



Kenneth F. Wille, PE

President and CEO

Principal

KOW Building Consultants

CONTACT

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Smithtown New York 11787

🌐 <https://www.linkedin.com/in/ken-f-wille-pe-81a99529/>

EDUCATION

Penn State University

BS in Civil Engineering , 2001

Penn State University

BS in Management, 1994

Headquarters

1034 West Jericho Turnpike

Smithtown, NY 11787

O (631) 757-5000



<https://www.youtube.com/channel/UCPZXC-rFW2kUIW8aONcjEw>

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

1998-Present

Smithtown, New York

- Performed over 2,000 monthly site observations to review and opine on construction and renovation payment requests (Application for Payment) including meeting attendance, shop drawing review and change order analysis.
- Conducted over 800 Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit, Fannie Mae and Freddie Mac projects.
- Performed over 700 Plan and Cost Reviews regarding costs analysis, code adherence, plan document adequacy and overall project feasibility.
- Worked on over 500 Phase I & II Environmental Site Assessment record reviews and site reconnaissance in accordance with ASTM E1527-13/AAI.
- Worked on over 100 Energy Audits and energy assessments including blower door test, combustion analysis, lighting audits, and flow tests.
- Performed Resiliency inspections for building preparedness.

Wilsearch Information Network

1995-1998

- Grew 2-person office to 8-person office with national footprint for environmental and record research consulting firm based in NY. Instrumental in tripling sales over three years.

Other Professional Achievements

- Written various articles for trade magazines and publications.
- Performed over 100 in-person trainings for various financial institutions and Freddie Mac participated in numerous panels and has spoken at conferences and industry events.

Certifications and Licenses

- PE Professional Engineer licensed in NY, CT, MD and FL
- MBA Multifamily Property Inspections Certificate of Completion
- LEED AP BD&C
- CEM Certified Energy Manager
- GBE Certified Green Building Engineer
- Lead Based Paint Contractor Certified
- BPA Building Performance Analyst
- GPro Certified
- EBCP Existing Building Commissioning Professional
- 10 & 30 Hour OSHA Certified
- Certified Commercial Mold Inspector
- ASTM 2018 PCR Trained and Certified
- ASTM 1527 Phase I and II ESA Trained and Certified
- New York City Healthy Homes Trained and Certified
- New York City Licensed TR8 Inspector
- New York City Qualified Construction Superintendent\
- Order of the Engineer Inductee
- PHII Radon Measurement Certification



Kevin O. Wille

Chief Operating Officer

Principal

KOW Building Consultants

CONTACT

631.757.7500

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Executive Director

1034 W. Jericho Tpke,
Smithtown New York 11787

[linkedin.com/in/kevinwille](https://www.linkedin.com/in/kevinwille)

EDUCATION

SUNY College at Oneonta

Bachelors of Science in

Business & Economics

Minor in Marketing

New York University

Certificate in Construction

Profile Management

CERTIFICATIONS

Leadership in Energy and
Environmental Design Green
Associate

Completed Building Performance
Analyst (BPA) with the Building

Performance Institute (BPI) Course

MBA Multifamily Certificate of
Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2014-Present

Smithtown, New York

- Oversees operations, marketing, business development, client engagement, and overall problem solving and strategic planning.
- Conducts Property Condition Assessments (ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.
- Provides customer service to clients and other stake holders.

2014

Passenger

New York, New York- Director of Business Development

- Develop strategic relationships with VP/C-Level executives.
- Identify ways to help clients (Cabela's, Ralph Lauren, Bloomingdale's) uncover consumer insights to mitigate risk and make strategic decisions regarding marketing, sales goals and merchandising.

The NPD Group

2006-2014

Port Washington, New York- Senior Account Manager

- Manage business development cycle from prospecting, initial contact, formal presentation, to contract negotiation and close. Partner with Executive Director of Business Development to drive \$1 million in new revenue annually. Achieved 230% of goal in F'13 by bringing in new clients such as Armani Exchange, Christopher & Banks, Orchard Brands, and Stein Mart.
- Analyze NPD data and external trends to help retail partners apply insights to make better business decisions.
- Managed all digital marketing programs for various businesses such as apparel, beauty, consumer technology, video games, and wireless phones which at any given time account for more than \$40 million in annual revenue.
- Led cross functional team on launching DecisionKey®, a new business intelligence tool, to thousands of clients.

The NPD Group

1999-2005

Port Washington, New York- Senior Project Director/ Account Manager

- Assisted President develop new business plan for Home Improvement Tracking Service.
- Developed analyses and conducted presentations to senior sales and marketing executives.
- Created and conducted part of NPD's compensation training to all of NPD's Officers and Directors.
- Supervised production of monthly highlight reports, produced newsletters, and created client presentations.



Kimberli Murphy

Head of Human Resources &
Client Operations

Principal

KOW Building Consultants


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EDUCATION

Penn State University

B.S. in Marketing

NYU Stern School of
Business

Graduate Marketing Studies

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2024-Present

Smithtown, New York

- Head of Human Resources in charge of talent acquisition and retention, onboarding, training and development, and benefits.
- Oversees the Client Office Operations team of seven people in the quality production of 500+ reports each month..

kam Insights & Strategy

2020-2024

East Norwich – President

- Lead the development and execution of strategic business initiatives that drive revenue growth and enhance client relationships across various sectors, including Retail, B2B software, CPG, Healthcare, and Insurance.
- Conducted in-depth market research, customer segmentation and competitive analysis to inform strategic decisions, resulting in improved market positioning and increased revenue.
- Revamped a customer expectations study for a B2C software company, guiding strategic decision-making and enhancing customer satisfaction.
- Spearheaded the rebranding of a grocery retailer by leveraging refined tracking studies, resulting in broader market reach and improved customer loyalty.

Isobar

2018-2020

New York, New York – Vice President

- Drove the development and execution of GTM strategies for CPG, Pharma, Spirits, Entertainment, and Beauty clients, resulting in significant revenue growth.
- Helped an OTC manufacturer create a blueprint for entering a new market by leveraging segmentation results, market analysis, and emotional targeting.
- Guided a vitamin brand in Canada to expand their reach through updated brand positioning and creating products for new consumer segments.
- Presented industry-leading practices at Quirk's Conference, focusing on customer journeys in image-driven categories.

GfK

2014-2018

New York, New York – Vice President

- Grew key global accounts by developing and implementing comprehensive partnership strategies, resulting in over \$2M in annual revenue.
- Led cross-functional teams to deliver research projects on time and within budget, consistently exceeding client expectations.
- Guided a CPG company in developing products for babies and toddlers in Asia by leveraging a comprehensive understanding of emerging trends, historical attitudes by age cohorts, and specialized insights from both parents and experts in Asia.
- Influenced the development of a voice analytics tool as part of a product development leadership team.

Ipsos

2003-2014

New York, New York – Vice President

- Developed and grew a set of clients encompassing multinational leading CPG, Beauty and Healthcare brands with annual revenue for each ranging from \$300K to \$2M.
- Led and mentored a team of 7 (referred to internally as "The A Team").
- Developed a global innovation development and testing system for a leading CPG manufacturer, leading to multiple successful launches.
- Influenced a conservative multinational CPG client to adopt a cutting-edge campaign strategy leading to a successful launch of a new water enhancer product within a highly competitive \$400M category.
- Helped an analgesic brand in Colombia update their positioning and appeal to a new target segment while maintaining their current customer base.
- Received the President's Award

Coty

1996-2003

New York, New York – Senior Manager

- Played a key role in supporting several successful global product launches by collaborating closely with Marketing.
- Contributed to the development of innovative concepts, strategies, and campaigns that delivered outstanding results.
- Established an online panel of customers for proprietary research, which significantly reduced costs.
- Developed a topline summary format for qualitative research, allowing for quick dissemination of key insights and recommendations enabling rapid decision-making.



Kenneth O. Wille, P.E.

Founder

KOW Building Consultants

CONTACT

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President

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ompany/kow-building-
consultants/mycompany/](https://www.linkedin.com/company/kow-building-consultants/mycompany/)

EDUCATION

Bachelor of Science
Degree in Physics

Master of Science
Degree in Physics

CERTIFICATIONS

Professional Engineer
(State of New York License
#054770-1)

Professional Engineer
(State of NJ License
%24GE02089200)

Board Certified Building
Inspection Engineer
(Certificate No. 230)

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

1978-Present

Smithtown, New York

- Founder of Kenneth O. Wille and Associates, Inc. (also known as KOW Building Consultants).
- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly
- Conducts Property Condition Assessments (Including ASTM 2018 Standard) for IPNAs (Integrated Physical Needs Assessments), general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac Projects
- Performs Plan and Cost Review regarding costs analysis, code adherence, plan document adequacy and overall project feasibility



Ryan Biancaniello

Director of Technical Services
KOW Building Consultants
CONTACT

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- PCRs, SOR, ROPs, etc..
- Palm Coast, FL
- <https://www.linkedin.com/in/ryan-biancaniello-391a78143/>

EDUCATION

State University of New York
at Stony Brook

Bachelors in
Management

CERTIFICATIONS

MBA Multifamily Property Inspections
Certificate of Completion
ACI and NICET Field
Technician Grade 1.

ASHRAE 90.1 2013+ Modeling for LEED
v4, ENERGY STAR Multifamily High Rise,
and Code Compliance.

ASTM - Property Condition Assessments
BPI Multifamily Building Analyst

ICC Commercial Energy Inspector

Fair Housing Specialist

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2017-Present

Smithtown, New York

- Leads Plan & Cost Review team and produces Technical Review Reports detailing relevant information from architectural, structural and MEP plans, construction contracts, building applications and permits, trade cost breakdowns, existing conditions reports and bank appraisals.
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other stakeholders.
- Issues Site Observation Reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, and permitting.
- Conducts Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.

J Anthony Enterprises, Inc.

2013-2016

- Coordinating projects to finish on time and within budget.
- Working closely with vendors on equipment pricing and ordering, expediting, and tracking.
- Building and growing relationships with subcontractors and assuring that we receive multiple quotes on projects.
- Tracking and assembling submittal logs, change order logs, and RFI's.
- Preparing pencil copies and applications for payment. Reviewing all subcontractor's applications for payment.
- Attending job/project meetings.

Future Tech Consultants of NY

2007-2013

- Oversaw the entire inspection process for multiple projects.
- Worked very closely with the New York City School Construction Authority and the Dormitory Authority of the State of New York during all phases of construction.
- Visited projects on a regular basis to meet with clients, meet with our inspectors, and see the progress of construction.
- Attended meetings for construction kick off, progress of construction and inspections, non-conformance items, and the review of TR 1 items



Casey Brandt

National Director of
Business Development
KOW Building Consultants
CONTACT

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PCRs, SOR, ROPs, etc.

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Johns Island, SC 29455

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EDUCATION

University at Albany

Major: B.S in Business
Administration, Concentration
in Finance and Management

(Graduated Cum Laude)

CERTIFICATIONS

LEED GA

OSHA 30-Hour Training

Project Management

Excellent Customer Relations

MBA Multifamily Certificate of
Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2019-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Communicates regularly between client and field representative to ensure known and potential risk factors are identified and managed properly.

Brandt's Home Improvement

2017-2019

Owner

- Supervisor and project manager constructing a 23,000 sq. ft single-family residence on a 4.5 acres on Gold Coast of Long Island
- Managed multiple renovations of residential and commercial projects
- Coordinated multiple vendors and trades to meet or exceed deadlines and budgets while ensuring job site safety and quality standards

Arkadin

2017

Account Executive

- Worked with vendors and specialists to customize communication needs for clients and prospects
- Acquired clients and identified new revenue streams from existing clients
- Exhibited excellent communication skills to foster trustworthy relationships with clients and vendors

JP Morgan

2014-2016

Private Client Banker

- Managed over \$84 Million in client assets
- Assessed clients' financial situations to develop strategic financial planning solutions
- Worked with a dedicated team of specialists to deliver exceptional service

HSBC

2012-2014

Senior Premier Relationship Officer

- Promoted within 6 months of working as Branch Relationship Officer
- Worked with top financial advisor in Nassau County, NY to provide financial solutions to the banks high net worth clientele

Red Creek Builders

2011-2013

Onsite Project Manager

- Ensured projects were executed according to approve time, cost estimates and quality
- Developed work plans for subcontractors and self-performed work
- Worked with clients to create builds based on their visions and needs



Cary Cutler

Regional Director, Building
and Construction
Consultant

KOW Building Consultants

CONTACT

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Monroe Township in
Middlesex County, NJ

[https://www.linkedin.com
/in/cary-cutler-3692b918](https://www.linkedin.com/in/cary-cutler-3692b918)

EDUCATION

Pratt Institute

Bachelor of Architecture

CERTIFICATIONS

Green Building Design

ALTA/ASCM Land Surveys Standards

Universal Design Criteria

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2015-Present

Smithtown, New York

- Team leader for satellite employees responsible for client engagement and satisfaction, workflow, training, and professional development.
- Conducts Property Condition Assessments using ASTM 2018 Standard.
- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.

Enterprise Community Asset Management

2013-2015

New York, New York – Senior Development Risk Manager

- Oversaw regional construction due diligence operations for low-income tax credit lenders.
- Prepared monthly construction progress and risk rating reports.
- Completed detailed plan & cost reviews and evaluated construction timelines for investment committee review.
- Performed construction site inspections to assess compliance with plans and specifications.
- Served as technical consultant to in-house Portfolio Management team, pertaining to repairs during 15-year reserve period.

National Equity Fund, Inc.

1997-2013

New York, New York – Senior Construction Risk Manager

- Managed regional construction due diligence portfolio for low-income housing tax credit lender.
- Responsibilities included preparation of monthly construction progress & risk rating reports, completion of detailed plan & cost reviews and attendance at construction site inspections.
- Provided technical consultation to in-house Portfolio Management and Closing Attorney teams.

Cutler Consulting Group

1995-1997

Principal, Owner's Representative (Design/Build Service)

- Managed and directed a team of third-party monitoring consultants through project completion.
- Prepared Physical Needs Assessments for various properties.

Saint Nicholas Neighborhood Preservation Corporation

1990-1995

Brooklyn, New York – Sr. Construction Manager/Rehab Specialist



William Cutler

Regional Director, Building
and Construction
Consultant

KOW Building Consultants

CONTACT

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● Director, Capital Region

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Arlington, VA 22204

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cutler-0601077](https://www.linkedin.com/in/will-cutler-0601077)

EDUCATION

Georgetown University
Masters in Professional Studies
Real Estate

Pennsylvania State University
BS, Management

CERTIFICATIONS

Completing Real Property
Administrator (RPA) Certificate
program

Computer application experience
includes Timberline Project and Asset
Management Systems, Microsoft
Office 2007

Developed a formal business plan for
property management company by
creating a strategy for raising start-up
capital, operations, accounting,
marketing and advertising.

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2016-Present

Arlington, VA

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

PB&R Property Management/ Vanguard Realty Group

2015-2016

DC/MD- Asset Manager.

- Created operating budget, capital projects and strategic objectives for property.
- Reviewed monthly, quarterly and annual financial statements and comparisons to budget.
- Monitored and analyzed the financial performance of leasing targets, occupancy, revenues, expenses, capital expenditures, and property cash flow.
- Performed property tours, LOI negotiations, and lease negotiations.

Jones Lang LaSalle

2013-2015

DC/MD/VA- Tenant Representative Project Manager

- Solicited Architectural proposals and interviews and assisted with programming, needs/assessment and test fitting.
- Provided full project budgeting for soft & hard costs through FF&E and relocation for short listed buildings.
- Assisted in LOI negotiations, lease negotiations and work letter review.
- Reviewed CD's and solicited general contractor bids or GC & Fee proposals.

Cassidy Turley

2010-2013

DC/MD/VA- Project Manager

- Managed all aspects of planning, design, and construction for capital improvement and major renovation projects on behalf of building owners and tenants. Successfully completed the build out of over 320,000 sf of interior office projects worth over \$19 million in total value.

Commercial Real Estate Advisors

DC/MD/VA

- Negotiate the selling and leasing of commercial properties and assist clients in the planning process for devising and implementing an optimal real estate strategy. Companies and investors represented include Prudential Carruthers Realtors, Greyfields Investment Company and Tasea Investment Company.



Paul Cummings

Regional Director, Building
and Construction
Consultant

KOW Building Consultants
CONTACT

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Regional Director,
Construction Consultant

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EDUCATION

University at Albany

Masters in Geography &
Urban Planning

Sienna College

Bachelor of Arts in
Political Science

CERTIFICATIONS

MBA Multifamily Property Inspections
Certificate of Completion

American Institute of Certified Planners
(AICP)

AFFILIATIONS

LEED® Accredited Professional
Lake George Land Conservancy

American Planning Association

US Green Building Council

National Charrette Institute

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2021-Present

Glens Falls, New York

- Serves as regional director for the upstate New York region.
- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lender and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.
- Provides customer service to clients and other stakeholders.
- Assists with business development and growth-related opportunities.

The Chazen Companies

2007-2021

Glens Falls, New York- *Manager of Planning Services*

- Managed multidisciplinary urban design and community planning team, including business development efforts, long- and short-term operations, and staff professional development.
- Helped develop service line and company-wide business development strategies.
- Helped to identify and pursue new growth opportunities, new technologies, and related training needs and lead related business development opportunities and prepare multidisciplinary proposals.
- Served as project manager and technical lead on multidisciplinary planning and design projects, including oversight of conceptual planning and design, sketch and schematic planning, final design, and preparation of construction drawings for transportation, recreation, infrastructure, and building project.
- Oversaw all aspect of planning and design permitting, including environmental and cultural resources approvals (e.g., SEQR), land use approvals (e.g., zoning), and select design standards.
- Prepared land use regulations and design standards for transportation and development projects and assisted with the adoption and administration process.
- Led funding related strategies, including grant identification, preparation, and administration.
- Oversaw project budgets, assisted with the review and approval of invoicing, and monitored financial performances.

Delczeg & Donohue Builders

2001-2005

Lake George, New York- *Assistant Forman*

- Assisted with managing construction crew and site operations
- Performed all aspect of custom, residential construction



Michael Endreny

Regional Director, Building
and Construction Consultant
KOW Building Consultants

CONTACT

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- 33 Aspen Avenue
Auburndale, MA 02466
- <https://www.linkedin.com/in/michael-endreny-45198111/>

EDUCATION

Colby College

Major: English Literature

CERTIFICATIONS

Professional Certificate in
Managing Construction
Projects, Wentworth
Institute of Technology

MBA Multifamily Property Inspections
Certificate of Completion

OSHA 10-Hour Training

AutoCAD

Fluent in Spanish

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2018-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Provides customer service to clients and other stakeholders

Cory Manufacturing

2015-2019

West Bridgewater, MA – Strategy Officer

- Operations and scheduling management for high-end casework plant.
- Commercial and Multifamily Sales and Project Management – Consult contractors, owners, and architects on material and design value engineering; generation of bid proposals and contract negotiation; Selection of any required sub-contractors, management of contracts and change orders; Conduct site surveys and direct shop drawing process.
- Organizations of vendors and procurement of custom products
- Business Development – outreach to architects, designers and contractors

Build It Green! NYC

2010-2015

New York, New York – Director of Material Donations

- Served as a principal in the operation and development of Build It Green's building material salvage and reuse program
- Acted as lead Project Manager for large, complex commercial salvage and waste management projects
- Created project schedules, budgets and managed logistics
- Consulted on waste management initiatives, relocation projects, and liquidations for corporate and institutional clients
- Designed and administered a Construction and Demolition Waste Management course for The American Institute of Architects (AIA)

D.H. Murray Architecture

2009-2012

Plainview, New York – Junior Architect

- Engineered and managed large-scale distribution network of retailers, wholesalers, and contractors for a suite of sustainability manufactured building materials for the East Coast
- Acted as Architectural Representative for various manufacturers
- Managed day-to-day operation and maintenance of 2 warehouse facilities in Brooklyn, NY



Lucas Giacalone

Director of Technical Services
KOW Building Consultants

CONTACT



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Environmental and
Construction Consultant



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Smithtown New York 11787



[linkedin.com/in/n](https://www.linkedin.com/in/n)

EDUCATION

Bachelor - Mechanical
Engineering

University

Rensselaer Polytechnic Institute

CERTIFICATIONS

LEAN Six Sigma Certification

Complex Fannie Mae Green Loan
Verification Inspector

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2018-Present

Raleigh, North Carolina- Environmental & Construction Consultant

- Technical Review Reports detailing relevant information from architectural, structural and MEP plans, construction contracts, building applications and permits, trade cost breakdowns, existing conditions reports and bank appraisals.
- Performs Energy Models using Equest and Ekotrope.
- Perform Phase I & II Environmental Site Assessment site reconnaissance in accordance with ASTM E1527-13/AAL.
- Conducts Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Performs Basic and Complex Fannie Mae Green Loan Verification inspection reports, verifying that required Energy and Water Efficiency Measures are installed and Functioning properly.
- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.
- Provides customer service to clients and other stakeholders.



Liam Harrison

Director of Environmental
Services

KOW Building Consultants

CONTACT

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Environmental and
Construction Consultant

1317 N Henderson Street,
Arlington, VA 22201

[linkedin.com/in/liamfharrison](https://www.linkedin.com/in/liamfharrison)

EDUCATION

Temple University

Bachelor of Science in
Geology

Penn State University

Master of Professional Studies in
Renewable Energy and
Sustainability Systems

CERTIFICATIONS

ASBOG Geologist in Training

LEED Green Associate 10 Hour
OSHA Construction Safety Training

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2021-Present

Washington, District of Columbia – Environmental & Construction Consultant

- Perform Phase I & II Environmental Site Assessment record reviews and site reconnaissance in accordance with ASTM E1527-13/AAI
- Compile property condition reports
- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.

Kynoch Environmental Management, INC.

2019-2021

Bethesda, Maryland- Industrial Hygienist

- Prepare reports and provide sampling services for Phase I & II Environmental Site Assessments, lead, asbestos, and water intrusion projects
- Plan and carry out sampling for soil, water and air
- Work with contractors to develop and enforce moisture management plans
- Assess damage, potential causes and remediation scope in flooded or leaking buildings
- Assist in designing and managing remediation projects for lead and mold, preparing client deliverables, and overseeing subcontractor work
- Attend scoping, status updating and decision-making meetings

Ten Bears Environmental Associates, LLC

2017-2019

Newark, Delaware- Geologist

- Prepare technical reports and related paperwork for Phase I & II ESA's, Brownfield and VCP projects, and wetland delineations
- Review laboratory data for soil, groundwater and air samples and compare results with EPA RBSLs
- Conduct subsurface investigations using Geoprobe® borings, MIP push borings, hand augers, cable tool augers and test pits
- Plan and execute sampling for soil gas, sub-slab vapor, groundwater, indoor air, and surface and subsurface soil
- Provide environmental health and safety education and oversight for construction crews

Harrison Contracting LTD

2011-2017

Abington, Pennsylvania- Residential Building

- Complete home additions, kitchen and bathroom remodels, as well as roofing and siding installations.
- Familiar with general building construction from foundation to finishes
- Maintain and coordinate purchase of supplies for daily workload



Cody Paulsen

Director of Property Condition Services

KOW Building Consultants
CONTACT

- 631.757.5000
- codyp@kowbc.com
- PCRs, SOR, ROPs, etc.
- 1034 W. Jericho Tpke,
Smithtown New York 11787
- <https://www.linkedin.com/in/cody-paulsen-a03568113/>

EDUCATION

New York Institute of
Technology (NYIT)

Major: B.S. in Architecture
June 2009

CERTIFICATIONS

OSHA 10-Hour Training

AutoCAD, Microsoft
Office, Adobe Photoshop,
Google Sketchup

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2018-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

DK Builders Group Inc.

2016-2018

New York, New York – Project Manager

- Manage the ground-up construction of three, luxury, 10-16-unit apartment buildings within Brooklyn and Queens, NY.
- Coordinate with the site superintendent and all the subcontractors to ensure the accurate and timely completion of work.
- Supervise the production of in-house shop drawings and logistic plans.
- Represent the owner in the design of new and ongoing projects including interior layouts, façade design, finish materials and finish details.
- Communicate with the Architect and Engineer of record to confirm appropriate means and methods.
- Supervise the procurement of all necessary DOB, DOT and AHV permits.
- Coordinate the closeout of each job with trades and city agencies.

Sleepy's

2012-2016

Hicksville, New York – Sales Training Manager / Showroom Manager

- Analyzed and reviewed reports to evaluate performance and develop strategies to improve performance, increase profitability and achieve business goals.

D.H. Murray Architecture

2009-2012

Plainview, New York – Junior Architect

- Developed design drawings, construction drawings and renderings in accordance with the Architect's vision in order to convey design ideas to clients, review boards and plan examiners.
- Submitted complete construction drawing sets and other legal documents to the building department in order to receive New Building or Amendment permits.
- Met with new clients to determine the project scope and to develop initial concepts leading to strong, practical architectural designs.



Dan Vurpillat

Regional Director, Building
and Construction Consultant

KOW Building Consultants

CONTACT

- 630-772-7217
- danv@kowbc.com
- PCRs, SOR, ROPs, etc.
- Chicago, IL 60642

<https://www.linkedin.com/in/danielvurpillat-re-arch-drone-photographer/>

EDUCATION

University of Illinois Urbana-
Champaign

Bachelor of Science
Architecture
2011-2015

Master of Architecture
2015-2017

Master of Science Civil
Environmental
Engineering, Construction
2015-2017

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

May 2023-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment.)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
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- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Properties Solutions, Inc.

January 2022 – April 2023

Chicago, IL – Project Manager

- Performed Plan and Cost Reviews for new construction projects and proposed renovation projects.
- Evaluated existing properties as part of Property Condition and Needs Assessments.
- Conducted Construction Monitoring Site Visits to reviewed verify Applications for Payment.

DVA Visuals

September 2020 - Present

Chicago, IL – Owner / Photographer

- Photography for Real Estate, Architecture Firms, Construction Firms, Portraits, and Professional Headshots.
- Post processing of images and video.

Urbal Architecture PLLC

April 2019 – April 2021

Chicago, IL – Project Manager

- Cross discipline coordination for projects including structural, MEP, and civil.
- Management of project timeline to ensure on time delivery of final building.
- Site visits for construction evaluation and progress.
- Tracking of project progress to ensure expenses did not exceed budget.
- Development of projects from pre-schematic through construction documents – construction coordination including responses to RFIs and reviewing submittals.

NORR

April 2018 – April 2019

Project Captain, Chicago, IL

- Coordination of schedules across multiple projects, disciplines, and designers.
- Development of new project type for large client including creation of standards and delivery methods.
- Coordination for projects including structural, MEP, and civil.
- Management of project timeline to ensure on time and delivery of final building.



Jamie A. Walegir

P.E., LEED - AP

Director of Construction
Monitoring

KOW Building Consultants
CONTACT

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Engineer

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Smithtown New York 11787

<https://www.linkedin.com/in/jamie-walegir-potucek-5ba0b6b5/>

EDUCATION

Hofstra University

Major: BE in Civil Engineering;
Minor in Mathematics

Dean's List

Ridgeway Award received
from the American Society
of Civil Engineers

MOLES scholarship

The Donald H. Murphy
Memorial Scholarship

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2005-Present

Smithtown, New York

- Started as a college Intern with KOW Building Consultants
- Construction consultant providing services to banks and lending institution with a greater New York City area focus
- Prepares Monthly Requisition Site Observation reports including review and recommendation of Application for Payment, review of change orders, schedule and cost analysis
- Conducts Property Condition Assessments (exceeding ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects
- Performs Plan and Cost Review prior to construction regarding cost analysis, code adherence, plan document adequacy and overall project feasibility
- Responsible for customer service , sales, marketing , and overall project problem solving

Licenses / Certifications

- Professional Engineer (State of Connecticut License #0027395)
- Leadership in Energy and Environmental Design, Accredited Professional
- OSHA
- Basics of Commercial HVAC Systems
- Lead Based Paint Contractor Certified

Associations & Affiliations


- American Society of Civil Engineers
- Society of Women Engineers



Marc Cakebread

Building and Construction
Consultant

KOW Building Consultants
CONTACT

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 marcc@kowbc.com

 Construction Consultant

 Summerville, SC 29485

 [Linkedin.com/in/marc-cakebread](https://www.linkedin.com/in/marc-cakebread)

CERTIFICATIONS

OSHA 10

CEPSCI

Licensed Property Inspector
#63906

Multifamily Property Inspections -
MBA

EDUCATION

Phoenix Community College
DeVry University
AZ School of RE & Business
Clemson University – Extension

MBA Multifamily Certificate of
Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2025-Present

Charleston, SC –Construction Consultant / Inspector

- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Conducts Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Utilizes business administration, management science, public administration, public relations, and the knowledge of vertical and linear construction for business development.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

AZ Trusted Inspectors

2017-2025

Cave Creek, AZ –Inspector

- Established a successful inspection company, leading to consistent revenue growth. Conducted over 2000 residential and commercial inspections, providing detailed reports that assisted clients in making informed decisions.
- Trained and supervised a team of inspectors, ensuring adherence to industry standards and quality service.
- Implemented efficient operational processes that improved turnaround time for inspection reports.
- Maintained compliance with state regulations and continued professional education to enhance service offerings.

OmniWest

2014-2017

Scottsdale, AZ – Business Development / Research Consultant

- Collaborated with medical teams to optimize and enhance patient recruitment strategies.
- Managed data collection and analysis for Phase 4 clinical trials, contributing to successful product launches.
- Presented findings to stakeholders, facilitating informed decision-making in marketing strategies.
- Trained and mentored staff in clinical research methods and compliance requirements. .



Amy Cusimano

Building and Construction
Consultant

KOW Building Consultants
CONTACT

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✉️ amyc@kowbc.com

● Construction Consultant

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Conowingo, MD 21918

🌐 [linkedin.com/in/amy-
cusimano-61b4657a](https://www.linkedin.com/in/amy-cusimano-61b4657a)

EDUCATION

Notre Dame of MD

Bachelor of Arts in Early
Childhood/ Education Requirements

Fredenick Community College

AA Degree Criminal Justice

CERTIFICATIONS

- Certified Storm water
inspector
- 30 Hour OSHA training
- MOSHA training: Rigging/Hand
Signaling/Confined Space
training/scaffold/fall
protection/aerial lifts

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2019-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, and lender.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping,, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Conducts Property Condition Assessments using ASTM 2018 Standard.
- Performs Plan and Cost Review prior to construction regarding cost analysis, code adherence and overall project feasibility
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified.
- Provides customer service to clients and other stakeholders.

Beazer Homes

2013-2019

- Sr. Builder/ Area Manager/ Purchasing Department
- Overseeing the home building supervisors to ensure they are on schedule, performing tasks, and managing their sites efficiently.
- Writing, contracting, and negotiating scopes of work.
- Overseeing multiple aspects of building a home and development from meeting the homeowner, to reviewing blueprints, making architectural revisions, meeting county inspectors, enforcing safety (MOSHA) and EPA regulations and storm water management prevention plans and/or implementation of, scheduling and paying subcontractors using Buildpro. Building up to 55 homes at one time consisting of townhomes, single family's and villas or condos. Holding subcontractors responsible for their scope of work contracted.

The Ryland Group

2001-2013

- Homebuilding Supervisor
- Pathways Baltimore 2014, 2015 and Region winner in 2007 and 2008
- Recognized by the National Homebuilders Association for MD as best Sales and Construction Team (Award)

KBS Trim, Inc.

1999-2001

- Private Client Banker
- Scheduled trim carpenters for work at various jobsites as well as knowledge and capability to install interior trim, doors, cabinets.
- Met on-site supervisors to manage schedule and solve problems.
- Managed multiple sub-crews at one time and ensures a safe working environment and team support

Army National Guard

1989-1997

- Veteran
- Eight years honorable discharge upon completion of contract.
- Served as a Military Police Officer; served in Operation Desert Storm/Saudi Arabia (1990-1991)/Panama Canal.



Matthew Embry

Building and Construction
Consultant

KOW Building Consultants

CONTACT

615-987-5579

matte@kowbc.com

Site Observation Reports (SOR)

Nashville, TN

<https://www.linkedin.com/in/mattembry/>

Education

Middle Tennessee State
University

Bachelor of Science, Commercial Construction
Management

Minor in Business Administration

Community College of the
Air Force

Associates of Science, Electronic Systems
Technology

Certifications

- OSHA 30
- ASHE Health Care Construction Workshop
- MBA Multifamily Certificate of Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

March 2025-Present

Nashville, TN – Building Consultant

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representative to ensure known and potential risk factors are identified and managed properly.

Jasper Builds

Nashville, TN – Project Manager

Jan 2024-Oct 2024

- Managed up to five addition and renovation projects at one time. Project values ranged between \$450-850k.
- Task included subcontractor selection, project schedule creation and maintenance, project cost tracking, Subcontractor and Client invoicing.

The Whiting-Turner Contracting Co

Nashville, TN – Project Manager,

Assistant Project Manager, Project Engineer

June 2018-Jan 2024

- Business Development - Research information of upcoming projects, Owners, Designers, permits, subcontractor market hearsay. Attend Pre-Bid meetings. Network with subcontractors and suppliers at meeting and events. Recruiting at MTSU and other area colleges and events.
- Preconstruction – Subcontractor outreach for bid solicitations. Perform internal take-offs to check subcontractor quantities. Write specific scopes of work for all divisions based on project drawings, specifications, and previous experiences. P6 schedule creation and updates throughout the project.
- Project Management – Process submittals, RFIs, Schedule updates etc. for review, approval, and implementation onto jobsite. Prepare and review pay applications with subcontractors. Perform daily site safety walks and regular quality observations and notate any findings that needs improvements. Coordinate accurate implementation of subcontractor work from specifications to drawings to construction. Gather as-builts, warranties and other closeout documents according to specifications.



Greg DiCandia

Building and Construction
Consultant

KOW Building Consultants
CONTACT

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PCRs, SORs

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Smithtown New York 11787

[https://www.linkedin.com/in/
greg-dicandia-3a2827143/](https://www.linkedin.com/in/greg-dicandia-3a2827143/)

EDUCATION

Suffolk County Community College

Business Administration

1982

CERTIFICATIONS

Environmental Protection
Agency (EPA) Lead Safety
Certification

Electrical Code Course

Certified Construction
Consultant

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2015-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly
- Provides customer service to clients and other stakeholders

A Cut Above Contractors Inc.

1986-2014

East Northport, New York – Owner / General Contractor

- All phases construction including
 - New homes
 - Reconstruction of homes and offices
 - Extensions, kitchens, bathrooms, decks and drywall
 - Basements, windows, doors, and flooring
- Coordination of schedule, budget, and sub-contractors including electric, plumbing, framing, roofing, siding, tile from start to finish
- Responsible for sales, bids, quotes
- Customer service scheduling, code adherence, problem solving
- Suffolk County Weatherization Program

Harris Corporation

1980-1986

Syosset, New York – Technical Illustrator / Graphic Artist

- Graphic Art
- Technical illustrations
- Inter-Cad computer drawings for technical manuals



Bryce Gifford

Building and Construction
Consultant

KOW Building Consultants

CONTACT

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Smithtown New York 11787
- <https://www.linkedin.com/in/bryce-gifford/>

EDUCATION

University at Buffalo

B.A. in Geographic Information
Systems

Monroe Community College

A.A.S in Construction
Technologies

CERTIFICATIONS

OSHA 30-Hour Training

OSHA 10-Hour Training

ACI Field Technician Grade 1

8HR Confined Space Certification

AutoCAD, Microsoft
Office & Excel, Adobe
Acrobat Pro, Blue Beam.

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2023-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment.)
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- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Montante Solar LLC

2022-2023

Buffalo, New York – Assistant Project Manager

- Handled all responsibilities and daily functions of rooftop and ground mount solar projects (\$1-10M+) as well as coordinating with contractors for building related issues.
- Responsible for training employees, planning, assigning and directing work, appraise performance, and resolve problems.
- Performed month end closing procedure and ensured that reports are accurate and submitted in a timely manner.
- Evaluated and updated Certificates of insurance with vendors and contractors. Managed purchase orders and department expenses.
- Managed day-to-day operations, obtained bids for property improvements, and acted as a liaison between board and unit owners.

M&J Engineers P.C.

2020-2022

State of New York Cashless Toll Project, NYSDOT
Quality Control Inspector

- Performed and monitored all on going and completed construction operations performed by sub-contractors.
- Measured product dimensions, examined functionality and compared final product to NYSDOT specifications.
- All scope of projects included: civil roadway and bridge operations of 15 different toll sites including, paving, guiderail, signage, concrete, new building, and electrical installation.

Nova Group., INC

2018-2019

Kitsap Naval Base, Bremerton WA – Operations Intern

- Utilized Auto CAD to cut and assembled wooden formwork to hold U.S. Department of Defense weaponry.
- Demolished and installed coastline pipework for the U.S. Navy.
- Led cut and drilling steel bridge deck operations to support nuclear submarine dry dock restorations.
- Managed material loading storage yard that provided U.S. Department of Defense supplies.



Sean Kelly

Building and Construction
Consultant

KOW Building Consultants

CONTACT

772.215.2076

seank@kowbc.com

Construction Consultant

Palm City, Florida

<https://www.linkedin.com/in/sean-kelly-108268106/>

EDUCATION

Florida Atlantic University
B.S. Urban Design
2017

El Camino College
A.S. Construction technology
2012

CERTIFICATIONS

Crime Prevention Through
Environmental Design (CPTED)

4-Year Electrical apprenticeship
2008 – Indian River State College

10-Hour OSHA Certified Safety
Program 2007

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2022-Present

Palm City, Florida

- Conducts Property Condition Assessments using ASTM 2018 Standard.
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lender and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Ascend Properties

2017-2022

Assistant Project Manager

- Supervise & provide direction to sub-contractors throughout development process
- Ability to understand errors as they arise and how to resolve the issue
- Approve contractor invoices and stay in scope of budget with accountant
- Coordinate plan changes with Architect, Engineers, Municipalities, & necessary Subs.
- Perform inspections with local building inspectors (City, County, State, Fire, Police)
- Concludes final walk-thru with homeowners prior to closing
- Conduct weekly safety meetings with all sub – contractors on site
- Provide status of construction site to Ascend Properties Principals as needed

Earthly Services

2016-2017

Stuart, Florida – Self-Employed

- Minor interior and exterior handyman service
- Dealt with troubleshooting, replacement, or new install of home products
- Direct contact between myself and homeowners

Mark Lewis Construction

2014- 2016

Stuart, Florida - Construction Foreman for Treatment Mgmt Co.

- Ensure productivity and efficiency to complete all assigned tasks
- Perform repairs, maintenance, remodeling, and commercial build-outs
- Work closely with company leadership and department personnel
- Monitor upkeep for patient homes, apartments, and company offices
- Mentor, oversee, & train to new hires joining the team

Sara Vita Properties

2012-2013

Los Angeles, CA-

- Coordinated closely with owners, third party vendors, and tenants
- Conducted regular property inspections
- Focal point between owners and tenants
- Maintained properties to improve quality of life standards
- Performed repairs on rental units and buildings as needed
- Accountable for records on all work accomplished on properties



Phillip Chabot

Building and Construction
Consultant

KOW Building Consultants

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- 1034 W. Jericho Tpke,
Smithtown New York 11787
- <https://www.linkedin.com/in/pjchabot/>

EDUCATION

University of Connecticut
B.A. in Mechanical Engineering

CERTIFICATIONS

OSHA 30-Hour Certification

FAA Part 107 sUAV Pilot

ServSafe Manager and Instructor

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2024-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment.)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Chabot Hospitality Group

2010-2024

Connecticut – Vice President

- Handled all responsibilities and daily functions of the 5 high-end restaurants and banquet facilities.
- Responsible for training employees, planning, assigning and directing work, appraise performance, and resolve problems.
- Acted as Owner, Design Professional, General Contractor for each project.
- Evaluated and managed vendors and contractors. Managed purchase orders and project expenses property improvements, and acted as a liaison between company, lenders and contractors
- Scope of Projects included change of use permitting, sitework, landscaping, foundations, superstructure, M.E.P., fire suppression, flooring, painting, roofing, low voltage, commercial kitchens, ADA compliance.

Farmington Valley Industries

2004-2024

Connecticut– General Contractor

- Custom single-family homes, multi-family, commercial industrial and remodel projects throughout Connecticut.
- Projects include framing, M.E.P, drywall, flooring cabinetry, window and door case work, interior and exterior trim, exterior sheathing, exterior siding, roofing, fences, decks and landscaping.

Miracle Industries

1997-2020

Naugatuck, Connecticut –Project and Shop Manager

- Supported office and shop with engineering expertise in the production of web offset printing presses
- Weekly production scheduling of full machine shop to included CNC and manual mills, lathes, saws, gear hobbors and finish grinders.
- New equipment sales and installations. Supported team to install units with equipment layout schematics sub contractor coordination and commissioning.



Peter Kilgust, RA

Building and Construction
Consultant

KOW Building Consultants

CONTACT

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[https://www.linkedin.com/in/
peter-kilgust-6b20b731/](https://www.linkedin.com/in/peter-kilgust-6b20b731/)

EDUCATION

Tulane University

BS in Architecture, 2009

MA in Architecture, 2010

Headquarters

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Smithtown, NY 11787

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F (631) 757-9781



[https://www.youtube.com/channel/
/UCPZXC-rFW2kUIW8aONcjEw](https://www.youtube.com/channel/UCPZXC-rFW2kUIW8aONcjEw)

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2024-Present

Smithtown, New York

- Performs monthly site observations to review and report on construction and renovation payment requests (Application for Payment.)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

PK Studio

May 2017-2023

Austin, TX -Architect

Upon relocating to Austin, founded this LLC to oversee personal projects and undertake client-based initiatives across Texas. Engaged in a diverse range of projects, spanning residential and commercial domains. Currently overseeing projects in key metropolitan areas, including Austin, Dallas, Houston, and San Antonio, as well as ventures on Possum Kingdom Lake. A core commitment is guiding clients through every phase of their building projects to ensure complete satisfaction. Developed a deep understanding of Austin's Land Development Code and navigated the intricacies of the permitting process in the City of Austin.

Williams Architects

Aug 2014 – May 2017

New Orleans, LA – Architect

Led teams in the restoration of historic buildings and new construction projects within the vibrant landscape of New Orleans. Instrumental in leading projects that harmoniously blend historical significance with contemporary functionality and modern design. Proven success in navigating complex regulatory environments, collaborating with diverse owners, and delivering high-quality, culturally enriched spaces.

Bild Design

May 2013 – Aug 2014

New Orleans, LA – Architect

Assisted clients in realizing various residential projects around the New Orleans area while leading project teams through all phases of the projects. Worked primarily on residential work, including renovations, additions, and new construction. Successfully and effectively met project deadlines, construction budgets, and maintained positive client relationships.



Jeffrey Kilroy

LEED GA, MFBA

Building and Construction
Consultant

KOW Building Consultants

CONTACT

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Construction Consultant

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New York, New York 10001

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kilroy-6b762889](https://www.linkedin.com/in/jeffrey-kilroy-6b762889)

EDUCATION

New York Institute of Technology

Masters of Science in Energy
Management;

Bachelor of Technology in
Electrical and Computer
Engineering

CERTIFICATIONS

U.S. Green Building Council-LEED GA

Building Performance Institute

Building Analyst Certification

Envelope Professional Certification

Multi-Family Building Analyst (MFBA)

Psychometric Engineering
Applications Certificate of Course
Completion at

The Practicing Institute of Engineering,
Inc

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2017-Present

New York, New York

- Conducts Property Condition Assessments (including ASTM 2018 Standard) for IPNAs (Integrated Physical Needs Assessments), general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Performs level 1 and 2 energy audits for IPNAs and other projects.
- Conducts construction phase site visits - Enterprise Green Communities.
- Perform TR8 Energy Code Progress Inspections.
- Oversee implementation of NYSEDA MPP projects.
- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.

Bright Power, INC.

2015-2017

Project Engineer

- Design and implementation of multiple NYSEDA MPP projects.
- Conducted construction phase site visits - Enterprise Green Communities.
- Helped spearhead Bright Powers GPNA team.
- Performed level 1 and 2 energy audits for multiple building portfolios.
- Used blower doors in conjunction with infrared thermography to identify major areas of heat loss and air infiltration in multifamily homes and commercial properties.

Ceil Power LLC

2012-2015

Project Manager

- Oversaw scheduling, installation, and quality control of ongoing projects.
- Provide guidance of operational demands such as: safety, transportation, equipment, supplies, installation practices, products, operational inefficiencies, and best practices
- Project Planning: review work orders, define scope of the projects, determine the resources needed, develop the schedule for project completion, and review with staff members
- Evaluate projects to ensure they are in compliance with BPI standards
- Perform comprehensive audit / home energy assessment and collect detailed information about the home.

Jewel Electric Supply Co.

2007-2012

Commercial Accounts Specialist

- Performed Lighting Assessments, supported outside sales, designed marketing materials, and educated potential customers at various tradeshows.



Bradley Kosh

**Building and Construction
Consultant**

**KOW Building Consultants
CONTACT**



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PCRs, SORs



San Diego, CA



<https://www.linkedin.com/in/brad-kosh-288867b/>

EDUCATION

National University

Bachelor of Science in Construction Management

Modesto Jr. College: 1990-1991

Industrial Arts: Plans, specifications and bid documents, Plumbing, HVAC, Structural UBC 1991

CERTIFICATIONS

**California State General
Contractor's License (Class B)
#936547**

**California Career Technical
Education Teaching Credential**

Construction and Building Trades

**Effective Supervisory
Management**

2006-2007 Leadership Management
Inc. Waco, TX

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2022-Present

Smithtown, New York

- Conducts Property Condition Assessments using ASTM 2018 Standard.
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lender and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Eco Minded Solutions

2018-2022

San Diego, CA

- Senior Project Manager/ Chief Estimator/ Director of Preconstruction, QME.
- Custom Home Builder and Renovations.

Kosh Construction

2009-2019

San Diego, CA

- Owner/ General Contractor (License #936547).
- Residential and light commercial, repair, remodel and additions.

Newbreak Church

2012-2014

San Diego, CA

- Construction Manager- Commercial & Remodel.
- Facilities maintenance, repairs, and construction projects for multiple campuses.
- Responsible for all scheduling of work from staff to sub-contractors, generate and update reports, reviews bids.

Sweetwater Union High School District

2011-2013

Chula Vista, CA

- Instructor- Career Technical Education (ROP)- General Construction.
- Teaching "Introduction to Construction", "General Construction" and "Introduction to Plumbing" to high school students.

SelectBuild Northern California

1997-2009

Dixon, CA

Scheduling/ Project Manager

- Responsible for managing master schedules and forecasting for all trades.
 - Responsible for administration of all non-contract work for all divisions. (I.E., change orders, extra work, options etc..).
 - Maintain budgets, process invoices, and control job costs as related to change orders.
- Carpenter Rough and Finish
- Responsible for carpentry from framing to finish, also built decks, pergolas, and patio covers.



Luis Meza

Building and Construction
Consultant

KOW Building Consultants

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Construction Consultant

Denver, CO 80233

 [Linkedin.com/in/luis-meza-](https://www.linkedin.com/in/luis-meza-)

CERTIFICATIONS

OSHA 30

Frist Aid/CPR

EDUCATION

University of Colorado – Boulder

Bachelors Degree

Environmental Design

Mitchell Technical College

Associate of Applied Science Degree

Architectural Design & Building Construction

Mitchell Technical College

Associate of Applied Science Degree

Electrical Construction & Maintenance

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2025-Present

Denver, CO –Construction Consultant

- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Conducts Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Utilizes business administration, management science, public administration, public relations, and the knowledge of vertical and linear construction for business development.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Empower Construction

2022-2025

Denver, CO (Remote) –Site Superintendent

- Project Superintendent responsible with the supervision and delegation of tasks to sub-contractors to complete projects on time and under cost.
- Collaborate with Clients, Project Managers and other management personnel to determine timeline and budget.
- Complete daily inspections, update schedule and fill out any required documentation to keep project organized.

TCC Multifamily

2021-2022

Denver, CO (Remote)– General Superintendent

- Responsible for field supervision, scheduling and coordination of subcontractors to complete the projects on time and under budget.
- Successfully managed over 16 active projects and an additional 8-10 inactive site simultaneously between the states of Colorado, Kansas, and Missouri valued from \$600,000 to several millions.
- Administered weekly subcontractor safety meetings and tool inspections in accordance with OSHA standards and regulations.



Justin McNabb

Building and Construction
Consultant
KOW Building Consultants

CONTACT



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Building and Construction
Consultant



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ba04b18a/](https://www.linkedin.com/in/justin-mcnabb-ba04b18a/)

EDUCATION

Missouri State University
Bachelors Degree in Business
Administration, Management
and Operations

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2025-Present

Smithtown, New York

- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Conducts Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Utilizes business administration, management science, public administration, public relations, and the knowledge of vertical and linear construction for business development.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Truehold

2023-2025

St. Louis, Missouri – Field Operations Lead

- Selected as the first hire for Field Operations, entrusted with building the construction program from the ground up across five active markets.
- Designed and deployed standardized processes and operational systems to drive efficiency, scalability, and quality in construction projects.
- Developed and implemented critical field tools for project estimating, quality control, and vendor dispatch, ensuring consistent execution across all markets
- Established and standardized invoicing and payment workflows, improving financial accuracy and vendor relations.
- Streamlined post-acquisition estimating and review procedures, accelerating project kickoff timelines.
- Recruited, trained, and managed a team of five Project Managers and one Project Coordinator, leading multi-market operations and ensuring alignment with organizational goals.
- Created and enforced scalable construction and quality control standards to support rapid growth and long-term success.

SFR3 Fund

2020-2023

St. Louis, Missouri – Sr. Project Manager

- Acquired and managed a team of vendors comprised of all trades
- Implemented software to organize projects between management and vendors
- Managed a team of project managers and supported market needs in order to hit monthly completion quotas
- Scheduled and passed building inspections on all properties
- Held weekly meetings with management to discuss project updates and market needs
- Trained new renovation managers and 3rd party vendors
- Coordinated with acquisitions to create property assessments

Wedgewood Inc

2017-2020

San Francisco, CA – Sr. Project Manager

- Successfully completed 75 high-end residential renovations on time and on budget with assets totaling \$18 million
- Negotiated job contracts and sourced materials in order to drive job cost down while maintaining high-quality
- Created job cost estimates and analysis for all properties being reviewed for purchase
- Directed a team of Project Managers and Assistant Project Managers
- Conducted daily job inspections to ensure quality control
- Sourced and managed a team of 30 sub-contractors
- Pulled all necessary permits and passed all inspections

REI Nation

2014-2017

Houston, TX – Senior Manager

- Successfully completed over 150 residential rehab projects on time and under budget
- Acquired and managed a team of over 50 sub-contractors
- Slashed YTD project cost by 15% with vendor negotiations and consistent research of material pricing, while ensuring the continuation of high quality
- Prepared over 500 estimates of project cost and evaluation of properties prior to acquisition
- Conducted daily job-site visits to ensure job cleanliness, safety, and quality
- Retained detailed logs, photos, and documents of each project



Alexander Pena

Building and Construction
Consultant

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CONTACT

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🌐 [https://www.linkedin.com/in/
alexander-pena-0824361b6/](https://www.linkedin.com/in/alexander-pena-0824361b6/)

EDUCATION

Manhattan College

BS in Mechanical Engineering,
2020

Headquarters

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Smithtown, NY 11787

O (631) 757-5000

F (631) 757-9781

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2025-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representative to ensure known and potential risk factors are identified and managed properly.

The Pace Companies

2024-2025

New York, NY - APM/Estimator

- Worked as an Estimator and Assistant Project Manager.
- Provide pricing for Fire Protection construction jobs using On Screen Takeoff and Microsoft Excel.
- Conduct daily field reports for projects in the five boroughs including 345 Hudson, Domino Site D, 125 W 57th St.
- Communicate regularly with the General Contractor and other trades on the site regarding issues or conflicts occurring in the field.

Hansen Mechanical

2023-2024

New York, NY - Project Engineer

- Set up projects using Bidtracer, PlanGrid and Autodesk software.
- Document control - ensure project files are in an easily accessible location for all.
- Write RFIs and change orders to be submitted to the General Contractor for different construction site in the Las Vegas area.
- Projects completed as project engineer include: Fashion Show Marc Jacobs, Rio Ipanema Towers 1, 2 and 3, and Palms La Popular.

Partner Engineering

2022

Las Vegas, NV - Project Assessor / Staff Engineer

- Monitored construction progress for projects in the Las Vegas area.
- Attend OAC meetings, take notes and write reports to provide the lender with a funding Recommendation
- and insight into how the project is going.



Lesla A.
Rikard

**Building and Construction
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Construction Consultant

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<https://www.linkedin.com/in/lesar-r-7699b722b/>

EDUCATION

**North Carolina
Agricultural & Technical
State University**

Masters: Science in Industrial
Technology – Construction
Management May 2008

North Carolina Agricultural & Technical State University

Major: B.S. Science in Construction
Management December 2003

CERTIFICATIONS

-Construction Manager in Training
(CMAA)

-30-Hour Training & Project
Management Training (PSM)

National Association of Women in
Construction (Durham Chapter)

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2022-Present

Burlington, North Carolina

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

City of Durham

2018-2022

Durham, North Carolina – Project Manager

- Procure, supervise and coordinate the design and construction of a wide range of City public improvements.
- Provided services which include conducting feasibility studies, project planning and scheduling, contract document review and construction administration for facility renovations, new facility construction and park renovations
- Estimating, receiving bids, and award contracts to the successful bidders.
- Review and acceptance of pre-construction documents to contractors for commencement of construction.
- Set up project budgets, completed internal reporting weekly and monthly for City Manager, City Council, and the Client review; Track and review job activities, including general contractor and owners/vendors, contractors for evaluation of pay applications.
- Managed operations personnel, architect and general contractor to ensure timely and cost-effective changes to plans and specifications.

Allen Industries

2016-2018

Greensboro, North Carolina – Technical Project Manager

- Managed renovation and new builds of Wendy's restaurants.
- Developed and streamlined SOPs for the Wendy's programs.
- Managed designs through construction of the Bolt-on Blade Design, as well as manufacturing of architectural elements.
- Construction Project Manager - Completed material takeoffs, reviewed drawings, developed scope of work, and permit acquisition.
- Project Accounting and Reporting- Prepare and submit reporting to management and to customers as agreed upon.



Christopher Sager

Building and Construction
Consultant

KOW Building Consultants

CONTACT

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- christophers@kowbc.com
- Construction Consultant
- 1728 Woodledge Drive State College, PA 16803

EDUCATION

Greater Altoona Career and
Technology Center

Electricity, HVAC, and
Refrigeration

AWARDS AND CERTIFICATIONS

2017 Excellence in Construction Award

ASHE Healthcare Certification

OSHA 30-Hour Certification

Shell Oil Safety Certificate

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2019-Present

Smithtown, New York

- Performs monthly site observations on rehabilitation and new construction projects with hard cost budgets that range from \$2 million to \$300+ million in PA, NY, VA, MD, and DC. Review and opine on construction and renovation payment requests (Application for Payment).
- Attends monthly requisition meetings to review project status with owner, contractor, design pro., lender, and other project stakeholders.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicate regularly between client and field representatives to ensure known and potential risk factors are identified and managed.
- Conducts Property Condition Assessments (ASTM Standard) for multifamily housing, retail, office, and various commercial properties.
- Performs Fannie Mae Green Measurement & Verification Inspections

Poole Anderson Construction,

2004-2019

State College, PA .

- Senior Superintendent
- Responsible for overall field operations for complex projects with budgets that range from \$1 million and \$40 million.
- Establish and strengthen business relationships with Owner's, Engineers, General Contractors, and Project Managers.
- Maintain inventory to ensure job efficiency.
- Communicate with clients to assure their requirements are met.
- Create, execute, and revise plans as appropriate to meet the changing requirements of the project.
- Managed training and development of field technicians on established process, tools, and standards.

Steinbugl & Haigh Masonry/ GC

2000-2003

Altoona, PA

- Mason/ Carpenter
- Site preparation, layout, reading drawing and blueprints.
- Perform a variety of masonry tasks including installation and finishing of concrete block, brick, glass block, and concrete work.
- Perform rough and finished carpentry work.

Smeltzer Masonry

1996-2000

Bellefonte, PA

- Mason/ Carpenter
- Perform a variety of masonry tasks, including finishing concrete block, brick, glass block, and concrete work.
- Site preparation, layout, reading drawings, and blueprints

Notable Project Experience

- Tussey Mountain Junior/Senior High | Saxton, PA | \$40M
- CE McCall Middle School | Montoursville, PA | \$20M
- The Palmerton | State College, PA | \$20M
- Stonebridge Senior Housing | State College, PA | \$11.3M



James Scales

Building and Construction
Consultant

KOW Building Consultants

CONTACT

937-654-9893

james@kowbc.com

Construction Consultant

Dayton, Ohio 45429

[LinkedIn.com/James Scales](https://www.linkedin.com/in/JamesScales)

EDUCATION

Bachelor - Civil Engineering

University

University of Cincinnati

CERTIFICATIONS

LEAN Six Sigma Certification

ACI Field Technician Grade 1

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2024-Present

Dayton, Ohio - Construction Consultant

- Perform monthly site visits and issue site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Conducts Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Utilizes business administration, management science, public administration, public relations, and the knowledge of vertical and linear construction for business development.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

Omnipro Services LLC

2023

Canton, Ohio - Project/Document Administrator

- Project Operations Manager and Intermittent Project Inspector who reviewed, analyzed, and organized complex technical documentation in compliance with contract specifications for an \$82 Million Dollar environmental sensitive construction project.
- Performed documentation and field inspection audits to ensure documented field changes and corrections were following government specifications and contract requirements.
- Monitored and updated schedule project tasks using standard and up-to-date industry software.
- Tracked and managed project cost within 5-8% of project contract

Ohio Department of Transportation

2022-2023

Columbus, Ohio - Southwest Regional Outreach Manager

- Business advisor responsible for oversight and management of outreach services to 3 District areas, which consisted of approximately 24 counties, providing guidance, expertise, coaching and counseling to businesses on how to secure contract opportunities with the Ohio Department of Transportation.
- Created an internal review process of Disadvantaged Business Enterprise and Small Business Enterprise Certification to help reduce the duration of certification approvals, reducing certification review by one-third of the review time.
- Operated within office budget for programming and events, helping to reduce overspending and interoffice budget exchanges.



Adam Stawinski

Building and Construction
Consultant

KOW Building Consultants

CONTACT

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s@kowbc.com

PCRs, SORs

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Smithtown New York 11787

EDUCATION

STONY BROOK UNIVERSITY

Major: M.B.A.

Business Management

CERTIFICATIONS

N.Y.S. HOME

Inspector- License #16000060843

MBA Multifamily Property Inspections
Certificate of Completion

N.Y.S. BUILDING & FIRE

Code Enforcer- N.Y.S. Certified

N.Y.S. REALTOR

License #10401298504

FEMA DISASTER

Specialist- Certified

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2018-Present

Smithtown, New York

- Conducts Property Condition Assessments (including ASTM 2018 Standard) for IPNAs (Integrated Physical Needs Assessments), general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lender and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.
- Provides customer service to clients and other stakeholders.

BRACIA REALTY GROUP

2014-2018

Project Manager / Realtor

- Operate a construction company serving corporate and private clients.
- Managed and supervised all facets of project management (budget, schedule, procurement, quality & risk) for residential and commercial real estate projects including planning, design, construction, occupancy and closeout.
- Participated in constructability reviews with engineering and architects to offer cost saving suggestions during the project design phase.
- Responsible for obtaining sub-contractor estimates and bids, performing project buyouts, and managing subcontractors' progress against plan.
- Monitored construction progress and contractor performance through field inspections covering quantity and quality of work performed.
- Coordinated engineering, material and permit requirements as required.
- Monitored and reported on any incidents, potential hazards and/or environmental concerns.

BRACIA HOME INSPECTION

2014-2018

- Performed comprehensive, non-evasive home inspections for potential buyers.
- Inspections covered structural, plumbing, roofing, HVAC and foundation.
- Conduct home energy assessments in residential homes, entering attics, basements, and crawl spaces.
- Provided diagnostic blower door and HVAC pressure testing.
- Deliver detailed inspection reports and educate clients on the results.

INSURANCE-LOSS/RISK CONTROL CONTRACTOR

2012-2016

- Performed workers compensation, general liability and property loss/risk control inspections.
- Reviewed the interior/exterior property of commercial and residential buildings to ensure there are no violations.
- Measured dimensions to ensure that they are in accordance with the codes.
- Prepared reports, analyzes data, and identify all injury and/or accidental trends to assist underwriters.

BROADRIDGE FINANCIAL SOLUTIONS

2012-2013

Operations Specialist

- Communicated with custodians, primes, and fund administrators to resolve inconsistencies.
- Communicated trade breaks to internal groups and managed resolution
- Managed all assigned client portfolio and accounts.
- Resolved any unresolved issues with various accounts.



Matthew Wrubel

Technical Plan Consultant
KOW Building Consultants

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- Review of Plans (ROP)
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Smithtown New York 11787
- <https://www.linkedin.com/in/matthew-wrubel-707155112/>

Education

Pratt Institute

BPS in Construction Management
Dean's List

Westchester

Community College

AAS in Mechanical Technology

Certifications

- OSHA 30
- SOLIDWORKS CSWPA-DT
- Procore Certified

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

July 2024-Present

New York, New York- Technical Plan Reviewer

- Responsible for performing Technical Review Reports detailing relevant information from architectural, structural and MEP plans, construction contracts, building applications and permits, trade cost breakdowns, existing conditions reports, and bank appraisals.
- Responsible for performing Budget Review and Cost to complete assessments to determine overall project feasibility and estimation of the necessary funds required to complete an in-process project.
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other stakeholders.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, and permitting.

Eurostruct Inc.

Brooklyn, New York – Estimator

Sept 2023-July 2024

- Read and review all bid RFQ and RFP documentation to have a thorough understanding of the project
- Research construction documents and analyze specifications
- Perform detailed takeoffs & solicitation, coordinating with subs and suppliers for their quotations
- Analyze and evaluate sub/vendor quotes/offers
- Enter and finalize quotations in the estimate for bid submission
- Ensure relevant documents and budgets are submitted before bid deadline
- Visit project sites necessary to do the estimate

PTI- Packaging Technologies & Technical Inspections LLC

Hawthorne, New York – Operations Project Manager

Jan 2021-July 2023

- Collaborated with the Sales team to provide accurate lead times to customers and to understand and establish a clear scope of work.
- Responsible for customer communication from purchase order acceptance from the Sales team.
- Scheduled and managed communications between all PTI teams during the procurement process. (sales, engineering, machine shop, quality, service, operations, upper management, investors) to meet deadlines.
- Responsible for actively evaluating projects to anticipate, identify, and mitigate project risks and issues, while escalating risks when needed.
- Presented progress reports to upper management in regular operations review meetings.
- Conducted research & implemented strategies to further improve the customer experience and the quality of PTI's solutions
- Contributed to the creation of an ECO & ECR process and a machine shop Work Order system with analytics/KPIs.
- Implemented 3D scanning of IV Bags for leak chamber design, resulting in a 75% reduction in design requirements.



Anthony Zimmerman

Building and Construction
Consultant

KOW Building Consultants

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/in/anthony-zimmerman-
a19a77143/](https://www.linkedin.com/in/anthony-zimmerman-a19a77143/)

EDUCATION

Adelphi University

B.A. in Business Management

St John's University

Political Science and Business

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2015-Present

Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment.)
- Attends monthly requisition meetings to review project status with owner, contractor, design professional, lending institution and other project stakeholders.
- Reviews project meeting minutes and logs including but not limited to, submittal, controlled inspection, permit, change order, and shop drawings.
- Issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, store materials, change orders, permitting and submittals.
- Communicates regularly between client and field representatives to ensure known and potential risk factors are identified and managed properly.

77 Reade Condominium/2830 W 74 Street

2012-2015

New York, New York – *Building Superintendent*

- Handled all responsibilities and daily functions of the 30 high-end apartments (\$10M+) as well as coordinating with contractors for building related as well as tenant related issues.
- Responsible for training employees, planning, assigning and directing work, appraise performance, and resolve problems.
- Performed month end closing procedure and ensured that reports are accurate and submitted in a timely manner.
- Evaluated and updated Certificates of insurance with vendors and contractors. Managed purchase orders and department expenses.
- Managed day-to-day operations, obtained bids for property improvements, and acted as a liaison between board and unit owners.

Woodlands Condominium

2008-2012

Woodbury, New York – *Maintenance Manager*

- Maintained grounds and buildings of a multi-residential, 140-unit condo-community situated on 24 acres.
- Completed monthly walk through with maintenance chair general contractors in order to keep the community and property in pristine condition.
- All scope of projects included: exterior repairs of 2 story units including, roofing, siding, painting, installation, of railroad tie work in driveways, privacy fences as well as concrete and masonry repairs.

Liberty Contracting

2001-2015

Huntington Station, New York – *Maintenance Manager*

- Constructed high-end custom single-family homes, multi-residential condominiums, additions, and remodel projects throughout Long Island..
- Projects include framing, drywall, flooring cabinetry, window and door case work, interior and exterior trim, exterior sheathing, exterior siding, roofing, fences and decks.
- Started as carpenter apprentice and rose to full scale carpenter as well as acting job site supervisor for owner of the company.

Sustainability Team



Jared Forman

LEED GA, HERS RATER
Director of Sustainability
KOW Building Consultants

CONTACT

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Director of Sustainability Programs

1034 W. Jericho Tpke,
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EDUCATION

University of Delaware

Major: Environment Science –
Sustainable Energy Technology

2011-2015

CERTIFICATIONS

Leadership in Energy and
Environmental Design
(LEED) Green Associate

HERS Rater

10-Hour OSHA Certified

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2021-Present

New York, New York

- Serve as project manager for all new construction and substantial / moderate rehabilitation projects throughout New York state pursuing Enterprise Green Communities, ENERGY STAR, NYSERDA, and NYC Energy Code scopes
- Manage feasibility study development for NYSERDA low carbon programs and pilots for HPD projects
- Conduct ASHRAE energy audits and provide ownership with sustainable recommendations following CBA
- Reviewing submittals, conducting site inspections, generating reports with action items to satisfy all scopes, and remaining in open contact with project teams and supers to ensure all required items are reviewed timely
- Coordinate and lead RFP calls, design charrettes, plan review meetings, final closeout inspections with building ownership, architects, engineers, general contractors
- Liaison for EGC, ENERGY STAR< and NYSERDA programs to review and comprehend all program updates

Steven Winter Associates, Inc.

2018-2021

New York, New York – Sustainability Consultant

- Manage NYSERDA MPP/MFNCP/NCP, ENERGY STAR MFHR/MFNC, Enterprise Green Communities 2011/15/20, NYC Energy Code NYCECC and ASHRAE 90.1 scopes for multifamily new construction and substantial / moderate rehabilitation projects throughout the five boroughs, including New Jersey and New York State
- Coordinate with internal Commissioning and Passive House teams, offering support for LEED v4 projects, documentation for LL87 benchmarking with existing building team
- Conduct on-site dwelling unit blower door compartmentalization testing, central exhaust and ducted heating / cooling duct tightness testing, offering diagnostic testing and remedial recommendations to meet target goals
- Lead bi-weekly internal calls to update project status and anticipated deadlines, assessing project financials to maximize profitability for 50+ ongoing construction projects
- Champion development of internal Smart Buildings program, pitching systems for prospective and active clients
- Spearhead training sessions and SWA blog posts for program updates, utility metering options, senior living new construction, Energy Code TR8s and DOB NOW system



Brandon Lopez

Director of Integrated Physical
Needs Assessments

KOW Building Consultants

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Director of Integrated Physical
Needs Assessments

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lopez-sustainability](https://www.linkedin.com/in/brandon-lopez-sustainability)

EDUCATION

Columbia University

Masters (M.S.) in

Sustainability management

Rutgers University

Bachelors (B.S.) in

Biochemistry Toxicology

CERTIFICATIONS & SKILLS

LEED® Green Associate™

Environmental Management

Client Engagement

Document Management

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2019-Present

New York, New York - Building & Energy Inspector for Sustainability Services

- Conducts Property Condition Assessments (including ASTM 2018 Standard) for IPNAs (Integrated Physical Needs Assessments), general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Performs ASHRAE Standard level 1 and 2 energy audits for IPNAs and other projects.
- Performs TR8 Energy Code Progress Inspections.
- Performs monthly site visits and issues site observation reports commenting on payment requests, overall job status including plan/specification adherence, work quality, workforce, housekeeping, trade coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, permitting and submittals.

Hellmuth, Obata, &K Kassabaum (HOK)

2017-2019

New York, New York - Project Administrator

- Led a small team and managed project-specific document control and processing between the largest US-based architecture engineering firm, consultants, clients, and the Port Authorities of New York and New Jersey.
- Collaborated with project managers, architects, engineers, and administrators on design-build of major restoration projects, including LaGuardia Terminal B, ensuring timely and accurate delivery of project deliverables.

NYC Mayor's Office of Environmental Coordination

2017

New York, New York- Research Analyst Intern

- Coordinated inter-departmental communication on matters related to climate change, urban heat mitigation and adaptation, and greenhouse gas emissions working under the guidance of the Mayor's Office Director.
- Researched existing studies focusing on impacts and mitigation strategies of Urban Heat Islands to update the City Environmental Quality Review (CEQR) technical manual and ensure adequate response to potential environmental change consequences.
- Presented findings to the Office of Environmental Coordination directors to facilitate discussion of potential quantification and adaption techniques, to justify content additions leading to better analysis, and to offer recommendations.

Ralph Geiger Turfgrass Education Center

2014-2017

New Brunswick, NJ- Research Field Assistant

- Conducted field research experiments to determine best management practices of turfgrass used in the region's golf courses.
- Collected data from trials using numerous instruments and techniques, input data to cloud-based spreadsheets, and tabulated results generated from Statistical Analysis Software (SAS).
- Applied experimental treatments, including mowing, rolling, and sand topdressing, and assisted in pesticide and fertilizer treatment applications.



Jamie Fales

CBCP

Director of Commissioning
KOW Building Consultants

CONTACT

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Director of Commissioning

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EDUCATION

University of Connecticut

Major: BS Environment Science –
Natural Resources

2013

CERTIFICATIONS

Certified Building
Commissioning Professional

10-Hour OSHA Certified

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2024-Present

New York, New York – Director of Commissioning

- Primary project manager for all commissioning initiatives, including new construction projects and substantial/moderate rehabilitation endeavors
- Oversees the review of submittals, building commissioning plans, and functional test scripts, ensuring alignment with project requirements and industry standards
- Conducts thorough site inspections to witness equipment startups and provide functional training, guaranteeing seamless integration and operation of building systems
- Creates detailed site reports and commissioning reports to document project progress, findings, and recommendations for optimization
- Maintains comprehensive Issues Logs for each building/trade, tracking and resolving issues promptly to minimize project delays and ensure quality outcomes
- Facilitates kick-off and closeout meetings to establish project objectives, expectations, and deliverables, reviews project achievements and lessons learned upon completion.

Bright Power, Inc.

2015-2024

New York, New York – Senior Commissioning Engineer

- Senior Commissioning Engineer - Project manager specializing in steam, hydronic, and VRF systems. Oversaw installation, testing, and compliance with project requirements and industry standards. Collaborated closely with project teams, contractors, and clients to ensure timely and budget-compliant project completion
- Field Engineer – Energy Retrofits – Managed retrofit projects of energy efficient technologies including re-piping of boiler plants with 4-way mixing valves, pump replacements, DHW demand controllers, ventilation overhauls, and LED lighting improvements
- Field Technician – Conducted LL87 testing of heating plants including troubleshooting of equipment operation of all major systems. Worked on approximately 200 large multifamily buildings, specialized in steam plants, hydronic systems, and BMS controls

Next Step Living

2014-2015

New Haven, CT – Lead Home Energy Advisor

- Top performing advisor. Conducted over 300 Home Energy Audits including testing of heating systems and air handlers, insulation scoping and sales, lighting retrofits, and air sealing



Allison Brundage

Sustainability Analyst
KOW Building Consultants
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EDUCATION

University of Delaware
Bachelor of Environmental
Engineering
Minor in Environmental
Sustainability

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

November 2024 - Present

New York, New York

- Participate in site visits entailing building systems analysis including energy audits and diagnostic testing such as blower door/air leakage testing, combustion analysis, in-unit ventilation and water testing for multifamily buildings
- Assist with documentation of energy and water usage and efficiency to further support reporting and benchmarking
- Assist in creating technical reports using Excel following field work for NYC programs including IPNAs and generate photo logs for field work

H2M Architects + Engineers

September 2022 – March 2024

Suffern, New York – Staff Water Resources Engineer

- Communicate with clients to learn their needs and to develop project deliverables
- Collaborate with different disciplinary teams to create deliverables in various software programs
- Analyze data to develop trends for uses such as cost reduction and regulatory compliance
- Prioritize project tasks for multiple overlapping projects to meet deadlines
- Technical writing including various types of reports for clients and regulatory agencies

Philadelphia Water Department

August 2021 – August 2022

Philadelphia, Pennsylvania – Environmental Engineer

- Used software such as ArcMap to develop drawings and maps of the sanitary systems throughout Philadelphia
- Analyze monitoring data to develop financial reports used for generating revenue
- Supervise field crews on site visits as part of inflow and infiltration investigations and system maintenance

Walden Environmental Engineering

November 2020 – July 2021

Hopewell Junction, New York – Project Engineer

- Sampled various medias such as water, soil, and air for monitoring and remediation purposes
- Technical writing for engineering proposals, reporting to regulatory agencies, and successful grant applications
- Assist with the engineering calculations, design, and several AutoCAD drawings for ongoing projects



Hameed Cornelius

Senior Sustainability
Consultant

KOW Building Consultants
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EDUCATION

TCI College of Technology

AOS in HVAC-R

Penn Foster Career School

HVAC- Career Diploma

Sustainable South Bronx

Bronx Environmental Stewardship

Training for Buildings

CERTIFICATIONS

- Building Performance Institute-Building Analyst Certification
- Building Performance Institute-AC and Heat Pump Certification
- Building Performance Institute-Heating Professional Certification
- Energy Efficiency Technician I, Certificate of Completion
- 10-HR Construction Certification
- 8 HR Renovation, Repair, Paint (RRP) Certification
- 8HR Confined Space Certification
- EPA Certified (Sec. 608)-Universal Technician
- ICE Certification (Light Commercial A/C and Heating)
- ICE Certification (Commercial Refrigeration)
- OSHA (General Industry Safety and Health)
- Basic Carpentry/Construction - Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2021-Present

Smithtown, New York

- Perform energy audits and diagnostic testing, for multifamily buildings to meet various standards
- Perform site visit including lighting audits, blower door/air leakage testing, combustion analysis, in-unit ventilation and water testing
- Communicating with and providing education to client about their energy usage to empower them to reduce their expenses and make choices that positively impact their energy bills
- Write technical reports using Excel and Word and generate photo log for field work
- Ensure report deliverable are on time and of high quality and follow ASTM and BPI standards
- Complete reports required for IPNA, EGC, LL87, NYSEDA MPP and HUDCAN's e tool
- Understand mechanical systems and components
- Provide client customer satisfaction via phone, text, email, and in-person

NYS Energy Audits, INC.

2018-2021

Brooklyn, New York- Energy Auditor

Brighthouse Energy Solutions, INC.

2012-2018

Elmsford, New York- Energy Consultant

- Observe, analyze, and evaluate homes using BPI standards based on appropriate building science techniques
- Inspect and test furnaces, boilers, hot water heaters for safe and efficient operation
- Perform blower door, duct blasters, infrared camera, comprehension combustion and appliance efficiency testing
- Install approved energy efficient measures as needed i.e., LED light bulbs, shower heads, etc.
- Collect and analyze field data related to energy usage
- Prepare audit reports containing energy analysis results and recommendations for energy cost savings
- Recommend improvements or upgrades where needed, educate clients on ways to save energy within their homes
- Prepare job specifications sheet for home energy improvements such attic insulation, window air sealing, and heating systems upgrades
- Conduct work in compliance with OSHA, BPI and NYSEA/BHES safety procedures as directed by supervisor
- Perform miscellaneous projects and other duties as assigned



Nicholas Gilmore

Sustainability Analyst
KOW Building Consultants

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- [linkedin.com/in/Nicholas-j-Gilmore](https://www.linkedin.com/in/Nicholas-j-Gilmore)

EDUCATION

Duquesne University
MBA in Sustainable Business
Practices

Duquesne University
BA in Supply Chain
Management

CERTIFICATIONS

- Leadership in Energy and
Environmental Design (LEED) Green
Associate

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2023-Present

New York, New York

- Attend site visits entailing building systems analysis and report generation following field work for NYC programs including IPNAs, LL87, NYSEDA MPP, and EGC
- Assist with documentation of physical needs assessment of various buildings to further support reporting and benchmarking.
- Compile the necessary data to complete required reports for IPNA, EGC, LL87, NYSEDA MPP and HUD's CAN eTool
- Assist with energy audits and diagnostic testing to meet various standards
- Utilize acquired data to calculate payback period and provide recommendations for various energy and physical needs improvements and retrofits.

Project Based Sustainability Consultant

2021-2022

Pittsburgh, Pennsylvania

- Large Steel Manufacturer: Strategically researched and developed innovative initiatives and recommendations with a design thinking approach to improve and transform the Social Pillar of the company's ESG Reporting and their related scores. Benchmarked the company against fellow steel industry competitors as well as other Pittsburgh based companies outside of the steel industry.
- Leechburg Area Community Development Corporation: Assisted in the revitalization of the Leechburg area, helping LACDC utilize empty space into a transformed coworking space and traditional office rental. Provided an in-depth analysis of the co-working space industry, identified other possible uses for the space, and created a marketing plan to attract potential tenants.
- Multinational Healthcare Technology Company: Analyzed company's current operations and initiatives through extensive research and various interviews conducted with company leaders and stakeholders. Identified those activities which pose climate-related risks to its operations, while assessing financial impacts and benchmarking industry best practices.



Evan
Fox

Property Condition Assessor
KOW Building Consultants
CONTACT

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● Property Condition Assessor
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🌐 www.linkedin.com/in/evan-fox2023

EDUCATION

Virginia Tech

M.A. in Urban and Regional
Planning; Sustainable
Development

Virginia Tech

B.A. in Public Policy Analysis;
Minor in GIS

Certifications

- Esri ArcGIS

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2025-Present

New York, New York – Property Condition Assessor

- Perform site visits entailing building condition assessment reports generation following field work NYC programs including IPNAs, LL87, NYSERDA MPP, and EGC
- Provide material and cost recommendations for built asset preservation and varying levels of existing building rehabilitation.
- Write technical reports using excel and word and generate photo log for field work of high quality and follow ASTM and BPI standards.
- Ensure report deliverables are on time and of high quality and follow ASTM and BPI standards.
- Understand mechanical systems and components.
- Provide client customer satisfaction via phone, text, email, and in-person.

NYC Department of Housing Preservation & Development

2023-2025

New York, New York – Assistant Project Manager

- Manage Multifamily housing projects with +1,100 units in the Moderate Rehabilitation Loan Program – Preservation Finance Division
- Underwriting for NYC preservation finance & housing development(s) worth \$50M+
- Coordination of housing tax credits, exemptions, and tenant-based subsidies
- Scope of work development and administration of NYC design guidelines and building Code

PROFESSIONAL EXPERIENCE



Olivia
Pang

Sustainability Consultant
KOW Building Consultants
CONTACT

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New York, New York 10018
🌐 <https://www.linkedin.com/in/miaojun-pang/>

EDUCATION

Duke University
M.S. in Environmental
Management;

The University of Alabama
B.S. in Marketing & Computer
Science

Certifications

- COSHA Certified
Environmental Health
Specialist; Bloomberg
Market Concepts;
Bloomberg Environmental
Social Governance (ESG);

KOW BUILDING CONSULTANTS

2025-Present

New York, New York – Sustainability Consultant

- Perform site visits entailing building condition assessment reports generation following field work for NYC programs including IPNA's, HUD's CAN e-Tool, and others.
- Develop and calibrate energy models using tools such as eQuest and Ekotrope to evaluate building performance, quantify energy savings potentials, and inform retrofit strategies.
- Conducted IPNAs across multifamily housing portfolios to identify energy efficiency upgrade opportunities and align capital planning with sustainability goals.
- Collaborated with engineers, architects and housing authorities to integrate IPNA and energy model outputs into funding applications for green financing and incentive programs.

Newport Partners

2024-2025

Schenectady, New York – Energy Efficiency Analyst

- Provided dedicated support for the Zero Energy Ready Home program, working closely with the director to streamline logistics for developing both online and on-site training curriculum specifically designed for builders, contractors, and architects.
- Supported the implementation of a cold climate heat pump (CCHP) project for residential and commercial applications, ensuring compliance with IECC energy codes, ZERH and HERS standards, emphasizing single family and multifamily energy efficiency, emissions reduction, and renewable energy integration to promote building decarbonization.

Applied Data Research Institute

2023-2024

Durham, North Carolina – Transportation Modeling Analyst

- Second to command within GoTriangle and North Carolina Department of Transportation, tasked with monitoring and curbing the state's Scope 1 and Scope 3 GHG emissions pertaining to transportation.
- Implemented and managed a comprehensive suite of Transportation Demand Management (TDM) strategies to offer alternative commuting options for North Carolina affiliates, simultaneously reducing GHG emissions and parking demand.

National Parks Conservation Association

2023-2024

Richmond, Virginia – Sustainability Analyst

- Researched and addressed policy issues for the Energy Transmission Line project, developing energy-focused geospatial StoryMaps for use in presentation, fact sheets, and outreach materials.
- Engaged in the NEPA process by reviewing draft environmental impact statements and assessments and composing position comments on water issues affecting national park waterways; served on the internal Energy Law Team.

CleanAIRE NC

2023

Raleigh, North Carolina – Environmental Health Analyst

- Developed content for Business Process Design (BPD), facilitate requirement gathering, and updated GIS process flows.
- Led a comprehensive environmental health research project in partnership with the North Carolina Department of Environmental Quality and EPA, targeting multiple counties in NC.



Ari Sokolov

Sustainability Consultant
KOW Building Consultants

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Sustainability Consultant

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<https://www.linkedin.com/in/ari-sokolov-10537a70/>

EDUCATION

University of Florida

BS - Environmental Engineering
2014

Philadelphia University

Masters - Sustainable Design
2018

CERTIFICATIONS

Leadership in Energy and
Environmental Design
(LEED) Associate
Professional (AP) Homes

ENERGYSTAR Multifamily
New Construction Verifier

HERS Rater

10-Hour OSHA Certified

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2023-Present

New York, New York

- Serve as project manager for all new construction and substantial / moderate rehabilitation projects throughout New York state pursuing Enterprise Green Communities, ENERGY STAR, NYSERDA, and NYC Energy Code scopes
- Manage feasibility study development for NYSERDA low carbon programs and pilots for HPD projects
- Conduct ASHRAE energy audits and provide ownership with sustainable recommendations following CBA
- Reviewing submittals, conducting site inspections, generating reports with action items to satisfy all scopes, and remaining in open contact with project teams and supers to ensure all required items are reviewed timely
- Coordinate and lead RFP calls, design charrettes, plan review meetings, final closeout inspections with building ownership, architects, engineers, general contractors
- Liaison for EGC, ENERGY STAR< and NYSERDA programs to review and comprehend all program updates

Steven Winter Associates, Inc.

2019-2023

New York, New York - Sustainability Consultant

- Manage NYSERDA MPP/MFNCP/NCP, ENERGY STAR MFHR/MFNC, Enterprise Green Communities 2011/15/20, NYC Energy Code NYCECC and ASHRAE 90.1 scopes for multifamily new construction and substantial / moderate rehabilitation projects throughout the five boroughs, including New Jersey and New York State
- Coordinate with internal Commissioning and Passive House teams, offering support for LEED v4 projects, documentation for LL87 benchmarking with existing building team
- Conduct on-site dwelling unit blower door compartmentalization testing, central exhaust and ducted heating / cooling duct tightness testing, offering diagnostic testing and remedial recommendations to meet target goals
- Lead bi-weekly internal calls to update project status and anticipated deadlines, assessing project financials to maximize profitability for 50+ ongoing construction projects
- Champion development of internal Smart Buildings program, pitching systems for prospective and active clients
- Spearhead training sessions and SWA blog posts for program updates, utility metering options, senior living new construction, Energy Code TR8s and DOB NOW system



Elaria Turton

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Smithtown New York 11787
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EDUCATION

Queens College of the City
University of New York

Major: B.S. in Urban Studies and
Environmental Studies

CERTIFICATIONS

Microsoft Office, ArcGIS

PROFESSIONAL EXPERIENCE

- KOW BUILDING CONSULTANTS** March 2021 - Present
Smithtown, New York
 - Attend site visits entailing building systems analysis and report generation following field work for NYC programs including IPNAs, LL87, NYSERDA MPP, and EGC
 - Help with taking photos, taking notes, and entering data as needed for reporting and/or benchmarking.
 - Assist with compiling the necessary data to complete required reports for IPNA, EGC, LL87, NYSERDA MPP and HUD's CAN eTool
 - Assist with energy audits and diagnostic testing to meet various standards
 - Assist with entering data into spreadsheets to calculate payback for various energy improvements and upgrades
- Research Foundation of City University** June 2020 - Dec 2020
Queens, New York – Research Assistant
 - Collected, analyzed, and synthesized qualitative data on environmental gentrification in New York City
 - Managed and responded to 10+ project related emails weekly to ensure positive outcomes
- Energy Training Solutions** June 2019- Aug 2019
Jamaica, New York – Outreach Worker
 - Taught NYCHA residents about the energy conservation measures installed in their homes
 - Scheduled residents for equipment installation appointments
 - Educated residents on ways to save energy and water to ensure efficiency
- New York Public Interest & Research Group** Jan2019 - May2019
Queens, New York – Intern
 - Conducted outreach through class announcements, tabling, phone banking and event planning
 - Advocated for statewide reinvestment in CUNY and renewable energy
 - Built coalitions with fellow student organizations
- Queens College Student Union** Jan 2018 – June 2018
Flushing, New York – Front Desk Assistant
 - Handled cash and credit transactions in campus parking garage
 - Issued change, receipts, and refunds
 - Counted out up to \$2,000 at the end of shifts



Annie Yang

Sustainability Analyst
KOW Building Consultants
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Sustainability Consultant

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EDUCATION

Barnard College

Major: B.A. in Economics and
Environmental Science
Minor: Spanish and Latin American
Cultures

Dean's List, NSF Research Grants

MBA Multifamily Property Inspections
Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS September 2023 - Present New York, New York

- Started role as sustainability college intern for KOW Building Consultants.
- Assist with benchmarking, utility audits, and report generation procedures for IPNA and HUD's CNA e-Tool.
- Attend site visits for IPNA, PCA, and HUD's CNA programs.
- Organize IPNA data project in Excel to assist with modeling energy sustainability for NYC buildings.

Lamont-Doherty Earth Observatory June 2023 - June 2024 Palisades, New York - Researcher

- Constructed a tropical cyclone risk assessment framework in Python to predict effects of climate change on storm-related asset losses.
- Conducted risk assessment research for disaster management, reinsurance, and damage mitigation strategy.
- Poster Presentation: "Tropical Cyclone Damage Assessment for Caribbean Storms." American Meteorological Society Student Conference, Baltimore. Jan. 28, 2024.

Pandemic Water Sampling Program Sep. 2022- May 2024 New York, New York - Project Assistant

- Collaborated with head plumber to perform wastewater sampling procedures in dorm buildings and libraries.
- Collected data for COVID-19, RSV, Influenza, and Norovirus reports to inform campus-wide health and safety measures.
- Contributing author: E.R. Germano et al. (2023). "Building-Level Wastewater Surveillance Localizes Interseasonal Influenza Variation." *mSphere*, accepted for publication.

Environmental Science Department Sep. 2023 - May 2024 New York, New York - Department Mentor

- Mentored students in the environmental science department by providing course and career advising.
- Coordinated and attended outreach events with other departments and mentors.