



Kenneth F. Wille, PE

President and CEO of
KOW Building Consultants

CONTACT

631.987.8402

kenf@kowbc.com

1034 W. Jericho Tpke,
Smithtown New York 11787

[https://www.linkedin.com/in/
ken-f-wille-pe-81a99529/](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

F (631) 757-9781



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



Kenneth O. Wille, P.E. B.C.B.I.E

KOW Building Consultants

CONTACT

631.757.5000

ken@kowbc.com

President

1034 W, Jericho Tpke
Smithtown New York 11787

[https://www.linkedin.com/
company/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



Kevin O. Wille

LEED GA

KOW Building Consultants

CONTACT

631.757.7500

kevinw@kowbc.com

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

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2014-Present

Smithtown, New York

- Construction consultant providing services to owners for GPNA (Green Physical Needs Assessments).
- 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.
- Responsible for customer service, sales, marketing, and overall problem solving and strategic planning.

Passenger

2014

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.



Ryan Biancaniello

KOW Building Consultants

CONTACT

- 631.402.6269
- ryanb@kowbc.com
- 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

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

KOW Building Consultants

CONTACT

631.946.3601

caseyb@kowbc.com

PCRs, SOR, ROPs, etc.

2114 Colson Lane
Johns Island, SC 29455

<https://www.linkedin.com/in/casey-brandt-002aa4191/>

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

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



Kevin Canavan

KOW Building Consultants

CONTACT

📞 203.885.8429

✉ kevinc@kowbc.com

● PCRs, SOR, ROPs, etc..

📍 Denver, CO

🌐 <https://www.linkedin.com/in/kevin-canavan-4b132375/>

EDUCATION

University of Connecticut
Bachelor of Science: Natural Resources and Environmental Conservation

New York University
Masters in Real Estate Development with concentration in Sustainability

CERTIFICATIONS

BPI Multifamily Building

Analyst (MFBA)

LEED Green Associate

ASTM Phase 1 & 2 ESA

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2014-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
- Performs level 1 and 2 energy audits for IPNAs and other projects
- Perform TR8 Energy Code Progress Inspections.
- 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.
- Perform ASTM E-1527 standard Phase 1 Environmental Site Assessments to identify recognized environmental conditions for commercial real estate transactions.

Canavan Contracting, LLC

2008-2014

- Assisted in construction of multiple residential projects including interior remodeling, wood flooring, kitchen and bath remodeling, exterior siding, deck repair, and landscaping.
- Construction quality assessment and inspection of completed work for overall quality and industry standard compliance.

Octagon Inc.

2014

- Created a national promotional tour for the new BMW i3 vehicle focusing on sustainable construction, renewable energy and reduced emissions.
- Managed and supported 30 tour staff and communicated with over 300 BMW centers to coordinate events.

The Brooklyn Grange

2013

- Supported the Brooklyn Grange's urban farms by promoting farm-to-table food production and education.
- Harvested and delivered produce to 15 local restaurants and weekly farmers markets.

The Nature Conservancy

2012

- Assisted The Nature Conservancy's state biologist with an ongoing Floodplain Restoration project.
- Constructed and renovated multiple barns and equipment sheds on Nature Conservancy properties.



Hameed Cornelius

KOW Building Consultants

CONTACT

347.595.3387

hameedc@kowbc.com

Sustainability Consultant

347 W. 36th Street, #301,
New York, New York 10018

[linkedin.com/in/hameed-cornelius-15a585125](https://www.linkedin.com/in/hameed-cornelius-15a585125)

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

KOW Building Consultants

CONTACT

📞 585.727.9653

✉️ nickg@kowbc.com

● Sustainability Consultant

📍 347 W. 36th Street, #301,
New York, New York 10018

🌐 [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, NYSERDA 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, NYSERDA 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.



Paul Cummings

KOW Building Consultants

CONTACT

518.222.2289

paulc@kowbc.com

Regional Director,
Construction Consultant

10 Fort Amherst Road,
Queensbury, NY 12804

[linkedin.com/in/paul-w-cummings-aicp-lead-ap-45a96010](https://www.linkedin.com/in/paul-w-cummings-aicp-lead-ap-45a96010)

EDUCATION

University at Albany

Masters in Geography &
Urban Planning

Sienna College

Bachelor of Arts in
Political Science

CERTIFICATIONS

American Institute of Certified Planners
(AICP)

LEED® Accredited Professional

AFFILIATIONS

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



Amy Cusimano

KOW Building Consultants

CONTACT

- 📞 443.356.9869
- ✉ amyc@kowbc.com
- Construction Consultant
- 📍 71 Merry Knoll Lane,
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

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.



Cary Cutler

KOW Building Consultants

CONTACT

- 917.446.5749
- caryC@kowbc.com
- PCRs, SOR, ROPs, etc.
- Monroe Township in Middlesex County, NJ
- <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

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

KOW Building Consultants

CONTACT

✉ williamc@kowbc.com

● Director, Capital Region

📍 2301 Columbia Pike,
Arlington, VA 22204

🌐 [linkedin.com/in/will-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.

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.



Greg DiCandia

KOW Building Consultants

CONTACT

631.757.5000

gregd@kowbc.com

PCRs, SORs

1034 W, Jericho Tpke
Smithtown New York 11787

<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



Michael Endreny

KOW Building Consultants

CONTACT

- 646.781.6365
- michael@kowbc.com
- PCRs, SOR, ROPs, etc.
- 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

OSHA 10-Hour Training

AutoCAD

Microsoft Office

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



Jared Forman

LEED GA, HERS RATER
KOW Building Consultants

CONTACT

631.757.5000

jaredf@kowbc.com

Director of Sustainability Programs

1034 W. Jericho Tpke,
Smithtown New York 11787

[https://www.linkedin.com
/in/jared-forman-
5ab403b7/](https://www.linkedin.com/in/jared-forman-5ab403b7/)

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

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



Jamie Fales

CBCP

KOW Building Consultants

CONTACT

203.722.6534

jamief@kowbc.com

Director of Commissioning

1034 W. Jericho Tpke,
Smithtown New York 11787

<https://www.linkedin.com/in/jamie-fales/>

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



Lucas Giacalone

KOW Building Consultants

CONTACT

631-972-3322

lucasg@kowbc.com

Environmental and
Construction Consultant

1034 W. Jericho Tpke,
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

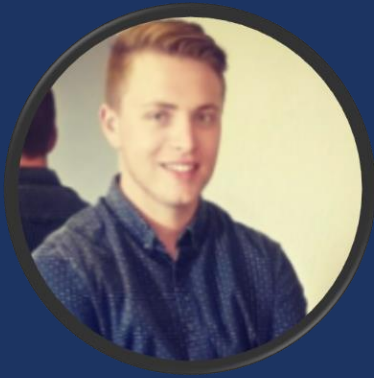
PROFESSIONAL EXPERIENCE

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/AAI.
- 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.



Bryce Gifford

KOW Building Consultants

CONTACT

- 716.785.0224
- bryceg@kowbc.com
- PCRs, SOR, ROPs, etc.
- 1034 W. Jericho Tpke,
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.

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.)
- 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.

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.



Liam Harrison

KOW Building Consultants

CONTACT

267.275.6990

liamh@kowbc.com

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

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



Doug Head

KOW Building Consultants

CONTACT

615-945-6845

dough@kowbc.com

PCRs, SOR, ROPs, etc.

Nashville, TN

<https://www.linkedin.com/in/doug-head-7a9b3384>

EDUCATION

Inver Hills Community
College

Studied: Building
Science

CERTIFICATIONS

HVAC Certified

Construction Management

Project Management

ASTM E1527 ESA Certified

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2022-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.

Nicol Investments

2016-2022

- Oversee capital improvement projects on both multi-family and self storage assets.
- Created annual budgets for both multi-family and self storage assets.
- Work closely with state/city/and local agencies to maintain storm water control measures and long-term maintenance plans.
- Performed due diligence on both new and existing properties.

Sears Holdings Corp

2013-2016

- Oversee both project coordinators and sales staff in Central Area 4- Nashville-Louisville-Memphis.
- Responsible for maintaining a HPT, high performance team throughout the region.
- Responsible to meet or exceed monthly financials goals in excess of 30M.

Coleman Construction

2008-2013

- Oversee both new home and remodeling projects valued from \$10,000.00 to 2,700,000.00.
- Worked with owners, architects, engineers, and city officials from inception through completion
- In charge of all estimating and scheduling of jobs.

Land Management Group

2007-2008

- Responsible for amenity construction in new residential communities
- Primary contact for owners, architects, engineers, and city officials



Sean Kelly

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

KOW Building Consultants

CONTACT

- 631.757.5000
- philc@kowbc.com
- PCRs, SOR, ROPs, etc.
- 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

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 hobbbers 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

Registered Architect
KOW Building Consultants

CONTACT

- 214.538.6430
- peterk@kowbc.com
- PCRs, SOR, ROPs, etc.
- Austin, TX 78704

<https://www.linkedin.com/in/peter-kilgust-6b20b731/>

EDUCATION

Tulane University

Bachelors of Architecture

Master of Architecture

HONORS

Alpha Rho Chi Medal Winner

Thesis Commendation

Tulane 34 Nomination

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.

Lee Ledbetter & Associates

July 2010 - May 2013

New Orleans, LA - Associate Architect

Collaborated closely with a dynamic design team, spearheading the development of client proposals and schematic directions. Took a leadership role in the creation of comprehensive construction documents for various residential and small-scale commercial projects. Thrived in a team-oriented environment, cultivating strong project management skills to successfully navigate and accomplish extended project timelines and objectives. Notably, achieved professional licensure during the tenure at LLA.



Jeffrey Kilroy

LEED GA, MFBA
KOW Building Consultants

CONTACT

- 631.757.5000
- jeffkl@kowbc.com
- Construction Consultant
- 31 West 34th Street 8045,
New York, New York 10001
- [linkedin.com/in/jeffrey-
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

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 NYSERDA 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 NYSERDA 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 tradeshow.



Bradley Kosh

KOW Building Consultants

CONTACT

-  858.956.9374
-  bradk@kowbc.com
-  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.



Brandon

Lopez

LEED GA, MFBA

KOW Building Consultants

CONTACT

973.309.1290

brandonl@kowbc.com

Director of Integrated Physical Needs

1034 W. Jericho Tpke,
Smithtown New York 11787

[linkedin.com/in/brandon-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

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.



Michael O'Lear

KOW Building Consultants

CONTACT

- 631.757.5000
- michaelo@kowbc.com
- PCRs, SOR, ROPs, etc.
- 1034 W, Jericho Tpke
Smithtown New York 11787
- <https://www.linkedin.com/in/michael-o-lear-35b83b146/>

EDUCATION

State University of New York at Potsdam

Major: B.A. in Business

1974-1977

CERTIFICATIONS

LEED AP Exam Training

Completed 10-Hour OSHA
course for New York City
DOB

Certified Construction
Inspector

PROFESSIONAL EXPERIENCE

- KOW BUILDING CONSULTANTS** 1999-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
- Singer Travel and Expo Travel** 1995-1999
New York, New York – Owner / Senior Travel Consultant
 - All aspects related to travel
 - Oversaw client management x
 - Responsible for and managing customer package specifications
 - Provided ticket transaction processing
 - Provided replies to customer inquires for general information as well as package travel information
- Cit Corp.** 1988-1995
New York, New York – Senior Credit Manager & Loan Officer
- Manufacturers Hanover** 1982-1988
New York, New York – Middle Market Loan Officer
- M, Lowenstein Corp.** 1977-1982
New York, New York – Credit Collections & Portfolio Manager



Cody Paulsen

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

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.



Lesa A. Rikard

KOW Building Consultants

CONTACT

336.540.4989

lesar@kowbc.com

Construction Consultant

197 Canary Place
Burlington, NC 27215

<https://www.linkedin.com/in/lesa-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)

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 faculty 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

KOW Building Consultants

CONTACT

- 814.571.2435
- 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

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



Ari
Sokolov
KOW Building Consultants

727.793.4459

aris@kowbc.com

Sustainability Consultant

347 W. 36th Street, Suite 301,
New York, New York 10018

<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

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



Adam Stawinski

KOW Building Consultants

CONTACT

- 516.903.0830
- adams@kowbc.com
- PCRs, SORs
- 1034 W. Jericho Tpke,
Smithtown New York 11787

EDUCATION

STONY BROOK UNIVERSITY
Major: M.B.A.
Business Management

CERTIFICATIONS

N.Y.S. HOME
Inspector- License #16000060843

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.



Elaria Turton

KOW Building Consultants

CONTACT

631.757.5000

elariaat@kowbc.com

Sustainability Consultant

1034 W. Jericho Tpke,
Smithtown New York 11787

<https://www.linkedin.com/in/elaria-turton/>

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



Dan Vurpillat

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.
- 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.

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

KOW Building Consultants

CONTACT

631.757.5000

jamiew@kowbc.com

Engineer

1034 W, Jericho Tpke
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



Anthony Zimmerman

KOW Building Consultants

CONTACT

- 631.757.5000
- anthonyz@kowbc.com
- PCRs, SOR, ROPs, etc.
- 1034 W. Jericho Tpke,
Smithtown New York 11787
- <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.