
Unique Development Companies Inc.

Unique Design & Development Inc.

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Web Page: www.builtbyunique.com



Prepared for:
Our Next Client

FEATURED PROJECTS

Joey's Italian Restaurant | Syracuse, NY

Joey's is a repeat-customer project for a local developer and longtime Syracuse-area staple. Unique was entrusted with preserving the family atmosphere while modernizing the space. The new restaurant was constructed next door while the original location remained fully operational. After opening, the existing restaurant was demolished, the site was filled, and the area was converted to parking. Both Joey's and Erie Canal Pickleball were delivered as design-build projects, which required continuous design coordination as scope evolved and construction progressed.



Pickleball | DeWitt, NY

Erie Canal Pickleball was completed for the same ownership group as Joey's and DeWitt Town Plaza. Inspired by the rapid growth of pickleball in Florida, the owner partnered with Unique to bring a premium indoor pickleball concept to Central New York. As a design-build project, the scope required close coordination and decision-making throughout construction to keep progress aligned with the evolving design intent.



IKEA | Destiny USA, Syracuse, NY

IKEA's Destiny USA location was awarded to Unique after multiple rounds of interviews, following a recommendation from Pyramid Management Group. Unique competed against larger out-of-town firms and was selected to deliver the project on a tight schedule to support an opening by Black Friday 2025. Unique met the date, and is now an approved General Contractor for IKEA for future opportunities. During construction,

IKEA brought in hundreds of retail staff to support merchandising and setup—making day-to-day coordination with the retail team a priority.



SUPPORTING PROJECT HIGHLIGHTS

Rejuvn8 | New Hartford, NY

Interior build-out for a medical aesthetics office in New Hartford. The finished space features a clean, modern aesthetic with bright finishes and carefully detailed millwork.



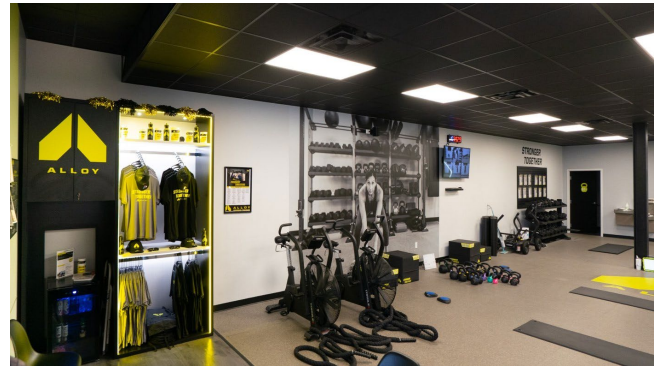
Tropical Smoothie Café | DeWitt, NY & Camillus, NY

Tenant fit-up for a Tropical Smoothie Café location, delivered to brand standards with a bright, customer-friendly interior and durable finishes suited for high-traffic food service operations.



Alloy Personal Training | Syracuse, NY

Build-out for a boutique personal training studio. The project emphasizes brand presence and a clean, functional training environment designed to support daily coaching and client sessions.



THE AMERICAN INSTITUTE FOR ARCHITECTS

AIA Document A305

CONTRACTORS QUALIFICATION STATEMENT

Substitute AIA Document A305

1986 Edition

Note: This substitute AIA A305 is 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.

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

SUBMITTED TO: All Clients

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**

ORGANIZATION

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

20 years Unique Development Companies Inc.

37 years Unique Design & Development Companies Inc.

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

20 years Unique Development Companies Inc.

37 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 Piciucco**
- iii.* Vice President's name: **Dan Piciucco**
- iv.* Secretary's name: **Joseph Piciucco**
- 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. **See web page www.generalcontractorsyracuse.com**

3.41 State total value of work in progress and under contract. **\$8,000,000**

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. **\$8,000,000**

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: Dennis Van Slyke 315-432-1835
- B) BR Johnson, Owner: AJ Rocker 315-565-3338
- C) AHR Plumbing & HVAC, Owner: Rolf Freidman 315-374-5623

4.2 Bank References: Key Bank, Camillus, NY

4.3 Surety:

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

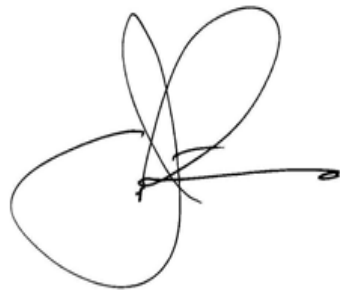
4.32 Name and address of agent: **C.H. Insurance**
100 S. Salina St., Suite 370
Syracuse, NY 13202-2704
Attn: Tony D’Amato

SIGNITURE

6.1 Dated at Syracuse, county of Onondaga, New York May 23, 2024

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

By: Joseph Piciuccio



Joseph Piciuccio, President

Sampling of Projects Completed:

Project Categories Overview

Restaurant & Hospitality

Project Name	Location	Square Footage
Joey’s	DeWitt, NY	4,500 SF Ground Up
Popeye’s (x5)	Oswego, NY, Cicero, NY. Camillus, NY & Canandaigua, NY Syracuse, NY	2,000 – 3,000 SF Ground Up
Citronelle	Syracuse, NY	
Avicolli’s (x2)	Liverpool, NY Fayetteville, NY	3,500 – 5,000 SF Interior
Dibella’s Sub	DeWitt, NY	3,500 SF Interior

Scenic Root	Manlius, NY	3,500 SF Interior
Johnny Rockets	Destiny USA – Syracuse, NY	2,000 SF Interior
Margaritaville	Destiny USA – Syracuse, NY	12,000 SF Interior
Trax Restaurant	Cortland, NY	6,000 SF Interior
Dinosaur BBQ	Syracuse, NY	3,500 SF Interior
KFC	Cortland, NY	2,000 SF Ground Up
Cantina Loredo	Destiny USA – Syracuse, NY	4,500 SF Interior
Dunkin Donuts (x8)	Syracuse, NY	1,500 – 3,000 SF Interior & Ground Up
Brooklyn Pickle	Syracuse, NY	6,500 SF Interior
Five Guys (x6)	Syracuse, NY	1,500 – 3,000 SF
Chipotle	Watertown, NY	3,000 SF Interior
Tropical Smoothie (x2)	DeWitt, NY & Camillus, NY Camillus, NY	1,500 – 2,500 SF Interior
Fries Fires Fries	Destiny USA – Syracuse, NY	1,000 SF Interior
Firehouse Subs	Rochester, NY	1,500 SF Interior

Retail & Big Box

Project Name	Location	Square Footage
Anthropologie	Destiny USA – Syracuse, NY	4,000 SF Interior
DeWitt Town Center	DeWitt, NY	100,000 Interior
Gerharz Restaurant Equipment	Syracuse, NY	65,000 SF Interior
Michael's	Destiny USA – Syracuse, NY	12,000 SF Interior
Armani	Destiny USA – Syracuse, NY	2,500 SF Interior
Salvatore Ferragamo	Destiny USA – Syracuse, NY	9,000 SF Interior
Supercuts	DeWitt, NY	2,000 SF Interior
REI	Crossgates Mall – Albany, NY	25,000 SF
Splash Carwash	Clay, NY	5,000 SF Ground Up
IKEA	Destiny USA – Syracuse, NY	91,000 SF Interior
The Ski Company	DeWitt, NY	11,000 SF Interior

Entertainment & Recreation

Project Name	Location	Square Footage
Get Air	Destiny USA – Syracuse, NY	24,000 SF
Painting with a Twist	DeWitt, NY	1,500 SF Interior
Funny Bone	Destiny USA – Syracuse, NY	9,000 SF Interior
Skyzone	DeWitt, NY	27,000 SF Interior
FunNation Trampoline Park	New Hartford, NY	35,000 SF Interior

Health & Fitness

Project Name	Location	Square Footage
Athletic Apex	Destiny USA – Syracuse, NY	60,000 SF Interior
Calvary Club (Bar Remodel)	Manlius, NY	3,000 SF Interior

Erie Canal Pickleball	DeWitt, NY	27,000 SF Interior
Alloy Personal Training	Fayetteville, NY	1,800 SF Interior

Office & Medical

Project Name	Location	Square Footage
Rejuvn8	Latham, NY & New Hartford, NY	2,000-3,000 SF Interior
Landmark Leasing Offices (x2)	Vestal, NY Syracuse, NY	1,500-2,300SF Interior

PROJECTS UNDER CONSTRUCTION

- Retro Recess, Long Island City, NY \$1,400,000 0% Complete
- Slavic Church Renovation, Utica, NY \$6,600,000 0% Complete

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

Project Manager: Dominick LaFace 315-506-8972

KIRBY'S RESTAURANT

Owner: Dick Zeb 315-725-4050

CANTINA LAREDO

Construction Manager: Rocky Vanover 214-693-1112

FUNNY BONES COMEDY CLUB & RESTAURANT

Todd Leinenbach 816-516-9656

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

COMPANY OVERVIEW

President/Owner: Joseph Piciucco

Degree: Associates Degree in Architectural Technology

Vice President: Dan Piciucco

Undergrad Degree: Global Supply Chain management, Clarkson University

Graduate Degree: Master of Business Administration, Longwood University

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 Piciucco 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.

Throughout 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.

Unique's core operations team consists of Luke Condon (Project Manager), Natalie Greathouse (Project Manager), Ericka Milburn (Accounting Coordinator), and Mike Metcalf (Superintendent). Each member of Unique's core team brings a wealth of knowledge and a unique perspective to the construction process.

Dan Piciucco is Vice President and brings 13 years of experience. He focuses on defining operational processes that keep the team aligned on a common goal, and he is leading the transition of Unique Development into the second generation of ownership as Joe's son.

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.

KEY TEAM MEMBERS

Joseph Piciucco – President

Joseph Piciucco is President/Owner of Unique Development Companies and holds an Associates Degree in Architectural Technology. Prior to opening Unique Design & Development Inc. in 1987, he worked at King & King Architects, Hueber Hares and Glavin, and Design Collective Architects. As a Project Architect, his experience included a wide range of work such as the \$25 million Hill Medical Center in Syracuse, NY, veterans' medical facilities in Bath, NY, and additional commercial projects. After 10 years in architectural firms, Joe identified a

need for stronger communication and relationships between architects and contractors and established a full-service general construction company specializing in restaurant, retail, office, and medical projects.

Dan Piciucco – Vice President

Dan Piciucco brings 13 years of experience and focuses on operational leadership and process development to keep the team aligned and focused on long-term goals. As Joe's son, Dan is actively involved in bringing Unique Development into the second generation of ownership by supporting consistency, scalability, and continuous improvement across the organization.

Ericka Milburn – Accounting & Subcontractor Relations

Ericka Milburn brings 10 years of experience supporting construction operations, with prior experience across HVAC, framing, finishing, painting, and general contracting. She is highly personable and helps keep clients and subcontractors at ease while supporting smooth communication and coordination.

Natalie Greathouse – Project Manager

Natalie Greathouse has 5 years of experience spanning both project management and interior design. With prior experience owning her own interior design company, Natalie is especially valuable on design-build projects where she contributes to the design process and maintains a high level of attention to detail.

Luke Condon – Project Manager

Luke Condon brings 14 years of experience managing complex commercial construction projects with a specialization in mall and retail build-outs. His background includes Pyramid Management Group, where he served as Project Manager for Sangertown Square Mall (Utica, NY) and Crossgates Mall (Albany, NY).

Mike Metcalf – Superintendent

Mike Metcalf brings 30 years of construction experience and is responsible for day-to-day jobsite leadership. His background includes residential construction with his father and commercial experience as a Superintendent with Grainger Construction. Mike's no-nonsense approach holds subcontractors accountable for safety, quality, and schedule performance.