



Retail Center

SERVICES

- ◆ Roofing & Exterior Wall Consulting
- ◆ Water Intrusion Investigation
- ◆ Building Enclosure Testing and Analysis
- ◆ Fenestration, Curtain Wall and Facade Performance Testing (Air and Water)
- ◆ Peer Review and Design Service
- ◆ Non-Destructive Evaluation and Analysis (Infrared Thermography)
- ◆ Forensic Evaluations and Remedial Designs
- ◆ MEP Consulting
- ◆ Foundation / Structural Consulting
- ◆ Pavement Consulting
- ◆ Project Management/Contract Administration
- ◆ Document Review
- ◆ Litigation Support

Service Overview

Often during completion of standard due diligence work, problematic or systemic building issues are encountered. Nova has the resources and expertise to assist with identifying, quantifying, prioritizing and solving potential or existing physical risks and liabilities. Having these capabilities allows for a quick response to determine the extent a problem may impact the overall value and performance of a building or system.

For existing properties, some building systems fail or perform at a level that is unsatisfactory to the owner, property manager, contractor or design professional. Nova assists clients by investigating the cause or causes of a failure and makes recommendations for corrective measures.

Experience

Nova Consulting has licensed architects, engineers and consultants located throughout the country. Our staff is able to mobilize quickly to meet today's shortened due diligence timelines. With Nova's diverse team as a due diligence partner, you can be assured you'll have a versatile resource committed to providing the information you need to make informed decisions during your real estate transaction. Additionally, we have staff trained in specific areas of expertise who are available to consult as needed.



JUSTIN LIA, PE, LEED AP Vice President, Equity Group Manager

Mr. Lia has 30 years of experience in the industry. With experience as a contractor, construction inspector, design engineer, forensic engineer and due diligence advisor, he leverages a deep technical skill set to serve equity and corporate clients with demanding real estate needs. His experience with CRE transactions ranges from the smallest jobs to single buildings valued in excess of \$1B, and portfolios valued in excess of \$3.5B. Complex, transactional due diligence is what he does best.

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CASE STUDY

Summary:

As part of the client's due diligence work, Nova was hired to complete an equity-level Property Condition Assessment for a retail site in Snoqualmie, Washington. The project consisted of five single-story retail buildings, constructed in between 2003 and 2006. The strip retail centers had a variety of exterior wall finishes.

Highlights:

During the initial site observations for the PCA, Nova determined that the stucco-clad elevations of the building had excessive hairline cracking. While on-site, our associate was able to contact one of our in-house Registered Exterior Wall Consultants to review the field conditions. The Nova team was able to confirm field conditions indicative of systemic failure. We quickly communicated this information and the potential cost impact to the client. A follow-up site visit was scheduled to complete an infrared assessment (moisture survey) and collect samples for petrographic analysis. Based on the additional information obtained, Nova was able to provide an accurate repair scope and cost to our client. While the original PCA would have identified the issues with the stucco, the true extent and overall cost impact of the issue would have been an unknown risk. The detailed scope and costs gave the client the information needed to negotiate with the seller for corrective repairs. By working closely with the current building owner, their contractor and the client, Nova was able to ensure repairs were properly completed.