# About Us

- **Company Overview** .......................................................... 3
- **World Office Locations** ................................................... 4
- **Leadership Team** ............................................................. 5
- **Capital Markets Group** ................................................... 6
- **Equity Group** ................................................................. 7
- **Construction Services Group** ......................................... 8
- **Strategic Energy Group** .................................................. 9
- **Business Development Team** ........................................ 10

# Real Estate Due Diligence

- **Environmental Site Assessment** .................................... 11
- **Subsurface Investigation** ................................................ 12
- **Property Condition Assessment** ..................................... 13
- **Expanded Property Condition Assessment** .................... 14
- **Construction Monitoring Services** ................................. 15
- **Forensic Investigations** .................................................. 16
- **Building Science & Facility Inspection/Testing** ............... 17
- **Roofing & Waterproofing Consulting** .............................. 18

# Health and Safety

- **Asbestos Management** .................................................. 19
- **Lead-Based Paint Management** ..................................... 20
- **Indoor Air Quality** ....................................................... 21
- **Industrial Hygiene & Safety** .......................................... 22

# Environmental Compliance ............................................. 23

# Energy Efficiency ............................................................ 24
Nova Consulting Group, Inc. (Nova) is an international, multidisciplinary consulting firm providing environmental, engineering and energy consulting and design services throughout North America and around the globe.

Incorporated in Minnesota in 1987, Nova has proudly become one of the largest privately held environmental and engineering firms. This pride shows through in our company-wide commitment to service excellence. With a broad depth of experts across the globe, coupled with understanding our clients’ needs, we are able to provide innovative and cost-effective solutions for all your due diligence needs. Our Commitment to our clients has placed Nova as one of the top five providers of real estate due diligence services.

Nova consults with our clients to minimize financial risk, meet all regulations and maintain a good safety record through the following service areas:
- Real Estate Due Diligence
- Health and Safety
- Environmental Compliance
- Energy Efficiency

With locations throughout the United States and across the globe, Nova is able to provide a full array of services to an extensive list of satisfied clients, including: lenders and financial institutions; real estate owners, managers, and developers; schools, hospitals, and government agencies.

Meeting Your Needs
Each Nova project is specifically tailored to the unique needs of the client. We have a proven record of being dedicated to meeting and exceeding our clients’ expectations by providing innovative and cost-effective solutions to meet their environmental and engineering needs. Nova’s goal is to create long-term partnerships with clients to ensure that our solutions are properly designed, implemented, evaluated and adjusted to promote sustainable regulatory compliance. Nova’s success is based on our commitment to integrity, compliance, pride and ownership in every project we complete.

Clients
- Mortgage Lenders
- Real Estate Owners, Managers and Developers
- Institutional Investors
- Private Equity Firms
- Bankers and Attorneys
- Industrial Firms
- Schools and Hospitals
- Government Agencies
- Housing Authorities

We are honored to announce that we have earned recognition from the following entities:
NOVA CONSULTING LEADERSHIP

STEVE CUMMINGS
Chief Executive Officer

Mr. Cummings co-founded Nova Consulting Group, Inc., in 1987, and under his guidance and leadership, the company has grown to become one of the largest and most well-respected firms in the environmental engineering industry. Always keeping the focus on our clients’ needs, Steve has guided Nova in developing and adapting the company’s services, thereby growing the company and serving as a trusted advisor to our clients.

ROBERT HIRD
Senior Vice President, Chief Operations Officer

Mr. Hird has over 27 years of experience in the due diligence, environmental and engineering industry. As Chief Operations Officer, Mr. Hird is responsible for the development and implementation of Nova’s operational services to support our clients’ needs. This includes working with clients to delineate appropriate scopes, objectives, budgets and priorities to meet their project needs as well as working with staff to ensure that they are properly trained and that quality assurance programs are properly followed.

JIM GOTT
Director, Nova Ambiente

Jim Gott is responsible for overseeing Nova’s European operations. As a civil and structural engineer with over 25 years of experience, Jim has spent his career supporting numerous International companies with acquisition and divestiture projects. Additionally, Jim has successfully led brownfield site assessment and redevelopment projects as well as assisted debt providers with property due diligence and construction loan management.

NEIL ARCHIBALD
Senior Vice President, Business Development

Mr. Archibald manages accounts for Nova’s domestic and international platform and oversees Nova’s Business Development division. Since joining Nova in 2010, he has helped rapidly expand Nova’s footprint by focusing on operations, revenue opportunities, customer service, and strategic partnerships. He brings over 15 years of experience in real estate, and the commercial real estate due diligence industry.

BEN BOHLINE
Chief Financial Officer

Mr. Bohline oversees the finance / accounting and human resources functions of Nova. Mr. Bohline works closely with the other members of Nova’s executive team and helps provide information to make operational, financial, and strategic decisions. He is also responsible for corporate insurance, audit and tax, employee health and welfare plans, and banking relationships. Mr. Bohline is a Certified Public Accountant (CPA).

PAUL JOHNSON
Senior Vice President, Director of Operations

Mr. Johnson directs the international efforts of Nova Consulting Group, Inc. He works closely with the group managers and office managers of Nova’s branch offices. Mr. Johnson has more than 30 years of experience in environmental consulting. He has managed technical service groups, contracts, sales and marketing initiatives, and has developed many of Nova’s technical programs and standard operating procedures.

CARY ASPER
Senior Vice President, Capital Markets Group

Mr. Asper manages Nova’s National Client Program. He provides senior technical review of deliverables to ensure all aspects of the scope are met. As a SVP with Nova, his work involves extensive client contact, including state and nationwide project management; program implementation; QA / QC; and liaison with federal, state and local regulatory agencies. Mr. Asper focuses on innovative problem solving with clients in order to assist transactions to a successful close.

JESSICA DOERNER
Senior Vice President, Marketing and Client Relations

Ms. Doerner has spent the last decade working with lenders and institutional investors in the commercial real estate industry. She works closely with Nova’s clientele in the Northeast to improve customer relations and share best practices. Jess also reports on property due diligence trends via Nova’s bimonthly newsletter and oversees Nova’s marketing and brand management.
For over a decade, Nova's Capital Markets Group (CMG) has grown and maintained its position as a nationwide leader in environmental and engineering due diligence services. From Nova's national platform, CMG has provided timely, pragmatic and cost-effective solutions for clients throughout North America and Mexico.

CMG continues to exceed client expectations, working with banks, agency lenders, life insurance companies, CMBS lenders, REITs, pension funds and developers. We have built an expert and experienced staff of National Account Managers that average over 20 years of experience in the industry. They have expertise in evaluating each specific project and interpreting the most recent industry standards.

CARY ASPER
Senior Vice President, Capital Markets Group

Mr. Asper manages Nova’s National Client Program. He provides senior technical review of deliverables to ensure all aspects of the scope are met. As a SVP with Nova, his work involves extensive client contact, including state and nationwide project management; program implementation; QA / QC; and liaison with federal, state and local regulatory agencies. Mr. Asper focuses on innovative problem solving with clients in order to assist transactions to a successful close.

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RAY HUTCHISON
Vice President, New York, NY

Mr. Hutchison has over 20 years of experience in the engineering and environmental science fields. He has been involved in the details of thousands of real estate transactions and understands the specific needs and scopes of work required for the different parties involved in the transaction.

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HITESH PATEL
National Account Manager, New York, NY

Mr. Patel has over 22 years of consulting experience in the environmental and engineering industry. He has assisted a wide range of clients, including CMBS lenders, insurance companies, national and regional banks, REITs, agency lenders, and equity firms with their due diligence needs.

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GREG MURPHY
Vice President, San Francisco, CA

Mr. Murphy offers over 20 years of experience in the real estate assessment field. He works with a wide variety of clients across the country and has managed the successful completion of over 15,000 due diligence projects throughout his career, including Phase I and II environmental assessments, property condition assessments and seismic studies.

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Nova has developed a reputation for national leadership in providing due diligence services. Acknowledging that there is no “one size fits all,” our group is committed to providing Nova clients with customized solutions at all points in the real estate cycle.

This starts with understanding the scope of a project. We advise in areas such as acquisition, disposition, pre-/mid-/post-lease, and capital planning. Our due diligence team shifts to meet a client’s specific needs and goals. By focusing on a client's needs, Nova’s Equity Group can determine appropriate scope and thus deliver value and favorable cost/benefit solutions to solve many real estate problems.

Mr. Jackson has over 25 years of experience in construction, engineering and project management. Utilizing dual undergraduate degrees in mechanical engineering and economics his diverse background includes construction, design, oversight, contract administration, due diligence, building envelope commissioning, and expert witness/construction defect work in mechanical, plumbing and fire protection systems, building envelope and energy efficiency. Mr. Jackson is a licensed professional engineer in the state of Oregon and based in the Portland area of the Pacific Northwest.

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Mr. Badger is an Environmental Professional with a diverse technical background and experience conducting and reviewing Phase I ESAs, Phase II subsurface investigations, asbestos remediation, and IAQ assessments on all asset types and classes. He holds accreditation under AHERA, and the state of Illinois and Indiana to conduct asbestos building inspections, as well as AARST-NRPP and Illinois accreditations to conduct radon concentration measurements. He leverages his technical ability and exceptional communication skills to consistently deliver solutions to our clients and specializes in bridging the gap between the complex environmental issues and the equally complex business problems facing our clients. Mr. Badger has a national focus and is located in Chicago, IL.

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Mr. Favino has over 30 years of experience in the building and construction industry. He is a subject matter expert in the fields of HVAC, Plumbing, Fire Protection and Electrical (“M.E.P.”) systems and building construction. Mr. Favino provides a unique and in-depth insight perspective for commercial real estate projects. Tom is based in Hallandale, FL.

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Mr. Grismer is a licensed architect with over 40 years of experience in architecture, construction, construction management, and due diligence reports. His architectural experience has spanned from the Midwest to the western states. He has lectured on CAD development in England, France, and Ireland. Rick is an Account Manager focused on supporting the Chicago market.

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Mr. Dumitrescu is a licensed Professional Engineer in the state of New York and has over 35 years of professional experience in construction and mechanical/electrical engineering design and due diligence services. Over the past 25 years Mr. Dumitrescu has been involved in all aspects of the due diligence process and has completed over 1,500 PCAs and prepared curative budgets to remedy physical deficiencies on all types of real estate property including office, multifamily, hotels/motels, warehouse and industrial buildings, parking garages, retail strip centers and stand-alone stores, enclosed shopping malls, nursing homes, mobile home parks, and self-storage facilities. In addition, he has provided construction monitoring services for a variety of projects in U.S and abroad.

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Nova minimizes risk to major construction lenders, developers and building owners by providing third-party comprehensive review, monitoring and reporting during the construction process.

Over the past five years, Nova staff has performed these services on hundreds of construction projects across the U.S. Nova maintains a staff of experienced engineers, architects and construction managers to assist our clients in the review of specific building systems from conceptual schematics to completed installations and commissioning.

JOSEPH DIBERNARDO
Vice President, CSG Manager

Mr. DiBernardo, with a background in Civil Engineering has over 23 years of experience in engineering design, consulting, construction monitoring and project management. More recently, he has focused on construction loan risk management for national and international lenders, commercial banks, real estate management firms, private equity investors, tax credit unions and reliance lenders. He is currently responsible for management of a technical staff of architects, engineers and construction specialists, department sales/marketing, preparing proposals, client interface and construction administration reporting to minimize construction risks for clients.

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AMY LALONDE
CSG Senior Project Manager

Ms. Lalonde is a licensed Architect and holds Master’s degrees in both Architecture and Architectural Engineering. She has over 10 years of experience in the architecture and consulting industries. Her consulting experience has been focused on construction loan monitoring and pre-construction risk assessment for construction lenders, equity investors, and syndicators on various projects across the country, including multi-family, student housing, retail, hospitality, low-income housing tax credit (LIHTC) projects, historic tax credit projects and more.

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IRIS GRANT BROWN
CSG Senior Project Manager

Ms. Grant-Brown has a background in Civil Engineering and Construction Management in the private and public sectors. She brings approximately ten years of professional experience in disaster recovery and remediation, construction management, and site and building analysis. Ms. Grant-Brown’s engineering and construction experience spreads from engineering due diligence, concept and site development, commercial and multi-family residential facility construction, to tenant build-out projects. She also has experience with oversight of construction loan monitoring projects, and identifying immediate repairs and calculating replacement reserves for a variety of loans and specialty lending programs.

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SEAN PARADINE
CSG Senior Project Manager

Mr. Paradine is a Registered Architect with over 25 years of experience in architectural design, project management, construction administration, property condition assessments, constructability/document reviews and construction draw monitoring. A career highlight includes the participation of multiple education facilities projects in California.

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TRENT AUGUSTUS
CSG Senior Project Manager

Mr. Augustus is a licensed general contractor in the state of Utah and has more than 20 years of experience in the building construction, construction management, building cost analysis and property condition assessment field. Recently he has focused on property condition assessments and construction loan document reviews covering a wide range of residential, multi-family, retail, industrial, hotels and assisted living centers. In addition, he has a seasoned background in insurance damage cost analysis and insurance underwriting inspections.

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ELDA POMALES
Project Manager

Ms. Pomales has a Bachelors in Architecture and is on her way to becoming a licensed Architect. She has 5 years of experience in the architecture field and 3 years of due diligence, which includes Debt, Equity, and Agency PCAs. She has assessed all types of real estate properties including office buildings, hotels, apartment buildings, hospitals, courthouses, assisted living care centers, self-storage facilities, and mobile park homes.

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The Strategic Energy Group division of Nova provides real estate investors, developers, and managers with insight into the effects of energy on the financial performance of real estate portfolios. Drawing on extensive experience in energy consulting, the Nova team specializes in translating the energy performance of buildings into financial terms. Nova assists clients with developing energy expense reduction strategies as a means of increasing the value of real estate assets.

Nova has key personnel on staff with 10+ years of experience in the energy efficiency field. We provide custom energy audit reports that include site-specific solutions based on dialogue with clients and actual historic performance. We are able to meet tight delivery timelines that fit within the due diligence period for lenders. We also do equity work that relies on long relationships with clients and frequent communication and support.

KEELY FELTON, CMVP
Vice President, Strategic Energy Group
Ms. Felton oversees all Freddie and Fannie green loan reports and other deliverables completed by Nova’s Strategic Energy Group. In this capacity, she reviews High-Performance Building reports and Green Assessment reports for these programs while working closely with Nova’s clients to make sure that all pertinent information is communicated throughout the process. Keely is a Certified Measurement and Verification Professional. She is highly experienced with utility data analysis, including Portfolio Manager and benchmarking.

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CLIFFORD BABSON, CEM, CMVP CEA, BESA, LEED AP BD+C, BPI-MFBA
Senior Project Manager, Technical Team Leader
Mr. Babson is a retired Ship’s Captain with over 25 years of facility and energy engineering experience. He has managed or assessed an extensive variety of facility types, including multifamily, commercial, high-rise, and industrial. He has a strong background in energy auditing, assessment, and modeling. He holds an array of energy industry certifications from the Association of Energy Engineers, the Building Performance Institute, and many others. He has been approved by the state of New York to sit for the Professional Engineers Exam and is also a licensed Real Estate Agent in the state.

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MARGO BILLINGS, BPI-MF
Associate Technical Team Manager
Ms. Billings is the Technical Team Leader and Senior Project Manager for Nova’s Strategic Energy Group. Margo is a BPI-certified energy auditor with nine years of experience in building energy efficiency consulting and project management. Her primary responsibilities at Nova include senior technical review of deliverables to Energy Group clients, energy and water usage modeling, and consumption analysis, training and support of field assessors and technical reviewers and QA/QC of all aspects of project management.

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CHRIS KESSLER, BPI-MF
Senior Project Manager
Mr. Kessler has over seven years of experience as a BPI-certified energy auditor with a diverse background in weatherization, HVAC design, solar PV design, and energy modeling. His work includes the Department of Energy Weatherization Assistance Program and General Manager of Rook Energy, a home performance company in southern Maine focusing on building performance at single and multi-family residential properties, small commercial properties, and religious institutions. Chris is based out of the Portland, Maine office as part of Nova’s Strategic Energy Group.

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NOLAN WARN, BPI-MFBA
Senior Project Manager
Mr. Warn is a certified energy auditor and building analyst working out of Shawnee, Kansas. Nolan worked in the renewable energy sector as a Photovoltaic System Designer for 2 years prior to joining the Nova team in April of 2017. Since joining the team, Nolan has conducted 100+ Level I and Level II energy audits and has become responsible for the continued training of the field assessors.

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BUSINESS DEVELOPMENT TEAM

NEIL ARCHIBALD  
Senior Vice President, Business Development

Mr. Archibald manages accounts for Nova’s domestic and international platform and oversees Nova’s Business Development division. Since joining Nova in 2010, he has helped rapidly expand Nova’s footprint by focusing on operations, revenue opportunities, customer service, and strategic partnerships. He brings over 15 years of experience in real estate, and the commercial real estate due diligence industry.

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Nova’s business development team is dedicated to working with our clients across the country and globe to fully understand their business so we can provide the best products, services, and technical talent that will allow them to achieve their goals.

Our team works closely with our operations group to incorporate feedback from our clients so we can continue to build the tools and technology necessary to improve the way we communicate internally and with our customers.

JESSICA DOERNER  
Senior Vice President, Marketing and Client Relations

Ms. Doerner has spent the last decade working with lenders and institutional investors in the commercial real estate industry. She works closely with Nova’s clientele in the Northeast to improve customer relations and share best practices. Jess also reports on property due diligence trends via Nova’s bi-monthly newsletter and oversees Nova’s marketing and brand management.

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TOM WARN, LEED AP  
Senior Vice President, Business Development

Mr. Warn has over 35 years of experience in conducting environmental and engineering services. His responsibilities have included project management for state and federal agencies, as well as commercial/industrial facilities, on tasks involving sustainable construction, environmental site assessment, remedial action, risk assessment, compliance audits and regulatory impact analysis.

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SARA KELM  
Vice President, Business Development

Ms. Kelm has a track record of success in sales and marketing with over 17 years of experience, 12 of which are in the commercial real estate industry, particularly in Chicago and the Midwest. She has a reputation within the industry for integrity, dependability, and exceptional customer service.

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REGINALD NEDERMAN  
Client Manager, Project Manager

Mr. Nederman is highly experienced in Commercial Real Estate due diligence including Phase I ESAs, Phase II investigations, long-term remedial oversite, and construction management. Reginald is based out of our new location in Los Angeles, assisting our clients on the West Coast.

Reginald.Nederman@novaconsulting.com  
Phone: 310-924-2439

Ms. Kelm has a track record of success in sales and marketing with over 17 years of experience, 12 of which are in the commercial real estate industry, particularly in Chicago and the Midwest. She has a reputation within the industry for integrity, dependability, and exceptional customer service.
Service Overview
An environmental assessment is conducted to identify potential environmental concerns related to on-site and off-site activities. A phased approach allows the client to maximize the information obtained while minimizing costs. Nova networks with national database research firms and coordinates subcontractors.

Typical Environmental Site Assessment activities include:

- Review of topographic / geologic / hydrogeologic information pertaining to the site and surrounding area
- Review of historical land use activities at the site
- Review of regulatory information
- Site reconnaissance
- Surrounding property observation

Experience
Nova field professionals and team leaders have solid experience conducting and managing Environmental Site Assessments for private clients, banks and government agencies all over the country. Our employees are trained to conduct or review Phase I investigations in accordance with ASTM E1527-13, EPA's All Appropriate Inquiry (AAI), Freddie Mac, Fannie Mae DUS and HUD guidelines or specific lender requirements. Nova staff have a strong understanding of facility operating systems, state and federal regulations and the fate and transport of chemicals through air, soil, surface water and groundwater. Additionally, we have staff trained in specific areas of expertise who are available to consult as needed.

CASE STUDY
Summary:
Nova was engaged to conduct Phase I Site Assessments for a single client on a portfolio of over 300 commercial properties throughout the United States while adhering to a strict 21-day deadline. The portfolio included various property types that ranged from small gas stations to convenience stores to large distribution warehouses.

Highlights:
In addition Nova's assistance in closing the deal in a short time frame, all work followed strict client guidelines that went beyond the ASTM E1527-13 scope. Nova exceeded the client's expectations throughout the process by offering proactive communication and compiling all of the salient data for the assessments and inserting it into a comprehensive summary matrix. This allowed for ease of review for all parties involved with the project.
Service Overview

A subsurface investigation to further evaluate the presence of detrimental impact to subsurface soil, soil vapor and/or groundwater is often warranted at sites where potential environmental concerns are identified. Nova's subsurface investigations are carefully developed to thoroughly assess locations of potential concern and any resulting risk to human health or the environment, and these are implemented in accordance with applicable local regulatory requirements. On various sites, Nova designs and implements remedial investigations (RI) and corrective action design (CAD) programs, and routinely develops a detailed feasibility study analysis to establish mitigation solutions that are implementable, and cost effective.

Experience

Nova's technical staff includes Professional Geologists (PGs) and Professional Engineers (PEs) with extensive experience in performing real estate due diligence, site investigations and corrective action/remediation. Nova's staff has experience in the design and implementation of a wide range of investigative methods and mitigation/remediation technologies, including natural attenuation, soil excavation, land spreading, thermal treatment, landfill disposal, groundwater pump and treatment, soil-vapor extraction, sub-slab depressurization, air sparging and chemical and bio-remediation.

CASE STUDY

Summary:

In response to identified contamination and dump debris discovered during a road right-of-way project, Nova directed the characterization, excavation and off-site permitted disposal of approximately 100 cubic yards of mercury-contaminated material as part of an interim Response Action Plan (RAP) during initial construction activities. Subsequent investigation, including organic vapor screening and soil laboratory analyses, facilitated the preparation and submittal of a comprehensive RAP to the Voluntary Brownfields Program. The RAP included additional segregation of mercury-impacted soil with a Lumex® Mercury Vapor Analyzer.

Highlights:

The comprehensive right-of-way cleanup included the segregation, excavation and disposal of approximately 3,200 tons of dump debris and contaminated soil along the right-of-way embankment. Following the excavation and off-site disposition of the impacted materials, Nova characterized the extent of excavation by collecting a gridded array of confirmation soil samples for applicable laboratory analyses and associated sampling to assess any resulting impact to the adjoining lake bottom sediment. The response actions and risk assessment activities were documented in a subsequent implementation report that was submitted on behalf of the client and was approved by the Voluntary Brownfields Program.
Service Overview

Property condition assessments are often required as part of pre-purchase, owner-commissioned or refinance transactions. Nova services include a site visit to evaluate the general condition and maintenance history of the property and assess the overall design and construction of structures. All available on-site project and construction documentation is reviewed, and interviews with property managers, tenants and local officials are conducted. Nova’s property condition report offers a complete narrative on the condition and adequacy of all site and building improvements and includes all required forms and information, including items of deferred maintenance, estimates of immediate and annual replacement reserves, and comments on the building’s conformance with code, ADA, unfinished work, and FHA compliance.

Experience

Nova field professionals and team leaders have extensive experience performing and managing high-quality, thorough and timely Property Condition Reports. Our staff includes registered architects, professional engineers and construction specialists. Nova employees have a strong understanding of facility operating systems, architectural finishes, structural systems, life safety systems and ADA surveys. Nova staff provide real estate investors with a solid understanding of a building’s current physical condition and code compliance status as well as recommended repair and replacement costs. We have staff with specific areas of expertise who are available to consult as needed.

CASE STUDY

Summary:

Nova’s Capital Markets Group was commissioned to provide PCAs on a portfolio of high-rise office and multifamily properties for a major life insurance company. Included within the mix of assets was the McGuire Apartments, a $32MM 25-story, mixed-use development constructed in 2001 within the Belltown Neighborhood of Downtown Seattle.

Highlights:

Preliminary research conducted by Nova uncovered multiple investigations into alleged construction defects, including premature corrosion of slab tendons, spalled concrete floor slabs, and irregularities with the placement of steel within the floor slabs. Nova immediately advised the client of these past construction issues.

The lender, upon review of Nova’s findings, delayed funding the loan application until a scope and cost for the mitigation of defects could be determined. In March 2010, the borrower’s engineer determined that the cost to mitigate (as high as $80MM) exceeded the cost of construction. Residents and tenants were asked to move from the building, and in April of 2011, the McGuire Apartments building was demolished, just ten years after construction.

By commissioning a property condition assessment from Nova, the lender avoided funding a large loan secured by a high-rise asset that was demolished within two years of the proposed closing.
Service Overview

When performing due diligence prior to acquisition, Nova is aware that buyers’ risk tolerance may vary. Our Equity Markets Group provides expanded due diligence services beyond that provided by the ASTM’s baseline standard. Within our Equity Markets Group, you will have access to experienced architects, engineers, certified roof and building envelope professionals and construction specialists who can provide expanded assessments of building structure and enclosure systems and internal operating and life safety systems. Nova can assemble an assessment team to meet your expectations and to provide you with property information sufficient to better understand the acquisition risk. Our reports are well documented with photographs and include Opinions of Probable Costs to remedy the physical deficiencies observed and to aid in assignment of capital allocations during ownership.

Experience

The experienced professionals within Nova’s Equity Markets Group operate with the mindset that meeting client expectations first requires an understanding of the expanded assessments that are most appropriate. Please contact our Equity Markets Group to tailor the most appropriate due diligence that will help you better assess your risk in pursuit of real equity assets.

CASE STUDY

Summary:

Nova’s Equity Markets Group was engaged to perform an expanded Property Condition Assessment for a Class A office property development, including multiple office towers constructed during the 1970s and providing a total net rentable area of approximately 800,000 square feet. A three-level parking garage and plaza structure was included in the property assessment.

Highlights:

Nova’s assessment team was assembled to comply with the client’s assessment scope, and it included licensed structural and mechanical engineers, a registered roofing observer, a registered exterior wall consultant, and a vertical transportation specialist. Our expanded assessment included several scopes, including a detailed examination of the building’s exterior elevations; a roof area assessment; a Probable Maximum Loss (PML) seismic assessment; visual survey of both the inside and outside of the mechanical equipment and operational systems, including maintenance programs; and an assessment of elevator equipment.

The Property Condition Report included cost projections for immediate repair, ADA improvements and a 10-year capital and maintenance projection for the subject property.
Service Overview

Nova’s team of construction specialists partners with construction lenders, developers and building owners to provide comprehensive management, precise monitoring and concise reporting throughout all phases of the construction process. Via streamlined internal procedures, advanced project tracking software and proactive communication, Nova effectively manages the requirements and deadlines of our worldwide client base. By tailoring our services and deliverables to custom-fit clients needs, the projects we service and orchestrate finish promptly and successfully.

Experience

Over the past five years, Nova staff has partnered with our clients on hundreds of construction projects nationwide, with services expanding into Europe, Asia and Australia. We employ a widespread team of expert engineers, architects and construction managers who understand our clients’ needs to react quickly under rapidly changing and often difficult market conditions. Our upfront and unambiguous approach enables us to supply answers on demand and when they’re needed most.

CASE STUDY

Summary:

A Pre-Construction Document Review and monthly Construction Monitoring was provided for a commercial bank lending $10MM to a developer to construct a full-service hotel in the Midwest United States. The four-story hotel building included 112 guestrooms and featured extensive amenities and parking facilities. The client’s main focus and concerns were the adequacy of the development budget and the practicality of the construction schedule.

Highlights:

The Document Review revealed that utilities were not available on the street adjacent to the property, which would have led to extensive cost overruns and significant delays. Identification of the issue during the pre-construction phase enabled the lender to modify the construction loan to account for the increased construction costs. Throughout the construction phase, Nova visited the site monthly to monitor progress, workmanship and the loan draw processes. The project was completed two months early and under budget.

JOSEPH DIBERNARDO

Vice President, Construction Services Group Manager

Mr. DiBernardo, with a background in Civil Engineering has over 23 years of experience in engineering design, consulting, construction monitoring and project management. More recently, he has focused on construction loan risk management for national and international lenders, commercial banks, real estate management firms, private equity investors, tax credit unions and reliance lenders. He is currently responsible for management of a technical staff of architects, engineers and construction specialists, department sales/marketing, preparing proposals, client interface and construction administration reporting to minimize construction risks for clients.

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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.

CASE STUDY

Retail Center

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.

ROBERT JACKSON, PE
Equity Group Lead

Mr. Jackson has over 25 years of experience in construction, engineering and project management. Utilizing dual undergraduate degrees in mechanical engineering and economics his diverse background includes construction, design, oversight, contract administration, due diligence, building envelope commissioning, and expert witness/construction defect work in mechanical, plumbing and fire protection systems, building envelope and energy efficiency.

Mr. Jackson is a licensed professional engineer in the state of Oregon and based in the Portland area of the Pacific Northwest.

Phone: 503-201-0453 | E-mail: Robert.Jackson@novaconsulting.com
Service Overview
Nova has experienced professionals that provide Building Science consulting for existing facilities and new construction projects. For existing facilities, we can provide visual assessments, field testing, moisture surveys, design service and project oversight. On new construction projects, Nova contributes trained staff to monitor installation, complete performance testing and assist with project close-out. Nova can also offer peer review services. Our goal is to work with project team members, not only to identify potential issues or deficiencies but to provide solutions. By doing so, we strive to develop economical solutions and add value to each project. Our services give owners and contractors the confidence that the air barrier systems will readily achieve performance test and installation requirements. Nova’s comprehensive approach helps to avoid extensive air-leakage investigations and costly repairs.

Experience
Nova’s experienced consultants provide clients with the design consultation and testing and installation oversight needed to ensure air barriers, fenestration, curtain walls and facades are installed and perform as intended. Requirements for performance testing vary, and Nova can develop testing protocols to meet specific project and budget mandates. We also have experience troubleshooting existing systems and providing corrective solutions.

CASE STUDY
Summary:
Nova recently provided on-site air barrier installation quality assurance observation and testing services for a new elementary school in Tonganoxie, Kansas. The two-story, approximately 120,000-square-foot structure had a fluid-applied air barrier assembly applied to sheathing prior to installation of the exterior brick veneer and composite metal panel.

Highlights:
Nova completed multiple site visits during construction to document the installation of the air barrier system, window flashing and exterior sheathing. Adhesion and thickness tests were completed by certified personnel. Nova reviewed the plans and specification prior to the start of work and recommended revisions to ensure the air barrier was continuous and would perform as intended. By working closely with the project architect, the general contractor and the air barrier subcontractor, Nova helped ensure that a quality air barrier system free of defects was installed.

ROBERT JACKSON, PE
Equity Group Lead
Mr. Jackson has over 25 years of experience in construction, engineering and project management. Utilizing dual undergraduate degrees in mechanical engineering and economics his diverse background includes construction, design, oversight, contract administration, due diligence, building envelope commissioning, and expert witness/construction defect work in mechanical, plumbing and fire protection systems, building envelope and energy efficiency. Mr. Jackson is a licensed professional engineer in the state of Oregon and based in the Portland area of the Pacific Northwest.

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Service Overview
Nova’s assessment services assist owners in evaluating the integrity of an existing roof or building envelope through comprehensive surveys that determine signs of deterioration, watertightness and estimated remaining life. These evaluations can be augmented by non-destructive test methods utilizing a moisture gauge, nuclear density gauge and infrared camera technology. Our primary approach to roof assessments is to prolong the life of the asset and supply our clients with the information they need to make informed decisions. If it is determined that a roof replacement is the answer, then Nova’s professionals provide complete replacement design, bidding assistance and contractor selection review. Our staff also performs on-site monitoring of installation activities.

Experience
Nova’s experienced professional consultants provide clients with the technical team members they need when it comes to roofing and waterproofing issues. We have experience in design consultation and testing. We also perform installation oversight to ensure roof systems are installed and perform as intended. Our professionals also have experience in storm damage (Cause and Origin) assessments.

CASE STUDY
Summary:
Nova recently assisted a client with a hail and wind damage insurance claim. The project consisted of a 180,000-square-foot facility in Arlington, Texas. The facility had 11 buildings with multiple roof types.

Highlights:
Following a storm event, Nova’s client contacted their insurance company, who initially denied their claim. Nova completed a follow-up investigation and documented the storm damage in detail. Armed with this information, the client was able to work with their insurance company to resolve the claim. Nova assisted the client with the roof replacement scope and reviewed the installation.

ROBERT JACKSON, PE
Equity Group Lead
Mr. Jackson has over 25 years of experience in construction, engineering and project management. Utilizing dual undergraduate degrees in mechanical engineering and economics his diverse background includes construction, design, oversight, contract administration, due diligence, building envelope commissioning, and expert witness/construction defect work in mechanical, plumbing and fire protection systems, building envelope and energy efficiency. Mr. Jackson is a licensed professional engineer in the state of Oregon and based in the Portland area of the Pacific Northwest.

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Service Overview
Nova conducts asbestos surveys that meet EPA and Occupational Safety and Health Administration (OSHA) requirements. Our computerized program can update, change and maintain facility information, including floor plans, digital photographs and training data, and allows for on-site and off-site property management of multiple facilities. Nova’s staff of project designers are EPA-certified to prepare asbestos designs and specification for small-scale abatements to complete facility abatement projects. Nova manages abatement contracts from initial bid through the final payment.

Nova’s certified professionals provide abatement contractor oversight, project management and on-site air sampling/analysis during asbestos abatement projects. O&M programs cover essential training information for operations and maintenance personnel and outline specific work practices to prevent or control the disturbance of asbestos-containing materials.

Experience
Our professional staff includes Certified Industrial Hygienists, licensed asbestos inspectors, management planners, supervisors, certified abatement project designers, air sampling professionals and registered engineers and architects.

CASE STUDY
Summary:
Nova conducted on-site inspection and management for comprehensive asbestos surveys for over 30 occupied bank branches of a major national bank in Utah and Idaho.

Solution:
Nova assisted in public relations with management staff and employees. Reports were issued, as reviewed by our certified industrial hygienist, that included color digital photographs and computer-aided drafting and design (CADD) drawings. Cost estimates for removal and monitoring were submitted. Nova also assisted the bank in the solicitation of abatement bids, conducted bid conferences with various contractors and provided abatement oversight, including air sampling.

BRIAN MEYER
Hazardous Materials Group Manager
Mr. Meyer manages Nova’s Hazardous Materials Group, which includes services for asbestos, lead, and indoor air quality. He provides senior technical review to assure compliance with State and Federal regulations. As HMG group manager he works extensively with clients to tailor projects to meet their needs. He has assisted clients with innovative project designs and management plans to successfully manage their buildings.

Phone: 651-334-8133 | E-mail: Brian.Meyer@novaconsulting.com
Service Overview

Lead-based paint investigations are completed using X-Ray Fluorescence (XRF) spectrum analysis, paint chip samples or chemical spot kits. XRF surveys and inventories are accurate, timely and cost effective. This method causes little or no damage to existing finishes. XRF can also sample soils around foundations and structural steel in building components. Paint chip sampling and chemical spot kit tests are also used for testing residential properties. Samples are collected and submitted to a laboratory for analysis. All three methods meet federal lead-based paint testing requirements.

Experience

The professional staff at Nova includes Certified Industrial Hygienists, licensed lead inspectors and supervisors, certified abatement project designers and registered professional engineers and architects.

Nova staff members are familiar with new lead-based paint regulations for residential properties. We have completed numerous lead projects following HUD/FHA, HUD/EPA, Fannie Mae, Freddie Mac and other lender-specific requirements. Nova professionals routinely work with and meet federal and state requirements for lead-based paint.

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Hazardous Materials Group Manager

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CASE STUDY

Summary:

Installation of a new assembly line at a major motor vehicle assembly facility involved the dismantling and/or disturbance (i.e., welding) of LBP-coated structural steel components throughout several locations in the plant. Nova was retained to design and oversee the “spot” abatement of LBP. The work was designed to ensure minimal interference with ongoing daily operations at the plant, while still performing the project in a safe and expeditious manner.

Solution:

This effort complied with OSHA standards, Lead Construction Standards, and applicable sections of the Housing and Urban Development (HUD) LBP guidelines. Nova performed on-site project management, air monitoring and clearance wipe sampling throughout all phases of abatement. Close coordination with several contractors was required to ensure the project was successfully completed on time.
Service Overview

Nova has significant experience in performing IAQ evaluations, monitoring IAQ remediation projects, developing corrective engineering procedures, employee training and performing periodic audits. Sampling and testing can be performed to measure exposure to airborne microbiological contaminants, chemical hazards or excessive noise or heat. Evaluations may also entail an analysis of engineering control strategies, including ventilation systems, process modifications or product substitution.

Nova’s projects often address regulatory and liability concerns of the employers/homeowner, and respond to employee/resident questions or complaints. Typical IAQ investigations will require a site walk-through to identify indoor conditions that may lead to symptoms of allergies, illness and/or general discomfort. Sampling and testing will be performed to measure bioaerosols (aeroballergens and/or bacteria) present in the air and building materials via culturing and non-culturing analytical techniques. The IAQ investigation will also include the inspection of and sampling of the HVAC system(s) and associated ducting. Expert witness testimony and advisory services are provided to clients involved in health-related claims.

Experience

Nova’s trained professionals include Certified Industrial Hygienists and Certified Safety Professionals with many years of experience in evaluating, identifying, and controlling indoor environmental concerns. Our trained staff has provided numerous IAQ services evaluating the air quality and building conditions of multiple-story office and apartment buildings and single-level office structures. Our staff helps our clients identify control methods and remediation procedures, providing solutions to resolve air quality concerns.

BRIAN MEYER
Hazardous Materials Group Manager
Mr. Meyer manages Nova’s Hazardous Materials Group, which includes services for asbestos, lead, and indoor air quality. He provides senior technical review to assure compliance with State and Federal regulations. As HMG group manager he works extensively with clients to tailor projects to meet their needs. He has assisted clients with innovative project designs and management plans to successfully manage their buildings.

Phone: 651-334-8133 | E-mail: Brian.Meyer@novaconsulting.com
Service Overview

Nova offers a wide range of services related to workplace health and safety hazards and compliance with health and safety regulations. Our professional staff can help identify, evaluate and control health and safety problems in occupational or industrial settings. Projects often address regulatory and liability concerns of the employers and respond to employee questions or complaints. Typical projects will require a facility walk-through to identify hazards that may lead to accidents, illnesses, hearing loss, or repetitive motion injuries. Sampling and testing can be performed to measure exposure to airborne chemical hazards or excessive noise or heat. Evaluations may also entail an analysis of engineering control strategies, including ventilation systems, process modifications, product substitution or personal protective equipment. Expert witness testimony and advisory services are provided to clients involved in regulatory or health-related claims.

Experience

Nova has significant experience in supporting our clients’ employee health and safety. Our professional staff at Nova includes Certified Industrial Hygienists, Certified Safety Professionals and educated professionals knowledgeable in regulatory and best management practices so we can provide clients with both regulatory compliance services and improvement services that focus on prevention of workplace exposures. We perform air monitoring, problem investigation, compliance review, corrective engineering, employee training and compliance audits. Air and noise monitoring is conducted using state-of-the-art equipment. The Nova staff also develops, implements and presents programs for Right-to-Know, Confined Space, Lockout-Tagout, Hearing Conservation, Respiratory Protection and Hazard Communication. We work with the full range of OSHA, health department and compliance issues.

RICK LEINES, REM, CESCO
Director of Industrial Hygiene Services

Mr. Leines is the Director for the Industrial Hygiene (IH) Services Group, working out of Lenexa, Kansas. He has spent his 25+ years of experience in the environmental, health, and safety (EHS) industry serving clients by managing a wide variety of EHS projects at industrial, commercial, state, and federal facilities throughout the United States. Rick is responsible for business development, contract and project management, industrial hygiene- and safety-related services, project oversight, training of staff and clients, regulatory review, and reporting.

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CASE STUDY

Summary:

Nova was contracted by a major food producing company to evaluate employee exposure to smoke from their pork smokehouse facility. The concern was the potential exposure to by-products from the incomplete combustion of wood chips used in the smokehouses to add smoke flavor and aromas to pork products. Nova provided professional assistance to conduct a workplace exposure assessment that included an evaluation of the smoke-generating equipment and smokehouse seals, and conducted employee air sampling.

Solution:

The exposure assessment determined that additional modifications were required to prevent the smoke from escaping into the work spaces and exposing employees. Additional maintenance was scheduled to improve smokehouse door seals, and ventilation improvements reduced the loss of smoke into workroom air during smokehouse operation.
Service Overview
Nova provides Environmental Compliance Services to public and private sector clients to ensure compliance with federal, state and local environmental regulations. Nova’s Environmental Compliance Group focuses on providing cost-effective solutions that promote sustainable compliance tailored to the specific needs of each individual client. Our goal is to exceed client expectations through our knowledge and unwavering dedication to service and results. Nova assists our clients with evaluating applicable environmental regulations, acquiring the proper permit and plans, implementing appropriate tools and systems to manage compliance obligations, fulfilling reporting and recordkeeping requirements and managing change due to new regulatory requirements or expanded operations.

Experience
Nova professionals have extensive experience in environmental compliance management and provide our clients with valuable insight into meeting their regulatory compliance requirements. Nova professionals have a wide range of experience in the manufacturing, chemical, petroleum distribution, agricultural chemical, food production, retail distribution, educational, financial and health care industries.

CASE STUDY
Summary:
Nova conducted a multimedia environmental compliance audit of a manufacturing company consisting of six facilities. The compliance audit was requested by a potential buyer to evaluate environmental liabilities prior to acquisition.

Nova’s scope included the following:
1. Review of regulatory agency databases to assess permit status and compliance history.
2. Facility inspection and personnel interviews to assess operations and determine applicable compliance requirements.
4. Identification of compliance gaps.

Solution:
The audit resulted in the following recommendations:
- Prepare a comprehensive tool to track air emissions and air permit triggers during planned expansions.
- Acquire a stormwater permit and develop a stormwater pollution prevention plan (SWPPP).
- Cease improper management and disposal of hazardous and universal wastes.
- Implement a proactive used oil management process to avoid triggering of SPCC requirements.
- Initiate EPCRA Tier II reporting.

Based on the findings, the buyer was able to implement practices to significantly reduce environmental liabilities, properly manage existing requirements and proactively manage new requirements as planned expansions were implemented.

JOHN BALE, PE
Environmental Compliance Group Manager
Mr. Bale has more than 27 years of experience as a professional environmental engineer, with over 18 years of environmental consulting experience. He manages Nova’s environmental compliance services nationally.

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Service Overview
The Strategic Energy Group of Nova assists real estate investors in evaluating the efficiency of their asset and reducing utility expenses. Drawing on extensive experience in real estate development and energy consulting, the energy team specializes in translating the energy performance of buildings into financial terms. This analysis gives our clients greater control of their utility expenses, helping to reduce financial risk in an unpredictable energy market. Nova offers almost a decade of experience in the energy efficiency field. We provide custom energy audit reports that provide site-specific solutions based on dialogue with clients and actual historic performance. We are able to meet tight delivery timelines that fit within the due diligence period for lenders.

Experience
The professional staff at Nova hold the following certifications: Multifamily Building Analyst from the Building Performance Institute (BPI) and Certified Energy Manager and Certified Measurement and Verification Professional from the Association of Energy Engineers. We work with public housing authorities to meet HUD requirements and lenders to help borrowers qualify for the Fannie Mae Green Rewards program and the Freddie Mac Green Up and Green Up Plus. We have extensive experience benchmarking properties in Portfolio Manager and working with utilities to access historical utility consumption data.

KEELY FELTON, VP
Strategic Energy Group
Ms. Felton oversees all Freddie and Fannie green loan reports and other deliverables completed by Nova’s Strategic Energy Group. In this capacity, she reviews High-Performance Building reports and Green Assessment reports for these programs while working closely with Nova’s clients to make sure that all pertinent information is communicated throughout the process. Ms. Felton is a Certified Measurement and Verification Professional. She is highly experienced with utility data analysis, including Portfolio Manager and benchmarking.

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CASE STUDY
Summary:
Nova was engaged to increase cash flow through energy efficiency in a six-building multifamily portfolio, consisting of 144 apartments. Ownership was interested in developing the most cost-effective solutions, while leveraging all available incentives and rebates. Nova’s scope of work included the following:
1. A preliminary energy-use analysis and benchmark of each building.
2. Investment-grade energy audits on each building, identifying savings of at least 20% source energy.
3. All required program management, including interfacing with state agencies.

Solution:
An average of 20% source energy savings identified through the following improvements:
◆ Separate and correct DHW production.
◆ Reduce heating distribution losses through insulation and reset controls.
◆ Allow for better tenant control of the heat through zone valve rebuilds and new thermostats.

The improvements qualified for and received almost $90,000 in rebates, covering 50% of the project costs.