



QUALIFICATIONS

*Planners, Developers/ Design
Builder/Construction Managers*



CALEDONIA BUILDERS, INC.



CALEDONIA
BUILDERS, INC.

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CALEDONIA
BUILDERS, INC.

CALEDONIA BUILDERS, INC. PROFILE



Planners, Developers, Design Builders and General Contractors

1009 Jones Road, Gulph Mills, PA 19428 USA

(215) 748-8484 (484) 530-0106 E-mail: dachek@msn.com

Dan M. Achek

The Founder and President of Caledonia Builders, Inc., ***an award winner of (5) Five Outstanding Design Awards*** (3) in the Tri State area of Pennsylvania, New Jersey & Delaware and (2) National Awards.

Mr. Achek possesses over 32 years of experience in the architectural, engineering and construction industry both in a national and international market and is responsible for guiding the growth of the corporation while directly involved with all aspects of the Planning, development Design and Construction process.

Mr. Achek focuses his efforts on promoting the growth of the company with new project and partnership opportunities. He has established and managed successful Caledonia Builders, Inc.

business relationships with private investors, public agencies and community groups. Mr. Achek responsibilities have included Planning, Development, design, design build and construction, review and implementations of plans for lead hazard control. Mr. Achek has performed Construction Administration, Physical Need Assessment, Zoning Board Hearings, development of projects from programming through construction.



CALEDONIA
BUILDERS, INC.

Envisioning Ideas: from conceptual to Completion



Caledonia Builders, Inc. Mission:

Caledonia Builders, Inc. utilizes its *in Depth Knowledge* and experience in Planning, Development, Design and Construction to establish a *viable investment* for the development of residential and commercial projects in a *diverse environment*.

Caledonia Builders, Inc Approach:

Establishing *Objectives*

Identifying *Risks*

Managing *Visions*

Maximizing *Value*

Caledonia Builders, Inc. Services:

Planning, Development, Design and Construction



CALEDONIA
BUILDERS, INC.



Planning:

Correct Planning Translate success

Caledonia Builders, Inc. provides planning services to effectively determine the levels of risk to a project and investment. Key factors are:

Market conditions, investment returns, availability of capital, obstacles, government and community relations as well as the physical construction of the project.

Broad Experience

Caledonia Builders, Inc. consistently researches market sales to forecast future development opportunities thru its real estate agent advisors. CBI's also has in depth understanding of governmental affairs and policies through extensive experience working with Federal, state and Local governmental agencies such as HUD, PHA, PHFA, RDA, NBHA and others.

Analysis

Caledonia Builders, Inc. analyzes demographics, spending and employment trends to determine demand of a specific project. Caledonia Builders, Inc. studies the competitive supply of comparable projects existing and planned, to determine the financial viability and structure of a proposed plan and investment.



CALEDONIA
BUILDERS, INC.



Planning: (Continued)

Evaluating Risk

CBI analyzes the obstacles to the plan including benefits and potential zoning changes, civic and government engagement, conceptual costs and scheduling as a means to alleviate risks. CBI studies potential zoning changes that may add or decrease value of the project. CBI also engages the community through a series of meetings to outline potential plans, receive feedback and to garner support for the project.

Establishing Strategies

With the proper due diligence, CBI can establish acquisition and development strategies that maximize value. A clear plan based on CBI's planning services will minimize risk in terms of time, costs and returns.

Services Includes

Market and Financial Analysis, Return Analysis, Coordination, Acquisition, Community Engagement, Property Evaluation, Economic Development Strategies and Government Relations



CALEDONIA
BUILDERS, INC.



Development:

Strong Management saves time, money & reduces Risk

When combined with CBI's planning services, a partner/ investor or a client can cultivate a strong and clear lines of communication from the earliest stages of development. CBI's proven techniques of project controls during development allow partner-investors or clients to concentrate on the overall vision of the project while CBI manages the day-to-day process.

Sound Program and Design Management

CBI believes that smooth program development and construction performance depends to a large extent on the quality of the program as well as the design contract plans and specifications. CBI provides in-depth reviews and the management of the design process to analyze and evaluate program feasibility and construct ability to identify and eliminate ambiguities that would unnecessarily contribute to construction overruns, delays and disputes.

Effective Procurement Plans

Caledonia Builders, Inc. establishes an effective procurement plan, which is best, suited for the end product, budget and schedule. CBI has developed projects utilizing design-bid-build, design-assist and design-build scenarios. CBI also has been successful in the recruitment of the local, small and disadvantaged businesses to be part of the development process



CALEDONIA
BUILDERS, INC.

Development (Continued):



Construction Management

Caledonia Builders, Inc. manages construction costs through a thorough understanding of budgeted costs, which is developed through our review of contract documents, specifications and cost estimates. Caledonia Builders, Inc. constantly analyzes value-engineering opportunities in design and construction. Caledonia Builders, Inc. utilizes Critical Path Method (CPM) scheduling as a means to track progress on a project. Caledonia Builders, Inc. also manages change orders with the contractor and the architect to avoid claims and disputes.

Services include: Cost Estimating, Management, Contract Negotiation, Monitoring, Labor Compliance and Quality Control.

Marketing and Sales

Caledonia Builders, Inc. relies on the strength of its planning services to effectively prepare the marketing and sales

Services Includes

Value Engineering, Coordination, Scheduling, Design and Financing Coordination, development and Administration, Construction and Change Order Management, Operation and Maintenance Planning.



CALEDONIA
BUILDERS, INC.



Design:

Feasible & Correct Design save time & money

When combined with CBI's development services, a partner/ investor or a client can cultivate a strong relationship and clear lines of communication from the earliest stages of development and planning.

Sound Program and Design Management

CBI believes that the transition from program development to design and construction performance depends to a large extent on the quality of the program as well as the design contract plans and specifications. CBI provides design services to coordinate the effort cultivated in the planning and development stages to ensure a successful project. CBI will have an in-depth reviews and the management of the design and include it in the design process to analyze and evaluate program feasibility and construct ability to identify and eliminate ambiguities that would unnecessarily contribute to construction overruns, delays and disputes.

Good Acquisition Plan

CBI establishes an effective Acquisition plan, which is best, suited for the end product, budget and schedule. CBI has developed projects utilizing design-assist and design-build scenarios. CBI also has been successful in the hiring of the local, small and disadvantages businesses to be part of the development process



CALEDONIA
BUILDERS, INC.



Design (continued):

Construction Management

Caledonia Builders, Inc. manages construction costs through a thorough understanding of budgeted costs, which is developed through our review of contract documents, specifications and cost estimates. Caledonia Builders, Inc. constantly analyzes value-engineering opportunities in design and construction. Caledonia Builders, Inc. utilizes Critical Path Method (CPM) scheduling as a means to track progress on a project. Caledonia Builders, Inc. also manages change orders with the contractor and the architect to avoid claims and disputes.

Services include: Cost Estimating, Budget Management, Schedule Management, Contract Negotiation, Resource Monitoring, Labor Compliance and Quality Control.

Marketing and Sales

Caledonia Builders, Inc. relies on the strength of its strategic planning services to effectively prepare the marketing and sales action plan.

Services Includes

Value Engineering, Coordination, Design Management, Scheduling, Financing Coordination, Budget development and Administration, Construction and Change Order Management, Operation and Maintenance Planning.



CALEDONIA
BUILDERS, INC.



Construction:

Achieving the goal of timely & cost effective Construction

Caledonia Builders, Inc. provides construction management services, along with the construction experience of our in house experienced staff and or a respected joint venture partner when necessary, to provide owners with a reliable ally to control the entire development process. As construction manager, Caledonia Builders, Inc. manages costs, schedules, and quality controls on behalf of the Owner.

Pre-construction Services Caledonia Builders, Inc. skilled staff produces preliminary schedules and budgets for continual refinement of a program scope. CBI also maintains a continuous link between project scope and budget by introducing cost saving opportunities while maintaining the quality of a project.

Procurement Plans Caledonia Builders, Inc. ensures quality and value at the subcontractor level through a complete assessment of the construction documents with the architect to achieve the client's development goals within budget and schedule considerations.

Construction Services During construction Caledonia Builders, Inc. monitors and documents all activities including safety and conformance with plans and specifications, as part of a total quality control program. Caledonia Builders, Inc. prepares for post construction activities at the onset of the project, including preparing for certificates of occupancy, early creation and monitoring of punch list items as well as preparation of the operation and maintenance manuals and training.

Services Includes Cost Estimating, Budget Management, Contract Negotiation, Resource Management, Safety Monitoring, Labor Compliance and Quality Control.



CALEDONIA
BUILDERS, INC.

Notable Achievements



Our project team consists of planning, design, construction and technology specialists that bring a holistic approach to our projects. Notable achievements of the team include, but are not limited to the following:

- Participation in the design, construction or construction management of projects totaling over \$160 million in value.
- Involvement with award winning projects: (See Dan Achek – Summary of Experience)
 - Station House – 1998
 - Villas Del Caribe – 2001
 - Casa Caribe- A Nursing Home Project 1998
 - Rittenhouse School Transformed in a Nursing Home -1997
- Public Housing experience (Pennsylvania and New Jersey)
- Private (residential and commercial) experience (Pennsylvania, New Jersey, Delaware & Maryland)
- Minority owned business– No



CALEDONIA
BUILDERS, INC.

Resumes



➤ Dan Achek

Please see attached for detailed Resume



CALEDONIA
BUILDERS, INC.

Commercial projects



Construction Rock Climbing Gym 10th & Callowhill, Philadelphia, PA:

Construction of \$7
Millions, 2 Story
40,000 SF Rock
Climbing Gym,
Philadelphia, PA.
(2nd Largest Rock
Climbing Gym in the
USA.

Caledonia Builders,
Inc.





CALEDONIA
BUILDERS, INC.

Commercial projects



***New Construction
of 48 Rooms
Assisted Living/
Memory Care
Warrington, PA:***



**New Construction of
\$7.1 Millions. 1 Story
30,000 SF Memory
Care Home.
Warrington, PA.**



**Caledonia Builders,
Inc.**



CALEDONIA
BUILDERS, INC.

Commercial projects



New Construction A Shopping Center Philadelphia, PA:

**New Construction of
\$1.5 Millions small
Shopping Center at
5100 Walnut Street,
Philadelphia, PA.**

**Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

Commercial projects

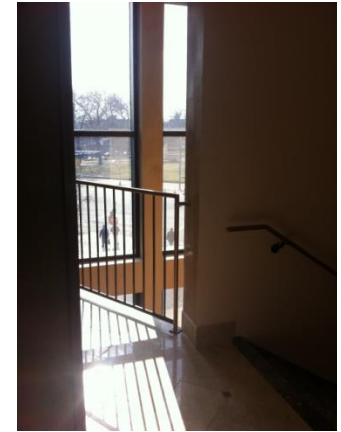


***New Office
Building Corner of
4th & Lehigh Ave.,
Philadelphia, PA:***

New Construction

**New Construction of
3 Story 12,000 SF
office building at the
corner of 4th
(Lawrence) & Lehigh
Philadelphia, PA, USA**

**Design built by
Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

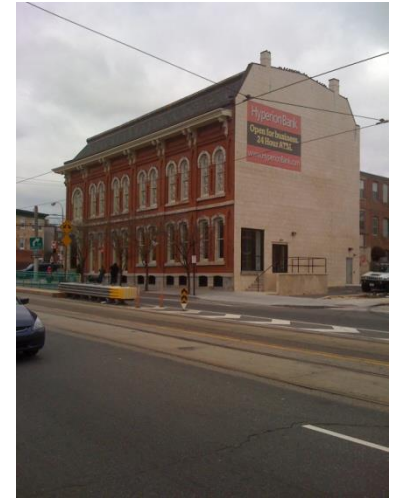
Commercial projects



Hyperion Bank, 2nd & Girard Ave, Philadelphia, PA:

**Construction
Management for the
restoration of an
Historic building
into the new Home
of Hyperion Bank,
2nd & Girard,
Philadelphia, PA,
USA**

**Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

Commercial Projects



Sheraton Rittenhouse Square, Philadelphia, PA

**Partial Transformation
of an existing
apartment building into
300 room 4 star “Green
hotel” with 3
restaurants.**

**This Hotel was the first
“Green”
environmentally
Friendly Hotel in the
USA**

**In Association with JJ
Deluca Co.**





CALEDONIA
BUILDERS, INC.

Commercial Projects



Glenside Postal Office, Glenside, PA:

**Design Built for new Postal
Distribution Center in
Glenside PA**

**In Association w/ JJ Deluca
Co.**



The Caring Center, 31st & Spring Garden, Philadelphia, PA:

**Interior Renovation For the
Caring Center. A Day Care
Center serving University of
Pennsylvania.**

Caledonia Builders, Inc.





CALEDONIA
BUILDERS, INC.

Commercial Projects



25th & Poplar, Philadelphia, PA

**Gut rehab of
commercial &
Residential units.
Design Built by
Achek Design &
Construction**

Maria Restaurante, Phila., PA

**Ridge Ave.&
Summit,
Philadelphia, PA**

**Gut rehab of a new
restaurant**

**Design Built by
Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

Multi Family /Residential Projects



***New
Development
of 8 Singles
and 18 Apts.
Corner of 2nd
& Oxford Sts.
Philadelphia,
PA:***



**Construction for 8
single families
and 18 apts.
Philadelphia, PA,
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

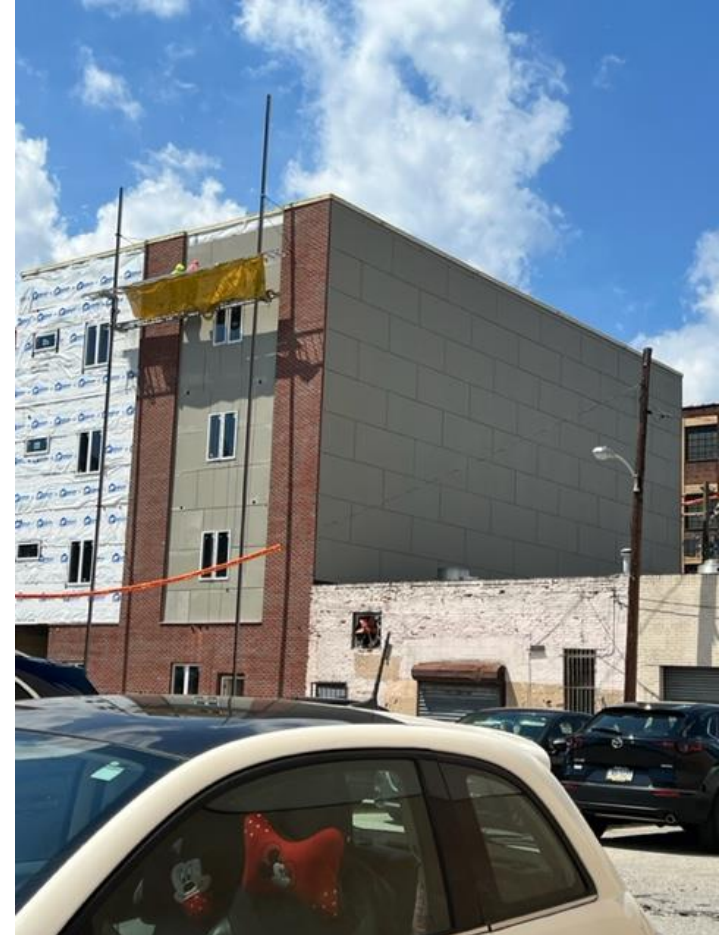
Multi Family/ Residential Projects



***New
Development
of 16 Units
Apt Building
10th & Wood
Street,
Philadelphia,
PA:***

**Under
Construction for
16 new apts.
Philadelphia, PA,**

**Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Multi Family/ Residential Projects



***New
Development
of 13 apts. at
at 1316-18 S.
Broad Street
Philadelphia,
PA:***

**Construction for
13 new apts at
1316-18 S. Broad
Street
Philadelphia, PA,
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Multi Family/ Residential Projects



***New
Development
of 12 condos
at corner of
1600 & Ridge
Ave.
Philadelphia,
PA:***



**Construction for
12 new upscale
Condos.
Philadelphia, PA,
Caledonia
Builders, Inc.**



bright MLS



bright MLS



CALEDONIA
BUILDERS, INC.

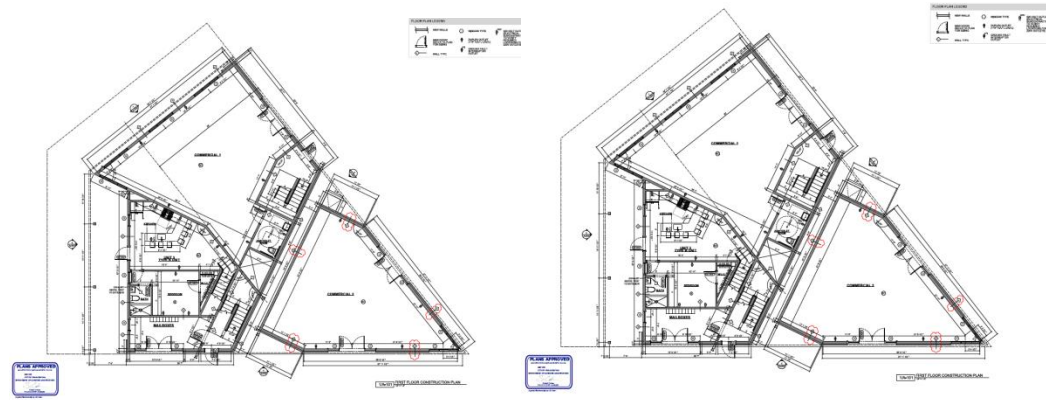
Multi Family/ Residential Projects



**New
Construction of
2 Commercial
Stores & (9) 2-3-
4 bed apts. At
2300
Germantown
Ave.
Philadelphia,
PA:**

**Under Construction
of 2 stores and 9 apts
at 2300 Germantown
Ave. Philadelphia,
PA,**

**Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

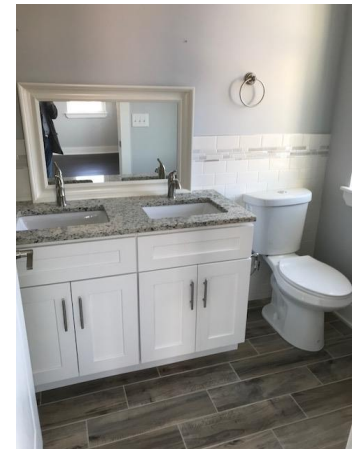
Multi Family/ Residential Projects



New Development of 4 Large Condos 16th & Dickinson St. Philadelphia, PA:

**Construction for 4
new upscale 2100
SF each Condos.
Philadelphia, PA,**

**Caledonia
Builders, Inc.**





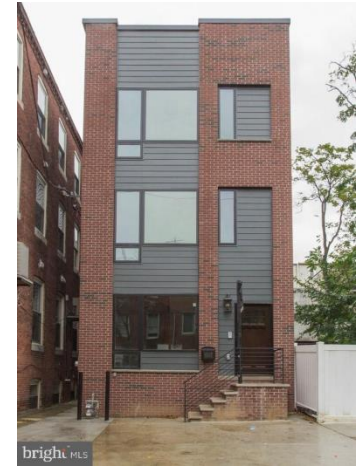
CALEDONIA
BUILDERS, INC.

Residential Projects



***New
Development
of a luxury
Single home
at 13th & S.
Carlisle St.
Philadelphia,
PA:***

**Construction for a
Luxury single
Family Home.
Philadelphia, PA,
Caledonia
Builders, Inc.**





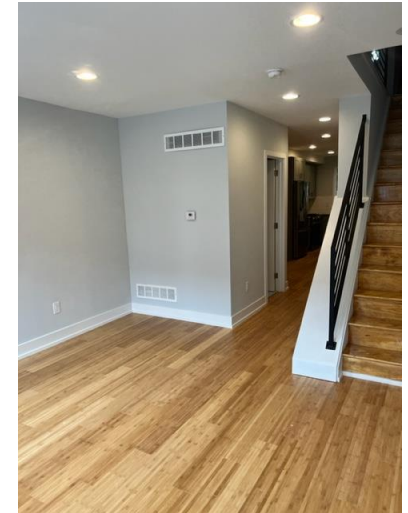
CALEDONIA
BUILDERS, INC.

Residential Projects



**New
Development
of Several
Single Family
Homes
Philadelphia,
PA:**

**New Construction
of Several Family
homes in
Philadelphia, PA,
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

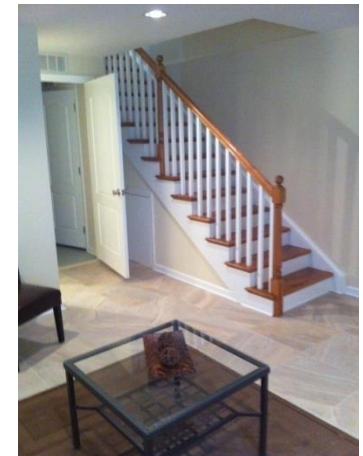
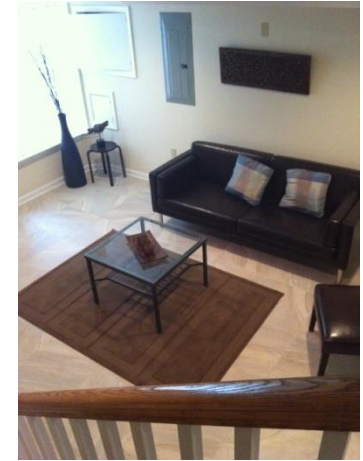
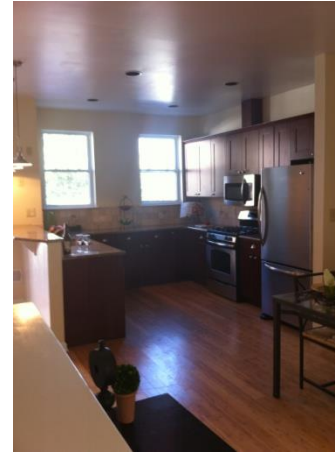
Residential Projects



New Development of 2 Single Family Homes 10th & Ellsworth St. Philadelphia, PA:

**Construction for 2
new upscale 2300
to 2500 SF Single
Family Homes
Philadelphia, PA,**

**Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.



Commercial / Residential Project

**4801 Old York
Road,
Philadelphia,
PA**

**Complete
rehabilitation for a
3600 SF Building
consisting of 1
commercial store
& 3 apartments.
store & 7
residential
condominiums**

**Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Commercial / Residential Project

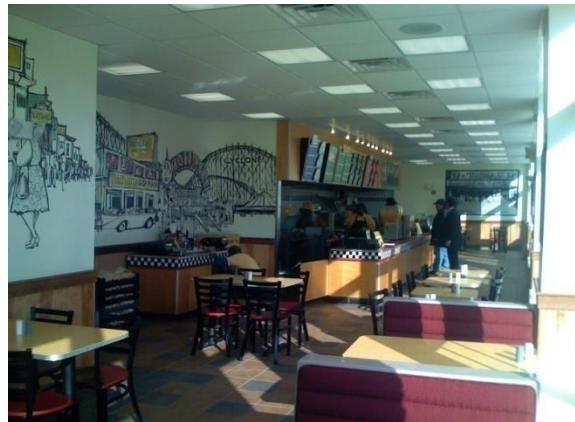


3rd & Market Street, Camden NJ

**Transformation of
an existing
building into
commercial office
spaces &
a restaurant
(complete)**

**and the design
built of 12 new
condominiums
with the renovation
of 8 apartment
units. (in progress)**

**Design Built by
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Multi-unit Project



Station House, Former North Philadelphia Train Station

Transforming an historic
building into 94 one
SRO and 14 one
Bedroom unit

In Association w/
Kitchen & Associates

Guild House West, Phila. PA

New addition for 55
senior housing units

In Association with JJ
Deluca, Co.





CALEDONIA
BUILDERS, INC.

Multi-Unit Projects



The Rittenhouse School, Norristown, PA

Transformation of an
existing school
building into 48
Nursing Home units

In Association with
Kitchen & Associates





CALEDONIA
BUILDERS, INC.

Multi-Unit Projects



Casa Caribe 2nd & Allegheny, Philadelphia, PA

Transformation of an existing building into 53 Nursing home units.

In Association with Kitchen & Associates & JJ Deluca Co.



Villa Del Caribe 2nd & Allegheny, Philadelphia, PA

New construction of 81 new affordable housing units.

In Association with Kitchen & Associates & JJ Deluca Co.





CALEDONIA
BUILDERS, INC.

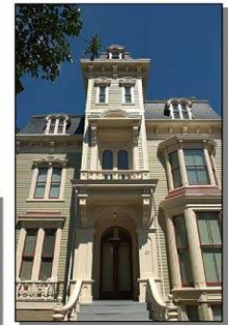
Multi-unit projects



Hove VI, New Brunswick, NJ

Construction of 53
New Town Homes
and the
rehabilitation of 2
existing historic
homes

In Association with
JJ Deluca Co.





CALEDONIA
BUILDERS, INC.



Multi-unit projects

Project Help I, 40th & Girard W.Phila, PA

Construction of 40
New Scattered
Town Homes in
West Philadelphia

In Association with
JJ Deluca Co.



Project Help II, 40th & Girard, W. Phila, PA

Construction of 50
new Apartments in
a Midrise Building

In Association with
JJ Deluca Co.





CALEDONIA
BUILDERS, INC.

Multi-Unit Projects



Windber (Johnstown Area), PA

Complete Gut Rehab
of a 9 units project in
Windber, PA
Johnstown Area



Caledonia Builders,
Inc.

6th & Lehigh, Philadelphia, PA

New Construction of
12 Low income
housing units

Caledonia Builders,
Inc./ Ernest Buck





CALEDONIA
BUILDERS, INC.

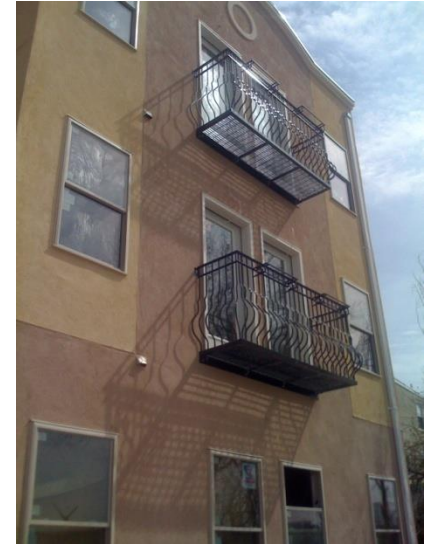
Multi-Unit Projects



1778 Frankford Ave. Condos, Philadelphia, PA

**Design Built of 7
new Luxury
residential
condominiums**

**Design Built by
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Residential Projects



Terrace Street, Philadelphia, PA

(infill Lots)

**Design Built of 2
new custom town
homes**

**Design Built by
Caledonia
Builders, Inc.**



Manor Street, Philadelphia, PA

(infill Lots)

**Design Built of 2
new custom town
homes**

**Design Built by
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

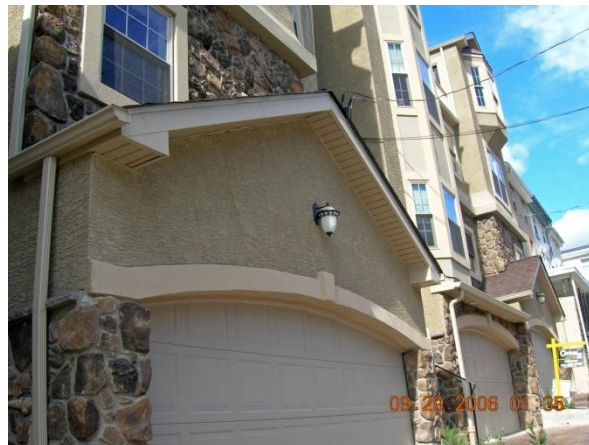
Residential Projects



**Carson
Street,
Philadelphia,
PA
(infill Lot)**

**Design Built of
3 new custom
town homes**

**Design Built by
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Residential Projects



***Gypsy Lane,
Philadelphia,
PA
(infill Lots)***

**Design Built of 2
custom single
Family units**

**Design Built by
Achek
Caledonia
Builders, Inc.**





CALEDONIA
BUILDERS, INC.

Residential Projects



Philadelphia, PA (infill Lots)

**New Construction
of 10 single Family
Homes**

4th & Susquehanna.

Philadelphia, PA

**Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

Residential Projects



Custom Home, Glenside, PA (infill Lot)

Demolition of
2000 SF existing
home and Design
built of 6000 SF
custom home
using most of the
existing
foundations in
Glenside, PA

Design Built by
Caledonia
Builders, Inc.





CALEDONIA
BUILDERS, INC.

Residential Projects



Gulph Mills, PA (infill Lot)

**Design Built of A
4200 SF single
Family Custom
Home**

**Design Built by
Caledonia Builders,
Inc.**



Gulph Mills, PA (infill Lots)

**Design Built of 2
single family homes**

**Design Built by
Caledonia Builders,
Inc.**





CALEDONIA
BUILDERS, INC.

Town Homes



**5th & Poplar
Street Area,
Philadelphia,
PA (infill Lot)**

**Built of New
Townhomes.**

**Design Built
by Caledonia
Builders, Inc.**





**CALEDONIA
BUILDERS, INC.**

Some Architectural Work



King Faisal University, Dammam, Saudi Arabia

Examining and
approving the work
of ACP/OTH
International of
France for the
Planning and
Programming phases
of an 800 Bed
1,200,000 Sq. Ft.
Teaching Hospital
and Planning and
Design phases for a
490,000,000 Sq. Ft.
New University
Campus

**DAT CONSULTANTS,
ARCHITETS,
ENGINEER, AL
KHOBAR, SAUDI
ARABIA**

NO.	DATE	REVISION
B	5/6/00	
A	2/14/00	

PROJECT	MALE STUDENT HOUSING	SCALE	
DATE	7/1/99		
NO. OF SHEETS	3		
NO. OF DOCUMENTS	15		



CALEDONIA BUILDERS, INC.

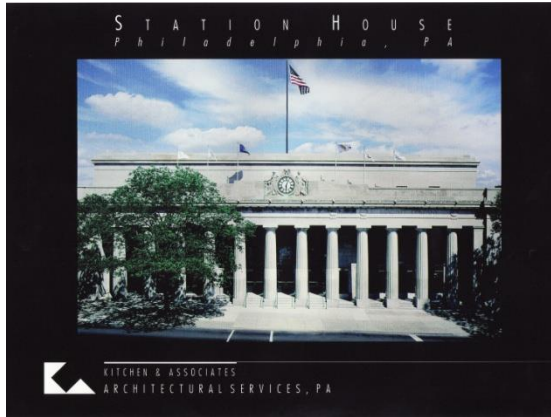
Some Architectural Work



Station house, Philadelphia, PA. Award Winner. (Architectural Work)

Different Architectural projects

Kitchen & associates Architects, Westmont, NJ.



STATION HOUSE Philadelphia, PA

KITCHEN & ASSOCIATES ARCHITECTURAL SERVICES, PA



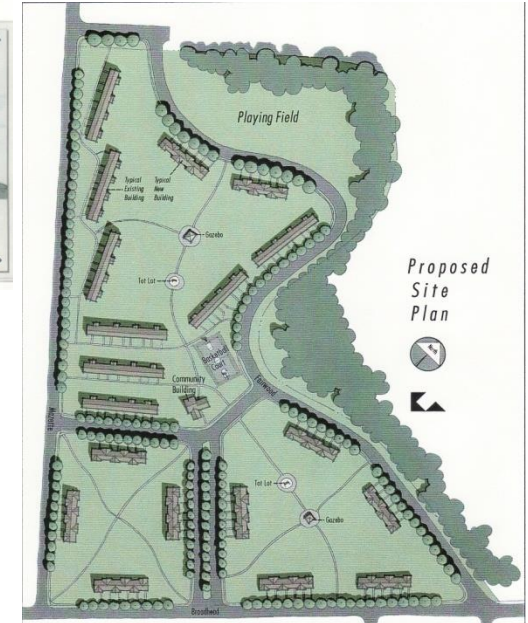


CALEDONIA
BUILDERS, INC.

Some Architectural Work



**Casa Caribe,
Philadelphia,
PA.
Award Winner
plus other
Architectural
Projects
(architectural
Work)**



**Kitchen & associates
Architects,
Westmont, NJ.**





CALEDONIA
BUILDERS, INC.

References



The following are some of the references with people that we have done work for on several projects each:

- 1- Charles Giunta** (Several Projects) (215) 837-5653
- 2- Mark Jones** (12 units Francisville) (267)663-9833
- 3- Arvind Bhakta** (30,000 SF Memory Care) (267)664-4330
- 4- Andrew Kastein (Rock Climbing Gym)** (484)358-7841
- 5- Mike Munoz President Revenue Collection Bureau** (Several Projects) Office (215)288-6800 Cell (267)970-1222
- 6- Bill Chow** (215) 421-1884
- 7- Sherilynn Kimble Executive Director The Caring Center** (Several Projects) (215)386-8245



CALEDONIA
BUILDERS, INC.

Contact Information



Dan Achek
Caledonia Builders, Inc.
1009 Jones Road
Gulph Mills, PA 19428
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Fax (484) 530-0106
E-mail: dachek@msn.com