

FREE **MAN**

C O M P A N I E S

LAND DEVELOPMENT | ENGINEERING DESIGN | ENVIRONMENTAL SERVICES



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Amidst the economic turmoil of one of the worst recessions ever experienced by the building industry—and shortly after his successful summit of Mount Everest—Rohan A. Freeman, PE, LS founded Freeman Companies, LLC in 2009. In the years since, this multi-disciplinary, Connecticut-based land development, engineering design and construction services firm has thrived.

33 professionals comprise the Freeman Companies' team and specialize in Freeman Companies' specialties in **land surveying, civil engineering, hydraulic/hydrologic engineering, geotechnical engineering, landscape architecture, environmental sciences, hazardous materials services, transportation and traffic/safety engineering, bridge/structure engineering and inspection, utilities engineering, construction engineering and inspection, contractor support services, and owner's representation** for projects in the governmental, educational, commercial, industrial, institutional and infrastructure markets. The firm is a certified Disadvantaged Business Enterprise (DBE), Minority Business Enterprise (MBE), Small Business Enterprise (SBE) and SAM-Active, Federal US SBA 8(a) professional consulting enterprise.

Freeman Companies is a fast growing, Black American owned small business, driven by our promise to clients and owners to **Elevate Your Expectations**. This promise has led the company to retain nearly all of their clients through repeat business and to grow a robust roster of new clientele. Repeat work accounts for 73% of our firm's portfolio as we offer a multitude of services to our clients. An innovative "integrated design approach" offers multiple complementary and coordinated land development services through a single provider, enabling sustainable, high quality land development in the most cost-effective and time-responsive manner possible. This approach has resulted in the firm's steady growth in new revenue, markets, employees, and professional services over the past eight years of practice.

It has also enabled the firm to advance its social responsibility goals, including support of several community-based educational and human-service organizations and the establishment of the firm-endowed "Freeman Companies BRIDGE Endowed Engineering Scholarship" through the University of Connecticut Foundation. Rohan Freeman, President and UCONN Alumnus says, "Establishing this scholarship for deserving minority students from the cities of Hartford, Bridgeport, New Haven or Waterbury who have overcome socioeconomic and educational obstacles is a way of 'paying it forward' and sharing our success in communities that have always supported us. We look forward to help shaping Connecticut's next generations of engineers for many years to come."



Beginning June 2014, Freeman Companies' new, permanent office location is in the South Green neighborhood of Hartford – at 36 John Street.

36 John Street was designed by renowned Hartford architects Whiton & McMahon in 1920. Beginning its useful life as the Fire Department's original Equipment Maintenance Shop, the facility served the HFD until its obsolescence in the 1980s when it was shuttered.

In 1989, 36 John Street – and its neighbor Engine Company 1 at 197 Main Street – were both placed on the National Register of Historic Places "for their high levels of integrity of design, materials, setting and associated historic context with the Hartford Fire Department". Prior to Freeman's relocation, the building served for over a decade as the studio and residence of Linda Cheverton Wick and Walter Wick, creators of the popular iSpy "Can You See What I See?" book series.

Freeman Companies' alterations to the historic building have a light touch, retaining the unique architectural characteristics of the distinguished Neo-Classical, stone-trimmed brick façade and spacious, open-plan interior. Building area totals 12,168 square feet and is able to accommodate up to sixty employees. Operationally, Freeman Companies makes green decisions on corporate purchases such as products/containers made from recycled material and/or post-consumer waste and other energy saving alternatives. Employees enjoy flex hours to better manage Hartford rush hour traffic which reduces both waste and emissions while increasing employee productivity and satisfaction. We also seek to videoconference (where appropriate) and to carpool to client meetings and association functions wherever possible. In reclaiming this 1920 Fire Department Maintenance Facility as its new headquarters, physical manifestation of the firm's sustainable mission is made tangible. In order to reduce energy costs Freeman Companies treated original windows in order to improve energy efficiency, and installed a programmable thermostat. In addition to the energy saving actions already in place, Freeman Companies is evaluating the feasibility of solar panels on the building's rooftop in an attempt to generate our own renewable power to run business operations.

President Rohan A. Freeman, PE, LS, has the goal to achieve "net zero".

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Integrated Engineering and Environmental Services

Markets Served

- Municipal
- State
- Federal
- Regional Authorities
- Industrial
- Commercial
- Corporate
- Health Care
- PreK-12 Education
- College & University
- Housing
- Mixed Use
- Transportation
- Utilities
- Water/Wastewater
- Community Reinvestment
- Mixed Use
- Community Reinvestment

Land Surveying

- ALTA / ACSM Title Surveys
- Boundary Surveys
- Topographic Surveys
- As-Built Record Surveys
- Construction Stakeout
- Field Engineering
- Utility & Infrastructure Surveys
- Right-of-Way Mapping
- Digital Terrain Modeling
- Photogrammetric Control Surveys

- Acquisition Surveys
- GIS Mapping
- Land Records Research

Civil Engineering

- Due Diligence & Feasibility Studies
- Permitting
- Site Engineering
- Municipal Engineering
- Roadway Design
- Stormwater Mgmt Design

- Hydro-logic / Hydraulic Analysis
 - Water / Wastewater Engineering
 - Construction Estimating
 - Construction Permitting
- ### Landscape Architecture
- Placemaking
 - Green Infrastructure
 - Streetscapes
 - Site Planning and Landscape Design
 - Campus /Facilities Master Planning
 - Site Development Feasibility Studies
 - Sustainable Design
 - Roof Deck Design / Green Roof Design
 - Historic Landscapes
 - Athletic and Recreational Facilities Design
 - Singly and Multifamily Residential Design
 - Greenways and Trails
 - Urban Design
 - Brownfields
 - Bioremediation
 - Healing Gardens
 - Landscape Maintenance Specifications, Guidelines

Traffic Engineering

- Traffic Signal Analyses and Design
- Traffic Impact Feasibility Studies
- State and Local Permitting
- Traffic Calming
- Parking and Traffic Circulation
- Site Access
- Bike & Pedestrian accommodation
- Safety Improvement
- Traffic Simulation
- Maintenance and Protection of Traffic
- Pavement Marking and Signing

Transportation and Planning

- Funding Application
- Roadway Design
- Hydrologic and Hydraulic Analyses and Design
- State and Local Permitting
- Complete Street
- Context-Sensitive Design
- Streetscape
- Environmental Permitting
- Value Engineering
- Bid Analysis
- Cost estimate
- Public Outreach
- Construction Inspection

- Utility Coordination
- ### Geotechnical Engineering
- Evaluation of Site Conditions
 - Evaluation of Subsurface Soil, Rock and Groundwater Conditions
 - Site Feasibility for Construction
 - Foundation Support Evaluation (Shallow or Deep Foundation Systems)
 - Slope Stability
 - Ground Improvement
 - Evaluation and Design of Retaining Wall Systems
 - Pavement Design
 - Drainage Design
 - Trenchless Technology Evaluation
 - Forensic Engineering and Litigation Support
 - Seismic and Vibration Engineering and Monitoring
 - Blasting Design Support
 - Failure Investigation
 - Expert Witness Support
 - Construction Claim Support

Structural Engineering

- Bridge Design and Engineering
- Bridge Structural Rehabilitation
- Bridge Inspection & Rating
- Structural Design of Culverts and Retaining Walls
- Design and Analysis of Steel, Concrete, Masonry and Wood-Framed Buildings
- Threshold Peer Reviews
- Structural Renovations
- Special Inspections
- Due Diligence Reports
- Wind Analysis
- Snow Load Analysis
- Seismic Analysis and Retrofit
- Building Envelope Studies
- Concrete and Masonry Repair and Rehabilitation
- Foundations

Value Engineering

- Utility Relocations

Environmental Sciences

- Land Use Planning Permitting
- Environmental Site Assessments
- Environmental Transaction Screens
- Quantification of Environmental Liabilities
- Environmental Risk Allocation

- Regulatory Compliance and Permitting
- Technical Support for Environmental Litigation
- Brownfield Redevelopment
- Soil Characterization and Management Services
- Remedial Design
- Hazardous and Solid Waste Management
- Vapor Intrusion Assessments

HBMI Services

- Asbestos Inspections / Abatement Monitoring
- Lead Inspections / Abatement Monitoring
- Lead Risk Assessments
- PCB, VOC and Metals Testing and Evaluation
- Airborne Radon Sampling and Evaluation
- Abatement Project Design
- Mold Inspection and Evaluation
- Indoor Air Quality Assessments

Construction Engineering & Inspection

- Bidding Assistance
- Daily/Weekly Inspection
- Resource Coordination
- Materials Testing
- Administrative Services
- Community Relations
- Record Keeping, Log Books and Digital Photography
- Auditing and Budget Oversight
- Scheduling and Schedule Maintenance
- OSHA Compliance and Safety Review
- Regulatory Compliance
- Labor (DBE/MBE Participation), Wage Certification, and Other Human Resource Compliance
- Contractor Reference Checks

Utilities Engineering

- Energy Industry Design Support
- Siting Approvals
- Electric Transmission and Distribution Line Assignment
- Gas Main and Service Line Assignment
- Utility Design Development
- As-Built Mapping
- Vacuum Excavation for Utility Locates



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