KOW BUILDING CONSULTANTS



Kenneth F. Wille, PE

President and CEO
Principal
KOW Building Consultants

CONTACT

631.987.8402

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1034 W. Jericho Tpke,
Smithtown New York 11787

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

EDUCATION

Penn State University
BS in Civil Engineering , 2001

Penn State University
BS in Management, 1994

Headquarters

1034 West Jericho Turnpike

Smithtown, NY 11787

O (631) 757-5000

YouTube

https://www.youtube.com/channel/UCPZXC-rFHW2kUIW8aONcjEw

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 1998-Present

Smithtown, New York

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

Wilsearch Information Network — 1995-1998

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

Other Professional Achievements

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

Certifications and Licenses

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

KOW BUILDING CONSULTANTS



Kevin O. Wille

Chief Operating Officer
Principal
KOW Building Consultants

CONTACT

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Executive Director

1034 W. Jericho Tpke,
Smithtown New York 11787

linkedin.com/in/kevinwille

EDUCATION

SUNY College at Oneonta
Bachelors of Science in
Business & Economics
Minor in Marketing

New York University
Certificate in Construction
Profile Management

CERTIFICATIONS

Leadership in Energy and Environmental Design Green Associate

Completed Building Performance Analyst (BPA) with the Building

Performance Institute (BPI) Course

MBA Multifamily Certificate of Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2014-Present
Smithtown, New York

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

2014

Passenger
New York, New York- Director of Business Development

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

The NPD Group — 2006-2014
Port Washington, New York- Senior Account Manager

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

The NPD Group — 1999-2005
Port Washington, New York- Senior Project Director/ Account Manager

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



Kimberli Murphy

Head of Human Resources & Client Operations

Principal

KOW Building Consultants

CONTACT

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EDUCATION

Penn State University
B.S. in Marketing

NYU Stern School of Business
Graduate Marketing Studies

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2024-Present
Smithtown, New York

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

kam Insights & Strategy 2020-2024
East Norwich – President

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

Isobar 2018-2020
New York, New York – Vice President

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

GfK
New York, New York – Vice President 2014-2018

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

Ipsos 2003-2014
New York, New York – Vice President

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

Coty 1996-2003
New York, New York – Senior Manager

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

KOW BUILDING CONSULTANTS



Kenneth O. Wille, P.E.

Founder

KOW Building Consultants

CONTACT

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President

1034 W, Jericho Tpke

Smithtown New York 11787

https://www.linkedin.com/company/kow-building-consultants/mycompany/

EDUCATION

Bachelor of Science Degree in Physics

Master of Science Degree in Physics

CERTIFICATIONS

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

Professional Engineer (State of NJ License %24GE02089200)

Board Certified Building Inspection Engineer (Certificate No. 230)

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

1978-Present

Smithtown, New York

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



Ryan Biancaniello

Director of Technical Services
KOW Building Consultants

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PCRs, SOR,ROPs, etc..

Palm Coast, FL

https://www.linkedin.com/in/ryan-biancaniello-391a78143/

EDUCATION

State University of New York at Stony Brook
Bachelors in Management

CERTIFICATIONS

MBA Multifamily Property Inspections Certificate of Completion

ACI and NICET Field Technician Grade 1.

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

ASTM – Property Condition Assessments

BPI Multifamily Building Analyst

ICC Commercial Energy Inspector

Fair Housing Specialist

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2017-Present

Smithtown, New York

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

J Anthony Enterprises, Inc. — 2013-2016

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

Future Tech Consultants of NY — 2007-2013

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

KOW BUILDING CONSULTANTS



Casey Brandt

National Director of Business Development
KOW Building Consultants

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PCRs, SOR,ROPs, etc.

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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

MBA Multifamily Certificate of Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2019-Present

Smithtown, New York

- National Director of Business Development for KOW Building Consultants, leading strategic growth initiatives and cultivating relationships with financial institutions, lenders, and real estate stakeholders nationwide.
- 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

KOW BUILDING CONSULTANTS



Phillip Chabot

Building and Construction Consultant

KOW Building Consultants

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PCRs, SOR, ROPs, etc.

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https://www.linkedin.com/in/pjchabot/

EDUCATION

University of Connecticut
B.A. in Mechanical Engineering

CERTIFICATIONS

OSHA 30-Hour Certification

FAA Part 107 sUAV Pilot

ServSafe Manager and Instructor

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2024-Present

Smithtown, New York

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

Chabot Hospitality Group
2010-2024

Connecticut – Vice President

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

Farmington Valley Industries
2004-2024

Connecticut– General Contractor

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

Miracle Industries
1997-2020

Naugatuck, Connecticut –Project and Shop Manager

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

KOW BUILDING CONSULTANTS



Paul Cummings

Director of Performance & Finance

KOW Building Consultants

CONTACT

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Regional Director, Construction Consultant

10 Fort Amherst Road, Queensbury, NY 12804

linkedin.com/in/paul-w-cummings-aicp-leed-ap-45a96010

EDUCATION

University at Albany
Masters in Geography & Urban Planning

Sienna College
Bachelor of Arts in Political Science

CERTIFICATIONS

MBA Multifamily Property Inspections Certificate of Completion

American Institute of Certified Planners (AICP)

AFFILIATIONS

LEED® Accredited Professional

Lake George Land Conservancy

American Planning Association

US Green Building Council

National Charrette Institute

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2021-Present

Glens Falls, New York

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

The Chazen Companies — 2007-2021

Glens Falls, New York- Manager of Planning Services

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

Delczeg & Donohue Builders — 2001-2005

Lake George, New York- Assistant Forman

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

KOW BUILDING CONSULTANTS



Cary Cutler

Regional Director, Building and Construction Consultant

KOW Building Consultants

CONTACT

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PCRs, SOR, ROPs, etc.

Monroe Township in Middlesex County, NJ

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EDUCATION

Pratt Institute
Bachelor of Architecture

CERTIFICATIONS

Green Building Design

ALTA/ASCM Land Surveys Standards

Universal Design Criteria

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2015-Present

Smithtown, New York

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

Enterprise Community Asset Management — 2013-2015

New York, New York – Senior Development Risk Manager

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

National Equity Fund, Inc. — 1997-2013

New York, New York – Senior Construction Risk Manager

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

Cutler Consulting Group — 1995-1997

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

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

Saint Nicholas Neighborhood Preservation Corporation — 1990-1995

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



Lucas Giacalone

Director of Technical Services
KOW Building Consultants

CONTACT

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Environmental and Construction Consultant

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linkedin.com/in/n

EDUCATION

Bachelor - Mechanical Engineering

University
Rensselaer Polytechnic Institute

CERTIFICATIONS

LEAN Six Sigma Certification

Complex Fannie Mae Green Loan Verification Inspector

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2018-Present

Raleigh, North Carolina– Environmental & Construction Consultant

- Technical Review Reports detailing relevant information from architectural, structural and MEP plans, construction contracts, building applications and permits, trade cost breakdowns, existing conditions reports and bank appraisals.
- Performs Energy Models using Equest and Ekotrope.
- Perform Phase I & II Environmental Site Assessment site reconnaissance in accordance with ASTM E1527-13/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.

KOW BUILDING CONSULTANTS



Liam Harrison

Director of Environmental Services

KOW Building Consultants

CONTACT

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Environmental and Construction Consultant

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EDUCATION

Temple University
Bachelor of Science in Geology

Penn State University
Master of Professional Studies in Renewable Energy and Sustainability Systems

CERTIFICATIONS

ASBOG Geologist in Training

LEED Green Associate 10 Hour
OSHA Construction Safety Training

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2021-Present

Washington, District of Columbia – Environmental & Construction Consultant

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

Kynoch Environmental Management, INC. — 2019-2021

Bethesda, Maryland- Industrial Hygienist

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

Ten Bears Environmental Associates, LLC — 2017-2019

Newark, Delaware- Geologist

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

Harrison Contracting LTD — 2011-2017

Abington, Pennsylvania- Residential Building

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

KOW BUILDING CONSULTANTS



Cody Paulsen

Director of Property Condition Services

KOW Building Consultants

CONTACT

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PCRs, SOR,ROPs, etc.

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Smithtown New York 11787

https://www.linkedin.com/in/cody-paulsen-a03568113/

EDUCATION

New York Institute of Technology (NYIT)

Major: B.S. in Architecture
June 2009

CERTIFICATIONS

OSHA 10-Hour Training

AutoCAD, Microsoft Office, Adobe Photoshop, Google Sketchup

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2018-Present

Smithtown, New York

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

DK Builders Group Inc. — 2016-2018

New York, New York – Project Manager

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

Sleepy's — 2012-2016

Hicksville, New York – Sales Training Manager / Showroom Manager

- Analyzed and reviewed reports to evaluate performance and develop strategies to improve performance, increase profitability and achiever 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.



Christopher Sager

Director of Construction Progress Reports

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

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2019-Present

Smithtown, New York

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

Poole Anderson Construction, 2004-2019

State College, PA .

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

Steinbugl & Haigh Masonry/ GC 2000-2003

Altoona, PA

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

Smeltzer Masonry 1996-2000

Bellefonte, PA

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

Notable Project Experience

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



Dan Vurpillat

Regional Director, Building and Construction Consultant

KOW Building Consultants

CONTACT

630-772-7217

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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

Director of Construction Monitoring

KOW Building Consultants

CONTACT

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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

KOW BUILDING CONSULTANTS



Matt Abrams

Building and Construction Consultant

KOW Building Consultants

CONTACT

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PCRs, SOR, ROPs, etc.

Glens Falls, NY 12801

https://www.linkedin.com/in/gotomatthewabrams/

EDUCATION

S.U.N.Y ALFRED
Bachelor of Science in Construction Management Technology

S.U.N.Y ALFRED
Associates of Applied Science in Architectural Engineering Technology

CERTIFICATIONS/ Community Dev.

OSHA 30-Hour Certification

Town of Moreau, Active Planning Board Member

Habitat for Humanity Construction Chair, Board of Directors-

Vice President, Executive Committee

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2026-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.

HUNT Real Estate ERA – Licensed Realtor Jan 2025 - 2026

MDG Design and Construction Aug 2023 – Sept 2024
Troy, NY – Senior Project Manager

- Led a team to successfully redevelop and renovate a 392-unit affordable housing complex while maintaining tenant occupancy.
- Spearheaded project execution serving the roles as Developer and General Contractor representative.
- Managed key aspects of site logistics, pre-construction, and procurement processes.
- Developed and controlled project scope, scheduling, site safety, and quality control..

Wilder Balter Partners Development / Griffon Construction, Oct 2020 – July 2023
Glens Falls, NY –Senior Project Manager & Owner's Representative

- Led a dynamic team in the successful redevelopment of a scattered site portfolio consisting of three occupied senior high-rises and one new construction modular-built site, totaling 313 units.
- Managed projects independently, delivering outstanding results. Built and mentored a team of eight.
- Developed and implemented comprehensive logistics and redevelopment plans, including pre-construction activities and design team procurement.
- Oversaw contract document development, risk management, financial modeling, and project cost allocation. Spearheaded schedule and project scope development, contract awards and negotiations, and represented Owner and stakeholders. Established safety and quality control programs, encouraging the team through all redevelopment phases.

Baset Hatfield Construction, LLC July 2018 – Oct 2020
Clifton Park, NY –Senior Project Manager

Crown Castle Sept 2017 – July 2018
Clifton Park, NY –Project Manager

Ballston Mourningkill Associates, LLC Nov 2015 – Sept 2017
Saratoga Springs, NY –Project Manager & Site Superintendent

Baset Hatfield Construction, LLC May 2009 – Nov 2015
Clifton Park, NY –Project Manager & Senior Project Manager

KOW BUILDING CONSULTANTS



Mike Ausevich

Building and Construction Consultant

KOW Building Consultants

CONTACT

781-267-8378

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PCRs, CPRs, PCRs, etc.

Pelham, NH 03076

linkedin.com/in/mike-pm

EDUCATION

Salem State University
B.S. Business Administration
Entrepreneurship concentration; Biology minor

CERTIFICATIONS

LEED Accredited Professional

OSHA 30-Hour Construction

OSHA 10-Hour Construction

Massachusetts Construction Supervisor License (2003–2022)

FAA Part 107 sUAV Pilot (Drone) License

AHA Heartsaver CPR, AED and First Aid Certified

4x Salesforce Certified, Microsoft Office, Excel, Adobe Acrobat Pro, Blue Beam.

20+ Yrs Construction Management Experience

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
June 2026–Present

Smithtown, New York – Building and Construction Consultant

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment)
- 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.
- 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.
- Provides customer service to clients and other stakeholders

Craftsman Technology Group
Jul 2025 –June 2026

Boston, MA – Project Manager / Client Success Manager

- Leads internal **technical teams and client stakeholders** across a broad client portfolio of approx. $1M, **organizing resources and schedules** while proactively **managing delivery risk**.

501 Commons
Mar 2024 – Apr 2025

Remote – Salesforce Consultant

- **Managed concurrent client technology projects, organizing discovery, workflows and training** while **coordinating stakeholders** and **mitigating implementation risk**.

SummitOne.io
Mar 2022 – Mar 2024

Remote – Salesforce Consultant

- **Led client technology implementations, managing discovery, workflow design, stakeholder engagement, training and risk mitigation across multiple project**.

Project Sunshine
Sep 2022 – Jul 2023

Remote – Salesforce Administrator

- Supported **70+ Salesforce users, organizing priorities with department leaders** and **reducing operational risk** through process improvement projects.

Columbia Construction Company
Feb 2015 – Jun 2021

North Reading, MA – Project Manager

- Project lead for several commercial projects each year, in range of $1M–$9M, for Amazon, MIT, Tufts, Charles Schwab, Morgan Stanley, Corning, etc.
- **Managed teams of 20–35+** architects, engineers, subcontractors and field personnel **across concurrent projects**.

J. Calnan & Associates Construction
Jan 2006 – Jan 2015

Boston, MA – Project Manager

- **Managed concurrent** corporate office, biotech and technology-sector **projects from preconstruction through closeout**.
- Owned **budgeting, subcontractor procurement, scheduling, contract administration and client coordination**.

Victory Construction Corporation
May 2001 – Jan 2006

North Attleboro, MA – Assistant PM & Estimator

- Provide complete **project management and estimating** for commercial masonry, masonry restoration and waterproofing projects throughout the Boston area.



Griffin Bell

Building and Construction Consultant

KOW Building Consultants

CONTACT

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Smithtown New York 11787

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EDUCATION

Oregon State University
BS in Construction Engineering Management

Headquarters

1034 West Jericho Turnpike

Smithtown, NY 11787

O (631) 757-5000

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2026-Present

Portland, Oregon

- Conducts Property Condition Assessments (ASTM 2018 Standard) for various building types.
- 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.

Deacon Construction
2025-2026

- Project engineer working on Walmart remodels
- Created and distributed RFIs, change orders
- Reviewed monthly pay applications with Project Mangers
- Reviewed preconstruction documents and helped put together project bids and budgets

R&H Construction
2022-2025

- Worked on 219-unit apartment building as the Project Engineer
- Lead punch Project Engineer
- Led OAC meetings and weekly foreman meetings
- Worked with preconstruction team to put together bids and schedules for new projects
- Lead Sustainability team member who ensured all required measures were met to complete the building with Earth Advantage platinum status

Certifications and Licenses

- OSHA 30 Certified
- CPR/First Aid



Abraham Bertoni

Building and Construction Consultant

KOW Building Consultants

CONTACT

646.238.1489

abrahamb@kowbc.com

PCRs, SOR, ROPs, etc.

1034 W. Jericho Tpke,
Smithtown New York 11787

EDUCATION

Manhattan College

B.S In Civil Engineering

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2026-Present

Smithtown, New York

- Conducts monthly construction site inspections to evaluate project progress, workmanship, and overall site conditions in relation to approved plans and specifications.
- Reviews contractor payment applications to assess completed work and verify that requested payments align with observed construction progress.
- Prepares detailed Site Observation Reports documenting construction activities, project milestones, potential delays, quality concerns, and overall project status.
- Participates in monthly construction progress meetings with owners, general contractors, architects, engineers, lenders, and other project stakeholders.
- Reviews construction documentation, including project schedules, change orders, permits, inspection logs, submittals, and shop drawings.

Turner Construction

New York, New York – Engineer 2024-2026

- Manage the structural steel scope for a major healthcare construction project, coordinating subcontractors, design consultants, fabrication shops, field operations, deliveries, and installation activities.
- Review structural drawings, shop drawings, RFIs, submittals, and field conditions to resolve design conflicts, sequencing challenges, constructability issues, and scope discrepancies.
- Coordinate structural steel activities with concrete, curtain wall, mechanical, electrical, plumbing, fire protection, elevator, and architectural trades to minimize field conflicts and maintain construction sequencing.
- Evaluate subcontractor pricing, change order proposals, and scope modifications while tracking cost impacts and supporting commercial decision-making.

Eclore Floral 2014-present

New Jersery

- Manage client accounts, invoicing, payment collection, accounts receivable, and customer service to support efficient business operations.
- Maintain financial records, monitor operating expenses, and coordinate billing activities to improve cash flow and financial accuracy.
- Develop and manage digital marketing campaigns across Google, Facebook, and TikTok to strengthen brand visibility and customer engagement.

EMJ Construction Consultants 2021-2022

Queens, NY

- Managed multiple active construction sites throughout Brooklyn, Queens, and New Jersey, coordinating site visits, contractor activities, project documentation, and client requirements across various project phases.
- Increased field productivity by developing a map-based scheduling system that doubled daily site visits while reducing travel time between project locations.
- Monitored multiple projects simultaneously from preconstruction through final inspection, supporting schedule adherence and timely project delivery.

KOW BUILDING CONSULTANTS



Marc Cakebread

Building and Construction Consultant

KOW Building Consultants

CONTACT

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Construction Consultant

Summerville, SC 29485

Linkedin.com/in/marc-cakebread

CERTIFICATIONS

OSHA 10

CEPSCI

Licensed Property Inspector #63906

Multifamily Property Inspections - MBA

EDUCATION

Phoenix Community College

DeVry University

AZ School of RE & Business

Clemson University – Extension

MBA Multifamily Certificate of Completion Property Inspections

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

2025-Present

Charleston, SC –Construction Consultant / Inspector

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

AZ Trusted Inspectors

2017-2025

Cave Creek, AZ –Inspector

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

OmniWest

2014-2017

Scottsdale, AZ – Business Development / Research Consultant

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



Analina Castro, PMP

Technical Plans Reviewer & Site Inspector

KOW Building Consultants

813.569.9811

Linac@kowbc.com

Construction Plan and Cost Reviews, Construction Inspections and Reporting

Tampa, FL

EDUCATION / CERTIFICATIONS

Santa Fe College

Project Management Academy, PMP

Registered Florida Notary

COMMUNITY DEVELOPMENT

National Association of Women in Construction, Tampa Chapter #36

Habitat for Humanity of Hillsborough County Volunteer

WFLA & FOX13 – Project Management & Women in Construction News Publication

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2026 - Present

New York, New York – Technical Plans Reviewer & Site Inspector

- Responsible for performing Technical Review Reports detailing relevant information from architectural, structural and MEP plans, construction contracts, building applications and permits, trade cost breakdowns, existing conditions reports, and appraisals.
- Responsible for performing Budget Review and Cost to complete assessments to determine overall project feasibility and estimation of the necessary funds required to complete an in-process projects.
- 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, coordination, schedule, delays, potential delays, overruns, shop drawings, stored materials, change orders, and permitting.
- Meet with clients & potential clients and attend relevant events to represent KOW.

INVISION ADVISORS — 2017 - 2026

Tampa, FL– Construction Project Manager, Owner's Representative

- Lead full-cycle project delivery from programming and design through permitting, construction, and turnover.
- Manage $200K–$60M developments, enforcing schedule, budget, and quality benchmarks.
- Oversee architects, engineers, contractors, and specialty consultants across multi-phase projects.
- Create, publish, and control bid packages, contract negotiations, and vendor awards.
- Administer RFI, submittal, and change order logs on behalf of ownership.
- Coordinate with local, state, and federal agencies to secure approvals and compliance.
- Lead closeout, maintenance and warranties, and post-construction follow-up

Capital Oversights & Loan Monitoring

- Represent multiple institutional and private lenders across portfolios of up to 25 active projects.
- Produce Plan and Cost Review documentation including due diligence and Property Condition Assessments for lending agency underwriting and loan agreement approvals.
- Track and report monthly construction draws, schedules, and funding exposure against loan requirements.
- Deliver financial performance and risk reporting to lenders and ownership teams.



Dom Consiglio

Building and Construction Consultant

KOW Building Consultants

CONTACT

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PCRs, SOR, ROPs, etc.

Detroit, MI 48154

https://www.linkedin.com/in/domenico-consiglio/

EDUCATION

Oakland University

Bachelor of Science Industrial Engineering

CERTIFICATIONS

FAA Part 107 Certified Remote Pilot

Adult First Aid/CPR/AED

30-Hour OSHA Construction

Project Management Professional (PMP)

Lean Six Sigma Yellow Belt Certified

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS May 2023-Present

Smithtown, New York

- Conducts Property Condition Assessments (ASTM 2018 Standard) for various building types.
- 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.

Clark Construction Company May 2023 – December 2025

Livonia, MI – Project Engineer

- Oversee RFIs, submittals, and material procurement to prevent delays and ensure timely approvals.
- Interpret blueprints, shop drawings, and specifications to ensure accurate execution.
- Manage change orders, evaluating scope, assessing cost impacts, and negotiating solutions to minimize project disruptions.

DTE October 2022 – May 2023

Detroit, MI– Associate Project Manager

- Support senior PM in managing 13 concurrent projects across various phases, totaling $132M.
- Assist in project scheduling, budgeting, and plan adjustments to ensure timely and cost-effective execution

Ocado Group March 2021 – September 2022

Detroit, MI – Project Manager

- Projects included $28M and $23M automated warehouse installations for Kroger Delivery
- Oversee construction and installation scheduling, budgeting, risk analysis, and change management, ensuring seamless project execution.

KOW BUILDING CONSULTANTS



Amy Cusimano

Building and Construction Consultant

KOW Building Consultants

CONTACT

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Construction Consultant

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Conowingo, MD 21918

linkedin.com/in/amy-cusimano-61b4657a

EDUCATION

Notre Dame of MD

Bachelor of Arts in Early Childhood/ Education Requirements

Fredenick Community College

AA Degree Criminal Justice

CERTIFICATIONS

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

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2019-Present

Smithtown, New York

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

Beazer Homes — 2013-2019

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

The Ryland Group — 2001-2013

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

KBS Trim, Inc. — 1999-2001

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

Army National Guard — 1989-1997

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

KOW BUILDING CONSULTANTS



William Cutler

Regional Director, Building and Construction Consultant

KOW Building Consultants

CONTACT

williamc@kowbc.com

Director, Capital Region

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Arlington, VA 22204

linkedin.com/in/will-cutler-0601077

EDUCATION

Georgetown University
Masters in Professional Studies
Real Estate

Pennsylvania State University
BS, Management

CERTIFICATIONS

Completing Real Property Administrator (RPA) Certificate program

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

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

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2016-Present
Arlington, VA

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

PB&R Property Management/ Vanguard Realty Group 2015-2016
DC/MD- Asset Manager.

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

Jones Lang LaSalle 2013-2015
DC/MD/VA- Tenant Representative Project Manager

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

Cassidy Turley 2010-2013
DC/MD/VA- Project Manager

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

Commercial Real Estate Advisors
DC/MD/VA

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

KOW BUILDING CONSULTANTS



Michael Endreny

Regional Director, Building and Construction Consultant

KOW Building Consultants

CONTACT

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PCRs, SOR,ROPs, etc.

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Auburndale, MA 02466

https://www.linkedin.com/in/michael-endreny-45198111/

EDUCATION

Colby College

Major: English Literature

CERTIFICATIONS

Professional Certificate in Managing Construction Projects, Wentworth Institute of Technology

MBA Multifamily Property Inspections Certificate of Completion

OSHA 10-Hour Training

AutoCAD

Fluent in Spanish

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2018-Present

Smithtown, New York

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

Cory Manufacturing — 2015-2019

West Bridgewater, MA – Strategy Officer

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

Build It Green! NYC — 2010-2015

New York, New York – Director of Material Donations

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

D.H. Murray Architecture — 2009-2012

Plainview, New York – Junior Architect

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

KOW BUILDING CONSULTANTS



Matthew Embry

Building and Construction Consultant

KOW Building Consultants

CONTACT

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Site Observation Reports (SOR)

Nashville, TN

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

Education

Middle Tennessee State University

Bachelor of Science, Commercial Construction Management

Minor in Business Administration

Community College of the Air Force

Associates of Science, Electronic Systems Technology

Certifications

- **OSHA 30**
- **ASHE Health Care Construction Workshop**
- **MBA Multifamily Certificate of Completion Property Inspections**
- **ASTM 1527 Phase I ESA Trained and Certified**

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS

March 2025-Present

Nashville, TN – Building Consultant

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

Jasper Builds

Nashville, TN – Project Manager

Jan 2024-Oct 2024

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

The Whiting-Turner Contracting Co

Nashville, TN– Project Manager,

Assistant Project Manager, Project Engineer

June 2018-Jan 2024

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



Greg DiCandia

Building and Construction Consultant

KOW Building Consultants

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PCRs, SORs

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Smithtown New York 11787

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EDUCATION

Suffolk County Community College

Business Administration

1982

CERTIFICATIONS

Environmental Protection Agency (EPA) Lead Safety Certification

Electrical Code Course

Certified Construction Consultant

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2015-Present

Smithtown, New York

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

A Cut Above Contractors Inc. — 1986-2014

East Northport, New York – Owner / General Contractor

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

Harris Corporation — 1980-1986

Syosset, New York – Technical Illustrator / Graphic Artist

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



Bryce Gifford

Building and Construction Consultant

KOW Building Consultants

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PCRs, SOR, ROPs, etc.

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Smithtown New York 11787

https://www.linkedin.com/in/bryce-gifford/

EDUCATION

University at Buffalo
B.A. in Geographic Information Systems

Monroe Community College
A.A.S in Construction Technologies

CERTIFICATIONS

OSHA 30–Hour Training

OSHA 10-Hour Training

ACI Field Technician Grade 1

8HR Confined Space Certification

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

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2023-Present
Smithtown, New York

- Performs monthly site observations to review and opine on construction and renovation payment requests (Application for Payment.)
- 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.



Dylan Hinton

Building and Construction Consultant

KOW Building Consultants

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Construction Consultant / Inspector

Richmond, VA 23220

CERTIFICATIONS

- **OSHA 30-Hour Construction**
- **NCMCA Certified Masonry Professional (CMP)**
- **U.S. Navy Advanced Leadership Development Course**
- **First Aid / CPR**

EDUCATION

Louisiana State University

Bachelor of Interdisciplinary Studies, Humanities and Social Sciences

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2026-Present

Richmond, VA – Construction Consultant / Inspector

- Performs monthly site observations on lender-financed commercial and multifamily construction projects throughout the Commonwealth of Virginia, reviewing and opining on payment requests (Application for Payment).
- Prepares Construction Progress Reports commenting on work in place, budget and contingency, change orders, stored materials and deposits, schedule, permits, and lien waivers.
- Identifies and communicates risk factors to lenders, owners, and general contractors to support funding decisions.
- Proofs and reviews reports prepared by fellow consultants for accuracy and consistency prior to issuance.

MH Masonry & Associates — 2023-2026

Richmond, VA – Assistant Project Manager

- Managed commercial, institutional, and industrial masonry projects across Central Virginia from preconstruction through closeout, including schools, healthcare, manufacturing, and parking structures.
- Prepared monthly pay applications and schedules of values; tracked budgets, change orders, and cost-to-complete.
- Reviewed architectural and structural drawings, submittals, and RFIs, coordinating with general contractors, architects, and engineers.
- Served as on-site Safety Manager on a large commercial project, enforcing OSHA, local, state, and federal compliance.

U.S. Navy Reserves – Seabees — 2020-Present

Naval Construction Force – Company Operations LPO (PO2)

- Leads Seabee company operations, executing missions stateside and abroad in austere, deployed environments.
- Plans and supervises CESE (Civil Engineering Support Equipment) operations on engineering projects.
- Recipient of the Joint Service Achievement Medal, Navy Achievement Medal, and Battle 'E' Ribbon.

Shoosmith Construction — 2021-2023

Chester, VA – Civil Engineering Site Lead

- Performed heavy equipment operation for site development, earthwork, and utility installation on commercial projects.
- Read and interpreted site and civil plans to support grading, layout, and field coordination.

KOW BUILDING CONSULTANTS



Sean Kelly

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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 Principles 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 Angles, 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

KOW BUILDING CONSULTANTS



Peter Kilgust, RA

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EDUCATION

Tulane University

BS in Architecture, 2009

MA in Architecture, 2010

Headquarters

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YouTube

https://www.youtube.com/channel/UCPZXC-rFHW2kUIW8aONcjEw

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.

KOW BUILDING CONSULTANTS



Jeffrey Kilroy

LEED GA, MFBA
Building and Construction Consultant
KOW Building Consultants

CONTACT

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Construction Consultant

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New York, New York 10001

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EDUCATION

New York Institute of Technology
Masters of Science in Energy Management;
Bachelor of Technology in Electrical and Computer Engineering

CERTIFICATIONS

U.S. Green Building Council-LEED GA
Building Performance Institute Building Analyst Certification
Envelope Professional Certification
Multi-Family Building Analyst (MFBA)
Psychometric Engineering Applications Certificate of Course Completion at
The Practicing Institute of Engineering, Inc

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2017-Present

New York, New York

- Conducts Property Condition Assessments (including ASTM 2018 Standard) for IPNAs (Integrated Physical Needs Assessments), general properties, green projects, HUD funded refinancing, HUD funded retrofit and Freddie Mac projects.
- Performs level 1 and 2 energy audits for IPNAs and other projects.
- Conducts construction phase site visits - Enterprise Green Communities.
- Perform TR8 Energy Code Progress Inspections.
- Oversee implementation of 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 conjuncture with infrared thermography to identify major areas of heat loss and air infiltration in multifamily homes and commercial properties.

Ceil Power LLC — 2012-2015

Project Manager

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

Jewel Electric Supply Co. — 2007-2012

Commercial Accounts Specialist

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

KOW BUILDING CONSULTANTS



Bradley Kosh

Building and Construction Consultant

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CONTACT

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PCRs, SORs

San Diego, CA

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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.



Justin McNabb

Building and Construction Consultant

KOW Building Consultants

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Building and Construction Consultant

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EDUCATION

Missouri State University

Bachelors Degree in Business Administration, Management and Operations

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2025-Present

Smithtown, New York

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

Truehold 2023-2025

St. Louis, Missouri – Field Operations Lead

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

SFR3 Fund 2020-2023

St. Louis, Missouri – Sr. Project Manager

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

Wedgewood Inc 2017-2020

San Francisco, CA – Sr. Project Manager

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

REI Nation 2014-2017

Huston, TX – Senior Manager

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

KOW BUILDING CONSULTANTS



Luis Meza

Building and Construction Consultant

KOW Building Consultants

CONTACT

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Construction Consultant

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CERTIFICATIONS

OSHA 30

Frist Aid/CPR

EDUCATION

University of Colorado – Boulder
Bachelors Degree
Environmental Design

Mitchell Technical College
Associate of Applied Science Degree
Architectural Design & Building Construction

Mitchell Technical College
Associate of Applied Science Degree
Electrical Construction & Maintenance

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2025-Present

Denver, CO –Construction Consultant

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

Empower Construction
2022-2025

Denver, CO (Remote) –Site Superintendent

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

TCC Multifamily
2021-2022

Denver, CO (Remote)– General Superintendent

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

KOW BUILDING CONSULTANTS



Matthew Murphy

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Environmental and Construction Consultant

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Smithtown New York 11787

https://www.linkedin.com/in/murphyryanmatthew/

EDUCATION

Northeastern University

Major: B.S. in Chemical Engineering

Dean's List, Honors College, Magna Cum Laude

CERTIFICATIONS

OSHA-10

ASTM E1527 ESA

Multifamily Building Analyst (MBFA)

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2025-Present

Smithtown, New York – Environmental and Construction Consultant

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

Takeda Pharmaceuticals — July 2023 – December 2023

Cambridge, Massachusetts –Continuous Separation Co-op

- Created system for continuous palladium remediation during API production with team of engineers
- Used and serviced membrane and centrifugal separator platforms
- Made key decisions on what materials used in project
- Used an AAS instrument to measure palladium concentration
- Worked with team to exploit automation technologies to increase quantity of samples
- Designed, performed, and presented on experiments regarding scavenger and separation efficiency

Viken Detection — July 2022-December 2022

Burlington, MA – Ion Mobility Spectrometry Co-op

- Worked on Foxhound, a field narcotic testing unit that utilizes IMS and an algorithm for detection
- Designed experiments to identify, isolate, and solves ongoing issues with the Foxhound
- Analyzed and created graphs and presentations of data collected on Foxhound
- Collaborated with the data analysis team to craft new procedures to produce more viable data
- Collected data on various narcotics and controlled substances in wet lab setting
- Demonstrated Foxhound's capabilities to salespeople and law enforcement officers

KOW BUILDING CONSULTANTS



Alexander Pena

Building and Construction Consultant

KOW Building Consultants

CONTACT

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EDUCATION

Manhattan College

BS in Mechanical Engineering, 2020

Headquarters

1034 West Jericho Turnpike

Smithtown, NY 11787

O (631) 757-5000

F (631) 757-9781

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2025-Present

Smithtown, New York

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

The Pace Companies — 2024-2025

New York, NY - APM/Estimator

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

Hansen Mechanical — 2023-2024

New York, NY – Project Engineer

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

Partner Engineering — 2022

Lass Vegas, NV – Project Assessor / Staff Engineer

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

KOW BUILDING CONSULTANTS



Lesa A. Rikard

Building and Construction Consultant

KOW Building Consultants

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Construction Consultant

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Burlington, NC 27215

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EDUCATION

North Carolina Agricultural & Technical State University

Masters: Science in Industrial Technology – Construction Management **May 2008**

North Carolina Agricultural & Technical State University

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

CERTIFICATIONS

-Construction Manager in Training (CMAA)

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

National Association of Women in Construction (Durham Chapter)

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2022-Present

Burlington, North Carolina

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

City of Durham — 2018-2022

Durham, North Carolina – Project Manager

- Procure, supervise and coordinate the design and construction of a wide range of City public improvements.
- Provided services which include conducting feasibility studies, project planning and scheduling, contract document review and construction administration for facility renovations, new 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.

KOW BUILDING CONSULTANTS



James Scales

Building and Construction Consultant

KOW Building Consultants

CONTACT

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Construction Consultant

Dayton, Ohio 45429

LinkedIn.com/James Scales

EDUCATION

Bachelor - Civil Engineering

University
University of Cincinnati

CERTIFICATIONS

LEAN Six Sigma Certification

ACI Field Technician Grade 1

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2024-Present

Dayton, Ohio –Construction Consultant

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

Omnipro Services LLC
2023

Canton, Ohio –Project/Document Administrator

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

Ohio Department of Transportation
2022-2023

Columbus, Ohio – Southwest Regional Outreach Manager

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

KOW BUILDING CONSULTANTS



Adam Stawinski

Building and Construction Consultant

KOW Building Consultants

CONTACT

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PCRs, SORs

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Smithtown New York 11787

EDUCATION

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

CERTIFICATIONS

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

MBA Multifamily Property Inspections Certificate of Completion

N.Y.S. BUILDING & FIRE
Code Enforcer- N.Y.S. Certified

N.Y.S. REALTOR
License #10401298504

FEMA DISASTER
Specialist- Certified

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — 2018-Present

Smithtown, New York

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

BRACIA REALTY GROUP — 2014-2018

Project Manager / Realtor

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

BRACIA HOME INSPECTION — 2014-2018

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

INSURANCE-LOSS/RISK CONTROL CONTRACTOR — 2012-2016

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

BROADRIDGE FINANCIAL SOLUTIONS — 2012-2013

Operations Specialist

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



Kerrick Wille

Construction Consultant
KOW Building Consultants

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EDUCATION

Penn State University

Major: B.S. in Energy Business and Finance
Minor: Economics

CERTIFICATIONS

10-Hour OSHA Certified

MBA Multifamily Property Inspections Certificate of Completion

ASTM 1527 Phase I ESA Trained and Certified

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2026-Present

New York, New York

- Perform 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.
- Conduct Property Condition Assessments (including ASTM 2018 Standard) for general properties, green projects, HUD funded refinancing, HUD funded retrofit, Fannie Mae and Freddie Mac projects.
- Perform Phase I Environmental Assessment record reviews and site reconnaissance in accordance with ASTM E1527-13/AAI.

SILVER BAY LENDING
2025-2025

Hampton Bays, New York

- Worked with teams across multiple offices to evaluate client creditworthiness and mortgage eligibility.
- Conducted analysis of credit scores and debt to income ratios to evaluate borrower risk and ensure safe lending practices.
- Worked in a hands-on environment, gaining valuable experience in the every-day operations and decision making of more managerial roles.

KOW BUILDING CONSULTANTS
2024-2024

New York, New York

- Researched and prepared new business line plans as well as wrote 15+ research summary papers on technical and business issues for employees that helped to streamline everyday operations of the company.
- Performed 20+ inspections for the company and aided in preparing analysis that was sent to and used by clients.

Sustainability Team



Jared Forman

LEED GA, HERS RATER
Director of Sustainability
KOW Building Consultants

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Director of Sustainability Programs

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EDUCATION

University of Delaware

Major: Environment Science – Sustainable Energy Technology

2011-2015

CERTIFICATIONS

Leadership in Energy and Environmental Design (LEED) Green Associate

HERS Rater

10-Hour OSHA Certified

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2021-Present

New York, New York

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

Steven Winter Associates, Inc.
2018-2021

New York, New York – Sustainability Consultant

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

KOW BUILDING CONSULTANTS



Brandon Lopez

Director of Integrated Physical Needs Assessments

KOW Building Consultants

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Director of Integrated Physical Needs Assessments

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linkedin.com/in/brandon-lopez-sustainability

EDUCATION

Columbia University
Masters (M.S.) in
Sustainability management

Rutgers University
Bachelors (B.S.) in
Biochemistry Toxicology

CERTIFICATIONS & SKILLS

LEED® Green Associate™

Environmental Management

Client Engagement

Document Management

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2019-Present
New York, New York - Building & Energy Inspector for Sustainability Services

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

Hellmuth, Obata, &K Kassabaum (HOK) 2017-2019
New York, New York – Project Administrator

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

NYC Mayor's Office of Environmental Coordination 2017
New York, New York- Research Analyst Intern

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

Ralph Geiger Turfgrass Education Center 2014-2017
New Brunswick, NJ- Research Field Assistant

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



Allison Brundage

Sustainability Analyst

KOW Building Consultants

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Sustainability Analyst

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New York, NY 10018

https://www.linkedin.com/in/abrundage001

EDUCATION

University of Delaware

Bachelor of Environmental Engineering

Minor in Environmental Sustainability

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS — November 2024 - Present

New York, New York

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

H2M Architects + Engineers — September 2022 – March 2024

Suffern, New York – Staff Water Resources Engineer

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

Philadelphia Water Department — August 2021 – August 2022

Philadelphia, Pennsylvania – Environmental Engineer

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

Walden Environmental Engineering — November 2020 – July 2021

Hopewell Junction, New York – Project Engineer

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



Hameed Cornelius

Senior Sustainability Consultant

KOW Building Consultants

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EDUCATION

TCI College of Technology
AOS in HVAC-R

Penn Foster Career School
HVAC- Career Diploma

Sustainable South Bronx
Bronx Environmental Stewardship Training for Buildings

CERTIFICATIONS

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

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2021-Present
Smithtown, New York

- Perform energy audits and diagnostic testing, for multifamily buildings to meet various standards
- Perform site visit including lighting audits, blower door/air leakage testing, combustion analysis, in-unit ventilation and water testing
- Communicating with and providing education to client about their energy usage to empower them to reduce their expenses and make choices that positively impact their energy bills
- Write technical reports using Excel and Word and generate photo log for
- field work
- Ensure report deliverable are on time and of high quality and follow ASTM and BPI standards
- Complete reports required for IPNA, EGC, LL87, NYSERDA 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

Brighthome Energy Solutions, INC. 2012-2018
Elmsford, New York- Energy Consultant

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



Nicholas Gilmore

Sustainability Analyst
KOW Building Consultants

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Sustainability Consultant

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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.



Evan Fox

Property Condition Assessor
KOW Building Consultants

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

EDUCATION

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

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

Certifications

- **Esri ArcGIS**

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2025-Present
New York, New York – Property Condition Assessor

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

NYC Department of Housing Preservation & Development 2023-2025
New York, New York – Assistant Project Manager

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



Olivia Pang

Sustainability Consultant
KOW Building Consultants

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EDUCATION

Duke University
M.S. in Environmental Management;

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

Certifications

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

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS 2025-Present
New York, New York – Sustainability Consultant

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

Newport Partners 2024-2025
Schenectady, New York – Energy Efficiency Analyst

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

Applied Data Research Institute 2023-2024
Durham, North Carolina – Transportation Modeling Analyst

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

National Parks Conservation Association 2023-2024
Richmond, Viginia – Sustainability Analyst

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

CleanAIRE NC
Raleigh, North Carolina – Environmental Health Analyst 2023

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

KOW BUILDING CONSULTANTS



Ari Sokolov

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EDUCATION

University of Florida
BS - Environmental Engineering
2014

Philadelphia University
Masters - Sustainable Design
2018

CERTIFICATIONS

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

ENERGYSTAR Multifamily New Construction Verifier

HERS Rater

10-Hour OSHA Certified

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
2023-Present
New York, New York

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

Steven Winter Associates, Inc.
2019-2023
New York, New York – Sustainability Consultant

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



Elaria Turton

Sustainability Consultant

KOW Building Consultants

CONTACT

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Sustainability Consultant

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/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



Annie Yang

Sustainability Analyst

KOW Building Consultants

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New York, NY 10018

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/in/annie-y-a88a8a1bb/

EDUCATION

Barnard College

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

Dean's List, NSF Research Grants

MBA Multifamily Property Inspections Certificate of Completion

PROFESSIONAL EXPERIENCE

KOW BUILDING CONSULTANTS
September 2023 - Present

New York, New York

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

Lamont-Doherty Earth Observatory
June 2023 - June 2024

Palisades, New York – Researcher

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

Pandemic Water Sampling Program
Sep. 2022- May 2024

New York, New York – Project Assistant

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

Environmental Science Department
Sep. 2023 – May 2024

New York, New York – Department Mentor

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