3,500 SF, Nick's Place 3,000 SF

**Miscellaneous Restaurants (21) Locations:** Greek Peak Trax Pub & Grill, Dinosaur BBQ Syracuse, N.Y. 6,500 SF, Brooklyn Pickle, East Syracuse, N.Y. 8,000 SF, Dairy Queen Oswego, N.Y. 4,500 SF, B'ville Diner B'ville, N.Y. 5,000 SF, Julies Place Syracuse, N.Y. 5,000 SF, Critella's Restaurant Manlius, N.Y. 4,800 SF, Blarney Stone Syracuse, N.Y. 3,800 SF, All Night Eggplant Dewitt, N.Y. 3,800 SF, Tully's Fairmount 6,000 SF, Benevento's Restaurant N. Syracuse, N.Y. 6,000 SF, Market Diner Regional Market Syracuse, N.Y. 5,400 SF, Chesapeake Bagel Liverpool, N.Y. 3,000 SF, Elbridge Inn Elbridge, N.Y. 5,600 SF, KFC Cortland, N.Y. 2,800 SF, Chipotle Watertown, N.Y. 2,800 SF, Jimmy Johns Syracuse, N.Y. Pudgies Elmira, N.Y. 3,000 SF, Pudgies Syracuse, N.Y. 2,800 SF, Boatyard Grill Ithaca, N.Y. 7,800 SF, Pepi's Pizza Oneida, N.Y.





## **RETAIL, OFFICE & MEDICAL**

**Rite Aid Pharmacy (13) Locations:** Syracuse, N.Y. 5,000 SF, East Syracuse, N.Y. 8,200 SF, East Syracuse Addition 3,000 SF, Grant & Butternut Syracuse, N.Y. 10,000 SF, South Salina Syracuse, N.Y. 10,000 SF, Utica, N.Y. 10,000 SF, East Genesee Street Syracuse, N.Y. 8,000 SF, Gouverneur, N.Y. 11,200 SF, Slocum & Onondoga Syracuse, N.Y. 11,200 SF, North Syracuse, N.Y. 11,200 SF, Oswego, N.Y. 15,300 SF, West Genesee Street Syracuse, N.Y. 11,200 SF, Albany, N.Y. 15,200 SF



**Nine West Group (5) Locations Easy Spirit Stores:** Shoppingtown Dewitt, N.Y. 1,100 SF, Danbury Mall Danbury Conn. 1,100 SF, Berkley Commons Berkly, Conn. 1,100 SF, Westbury N.Y. 1,100 SF, CT Post Mall 1,100 SF

**Shopping Centers (8) Locations:** Butternut Shopping Center Syracuse, N.Y. 100,000 SF, Valley Plaza Syracuse, N.Y. 45,000 SF, Mattydale Shopping Center Mattydale, N.Y. 36,000 SF, Erie Place Shopping Center Syracuse, N.Y. 100,000 SF, Oswego Shopping Center 10,000 SF 10,000 SF, Eckard Shopping center West Genesee St. Syracuse,

*N.Y. 10,000 SF, Watertown City Center Plaza 5,000 SF, Commons at Big Flats 5,000 SF*

**Advanced Auto's (7) Locations:** *South Salina Syracuse, N.Y. 7,000, Central Square N.Y. 7,000 SF, Mattydale, N.Y. 7,000 SF, Monticello, N.Y. 7,000 SF, Malone, N.Y. 7,000 SF, Erie Blvd. Syracuse, N.Y. 7,000 SF, Cortland, N.Y. 7,000 SF*

**Deb's Beeper & Wireless World (7) Locations:** *Great Northern Mall Clay, N.Y. 1,800 SF, Carousel Mall Syracuse, N.Y. 1,600 SF, Shoppingtown Mall Dewitt, N.Y. 2,100 SF Ridge Mall Greece, N.Y. 1,700 SF, Marketplace Mall Rochester, N.Y. 1,750 SF, Pittsford Plaza Pittsford, N.Y. 2,100 SF, Walden Galleria Cheektowaga, N.Y. 2,000 SF*

**Office Space:** *Legal Services of Central N.Y. 10,000 SF, Burn's Brothers Syracuse, N.Y. 6,000 SF, Comdoc Office Services Syracuse, N.Y. 13,000 SF, Aetna Insurances Syracuse, N.Y. 5,000 SF, Merchants Building Syracuse, N.Y. 120,000 SF*



**Medical:**

- Hill Medical Center Syracuse, N.Y. 100,000 SF
- Intrepid Lane Associates Syracuse, N.Y. 6,000 SF
- Pain Treatment Center 10,000 SF
- Valley Plaza Rehabilitation Center Syracuse, N.Y. 7,500 SF
- Nature Tyme Health Foods Syracuse, N.Y. 10,000 SF
- Saint Joseph's Medical Cazenovia, N.Y. 5,000 SF

**Miscellaneous Projects**

- Backus Ford Car Dealership East Syracuse, N.Y. 40,000 SF
- Oswego Apartments Oswego, N.Y. 10,000 SF
- Discovery Zone 12,000 SF

**PROJECTS UNDER CONSTRUCTION**

- Dewitt Town Center, Dewitt, N.Y. \$3,200,000
- Sky Zone Dewitt, N.Y. \$591,531
- Sky Zone Albany, N.Y. \$796,917
- Avicolli Pizza Liverpool, N.Y. \$110,300
- Margaritaville, Destiny USA \$1,808,991
- Michael's Destiny USA \$ 560,000

**REFERENCES**

*Please do not hesitate to call any of the individuals listed below for references.*

**FIVE GUYS BURGERS AND FRIES & PUDGIE'S PIZZA**

Owner: William Cleary 607-591-0780

**DESTINY USA RESTAURANTS**

Project Architect: Barry Hammel 315-246-6815

**TGIF & KRISPY KREME**

Construction Manager: Gene Vitagliano 561-889-9358

**ZEBB'S DELUX GRILL & BAR**

Owner: Brian Bergeron 585-749-6789

**KIRBY'S RESTAURANT**

Owner: Dick Zedyb 315-725-4050

**CANTINA LAREDO**

Construction Manager: Rocky Vanover 214-693-1112

## **FUNNY BONES COMEDY CLUB & RESTAURANT**

Owner: Todd Leinenbach 816-516-9656

**M.V. WEISS & ASSOICIATES** Owner: 315-447-0644

## **COMPANY OVERVIEW**

Owner: Joseph Piciuccio President

Degree: Associates Degree in Architectural Technology

**UNIQUE DESIGN & DEVELOPMENT INC. (UDD)** opened its doors on August 1987.

**UNIQUE DEVELOPMENT COMPANIES INC. (UDC)** started operation on April 29, 2003 concentrating on General construction projects.

Prior to starting operations at UDD Inc. Joseph Piciuccio worked at three major Architectural Firms King & King architects, Hueber Hares and Glavin, and Design Collective Architects. As a project Architect at these firms he was involved in a wide range of projects highlighted by the 25 Million dollar Hill Medical Center Syracuse, N.Y. other projects completed were Veterans Medical Health facilities in Bath, N.Y, ground up fire station in Radisson complex in Baldwinsville, N.Y., Super regional mall Holyoke, Mass. and (15) Journey Ends in USA.

After 10 years working in Architectural firms, Joe noticed a void in relationships and communications between Architects and Contractors. He felt a need to develop a professional General Construction company that could communicate efficiently with Architects as well as owners. He thus opened a full service General construction firm that could develop specialties in Restaurant, Retail, Office and Medical construction.

Thru-out the years UDC, Inc. and UDD, Inc. has built a reputation for delivering a quality product. Proof of our success is all the repeat customers we have accumulated thru-out the years. All of Unique's relationships have been built on honesty and trust.

Our financial division is the responsibility of our controller Maryann D'Alessio, who has been working at Unique Companies for 15 years. Maryann has over 35 years' experience specializing in cash management and construction accounting. She works closely with all insurance requirements, invoicing and all audits required by New York State and insurance companies.

Heading the construction field is David McConnell with over 30 years running multi-million dollar projects. David has been with Unique Companies for 14 years.

Our construction team has been very successful in both coordinating and constructing a variety of different types of projects as per our previous listed projects. Built on our reputation 70% of our construction projects are negotiated with the owners who seek professional construction services. **UNIQUE DEVELOPMENT COMPANIES INC.** has been very successful by paying attention to client's needs, proper planning with a



*quality team of construction professionals, ensuring quality construction with every detail completed to our clients satisfaction.*

*Pudgie's Pizza Fairmount, N.Y.*



*Pudgie's Interiors*



*Brooklyn Pickle Syracuse, N.Y.*



*Brooklyn Pickle Exterior*





*KFC Cortland, New York*



*KFC Interior*



*Five Guy's Burgers and Fries*



*Five Guy's Interior*





*Heid's Oneida, N.Y.*



*Heid's Interior*



*Dunkin Donuts Marcy, N.Y.*



*Dunkin Interior*





*Appethaizing Baldwinsville, N.Y*



*Appethaizing Bar*



*Kirby's Syracuse, N.Y.*



*Salsarita's Liverpool, N.Y.*





*Empire Brewery Syracuse, N.Y.*



*Empire Brewery Buffalo, N.Y.*

*Dinosaur Syracuse, N.Y.*



*Interior Dinosaur*





*Rite Aid Schodack, N.Y.*



*P&C Cazenovia, N.Y.*



*Cantina Laredo Destiny USA Syracuse, N.Y.*



*Bar Dining*





*Cantina Laredo Kitchen*

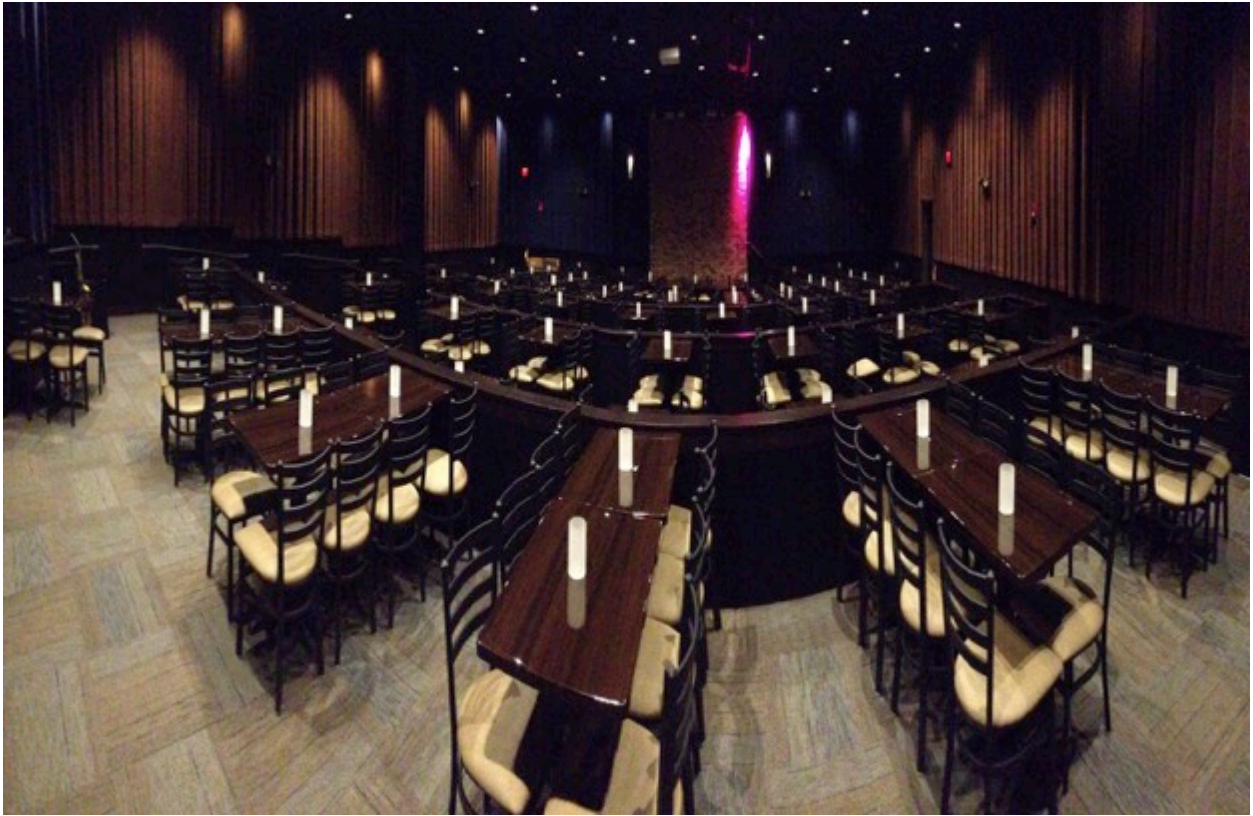


*Cantina Laredo Patio*





*Funny Bone Comedy Club & Restaurant Destiny USA Syracuse, N.Y.*



*Zebb's Delux Grill & Bar Greece, N.Y.*





*Dinosaur Bar*



*Zebb's Toppings Bar*



*Dinosaur Dining*





Cantina Laredo Main Dining





*Funny Bones Comedy Club Destiny USA*



*Salvatore Ferragamo Destiny USA*





*Trax Pub & Grill Greek Peak*



*Pump House Greek Peak*



*Sky Zone Indoor Trampoline Park Dewitt, N.Y.*

