



Matthew J. Nardella Architect

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Bachelor of Architecture,
California State Polytechnic University, Pomona



Registered Architect (C26996),
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Registered Architect (22043),
State of Texas
Registered Architect (AR95250),
State of Florida
Registered Architect (8276281-0301),
State of Utah
Registered Residential Designer (256-P),
State of Nevada
Supplemental Examination Commissioner,
California State Board of Architectural
Examiners
President and Vice President, Sea Bluffs
Homeowners Association

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EXPERIENCE

Mr. Nardella is a licensed professional architect with experience in trial and mediation as an expert witness. Throughout Mr. Nardella's more than 30 years in the design, construction, and consulting fields, he has served as a designer, construction manager, construction monitor, estimator, and litigation support analyst for numerous residential and commercial building projects. Developers, general contractors, design firms, and real estate consultants have employed Mr. Nardella for his diverse experience and abilities.

As a member of the professional staff of Bert L. Howe & Associates, Inc., Mr. Nardella brings a depth of experience encompassing several hundred projects throughout the United States. He possesses a comprehensive understanding of professional standards of care, regional building practices, construction methods, and remediation systems. Mr. Nardella understands the construction process, and, with his professional experience, is quick to determine appropriate methods for remediation, completion, and/or construction of new projects in the most cost-effective manner.

His background in construction includes several years of experience conducting analyses and managing construction defect cases, including development of protocols for repair and identification of appropriate standards by which alleged defective conditions should be evaluated. Mr. Nardella prepares protocols and conducts visual and intrusive/destructive testing, developing relevant observation documentation. He conducts analysis of construction documents pertaining to existing construction and compliance with applicable building codes appropriate during initial construction, and evaluates ramifications to repairs by the present codes. His understanding of design and construction requirements enables him to develop repair



methodology, as well as alternative repair scope responsive to the issues and as appropriate to the conditions of dispute.

Mr. Nardella utilizes systems developed by BHA to capture and document conditions from inspections and construction documents, which, through analysis, often yields superior information to the client. He prepares reports with responses detailed to the issues and allegations in question. He prepares repair recommendations, scopes, and methodologies for development of cost estimates, and is actively involved in expert meetings, depositions, and mediations for a variety of construction defect cases and construction conditions. Mr. Nardella has extensive experience serving the support needs of developers, general contractors, insurers, attorneys, builders, and lenders. He brings capability and depth of management experience to his work at BHA.

During his tenure at EMG, Mr. Nardella was responsible for the supervision of over 100 architects throughout the nation, and he was directly involved in over 1,000 real estate due diligence investigations. These cases involved determination of as-built conditions, code compliance, feasibility for construction, value of work-in-place, and development of cost estimates for completion, compliance, remediation, and new development. Working for clients such as GMAC, Wells Fargo, Fannie Mae, GE Capital, Morgan Stanley, Lehman Brothers, as well as numerous government entities, Mr. Nardella provided construction monitoring services, project management, program administration, and a variety of facilities assessment services to a wide assortment of project types throughout the country.

Mr. Nardella has authored industry-standard, ASTM-compliant, property condition assessment reports for several major lending institutions and real estate developers, and has been instrumental in providing claims support services and property evaluations on apartment complexes, industrial parks, casinos, hotels, nursing homes, retail developments, schools, universities, and a great number of residential developments.

As principal of his own design firm, he was responsible for all facets of architectural planning and design, consultant coordination, and construction document preparation of his projects. Mr. Nardella's practice included residential and commercial projects, including tract homes, custom homes, restaurants, amusement parks, and industrial facilities. Everyday work consisted of design and construction management activities, such as preparation and administration of contract documents, and all aspects of entitlement, including regional and local planning approvals, local interagency coordination, building permit processing, and project closeout documentation. He acted as the owner's agent, prepared preliminary budget documents, and assisted in preparation of loan request budgets on behalf of the owner. Mr. Nardella developed, monitored, and maintained all relevant project documents, subcontracts, change orders, certificates of insurance, and payment requests, and maintained a pro-active presence, personally managed on-site work, and exercised quality control standards during construction. He participated in scheduled observations of work in place, and coordinated closely with the relevant jurisdictional agencies to ensure code compliance.



AREAS OF SPECIALIZATION

- ▣ Construction Cost Estimating (New Construction / Remediation)
- ▣ Development of Remedial Repair Scopes and Methodologies
- ▣ Repair Design, Methods, and Scope
- ▣ Architects Standard of Care Issues
- ▣ General Contracting and Sub-Trades
- ▣ Construction / AIA Contract Disputes
- ▣ Construction Acceleration / Delay Claims
- ▣ ADA Accessibility Issues
- ▣ Personal Injury / Premises Liability - Wrongful Death
- ▣ Jobsite Safety Analysis
- ▣ Concrete Installation / Standard of Care Expert
- ▣ Parking Design – Multi-Level and Subterranean Parking Structures
- ▣ Flooring and Material Performance Standards and Moisture Emission Issues
- ▣ Developers / Builders Standard of Care Issues
- ▣ Building Code Compliance and Safety Issues
- ▣ Historical Building Code
- ▣ Terrazzo / Tile, Flooring, Slab, and Vapor Emission Issues
- ▣ Wood Flooring
- ▣ Entitlement and Planning Issues
- ▣ Site Investigation Documentation of Conditions
- ▣ Comparison of Design vs. As-Built Conditions
- ▣ Design Constructability Assessment
- ▣ Construction Document Review
- ▣ Exterior Insulated Finish Systems (EIFS)
- ▣ Constructability Consultation and Design Review
- ▣ Roofing and Waterproofing
- ▣ Fenestration and Building Envelope
- ▣ HOA Management Issues
- ▣ Investigation and Analysis of Engineering and Architectural Component Failure
- ▣ Fault Apportionment Analysis - Liability Apportionment
- ▣ Construction Administration Standards
- ▣ OSHA Standards and Regulations
- ▣ Establish Federal and State Code Compliance
- ▣ Due Diligence Reports - Real Estate Transactions
- ▣ Development of Construction Testing Protocols - Invasive / Destructive Testing
- ▣ Restaurant Design & Health Department Requirements



CONSTRUCTION, DESIGN, AND FORENSIC PROJECT EXPERIENCE

- ▣ Condominiums / Multi-Family Residential
- ▣ Mixed Use Projects
- ▣ Hospitals / Medical Facilities
- ▣ Public Universities
- ▣ Schools / Educational
- ▣ Production Housing
- ▣ Hotels / Resort / Hospitality
- ▣ Institutional Projects
- ▣ Custom Homes
- ▣ Commercial Developments
- ▣ Mid-Rise and High-Rise Commercial, Residential
- ▣ Retail / Regional Malls

WORK HISTORY

- ▣ Project Manager. Bert L. Howe & Associates, Inc., Construction Consultants
- ▣ Supervisor, Construction Monitor. EMG, Inc., Real Estate Due Diligence Consultants
- ▣ Residential and Commercial Designer. Nardella Design
- ▣ Construction Manager, Superintendent, Estimator. JKF Development / Antron Builders