



Building Envelope Consultants, Ltd.

Architects • Engineers • Roof Consultants

Statement of Qualifications For;

Construction Design, Observation & Forensic Analysis Services

June 8, 2020

Prepared For:

Division of Facilities Development & Management

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BUILDING ENVELOPE CONSULTANTS, LTD was incorporated in 2005 with a mission to provide forensic evaluation and design services for residential, commercial and industrial building envelope construction and performance. Our focus on the building envelope catered to the strengths and interests of the formative principal members of our staff, whose unique experiences provided a complimentary set of qualifications for our target markets.

BUILDING ENVELOPE CONSULTANTS, LTD is not a contracting company and does not promote or endorse any proprietary construction materials.

BUILDING ENVELOPE CONSULTANTS, LTD is a group of licensed professionals and certified experts trained to solve building envelope problems, offering services to property owners, managers, insurers and builders.

Headquartered in WISCONSIN, with branches in Minnesota, Illinois, Indiana, Missouri, and Colorado, BUILDING ENVELOPE CONSULTANTS, LTD primarily serves the greater mid-western United States. BUILDING ENVELOPE CONSULTANTS, LTD is also able to rapidly address needs in other areas of the United States.

BUILDING ENVELOPE CONSULTANTS, LTD was originally incorporated in the state of Wisconsin and is also licensed as a foreign corporation in the following states; North Dakota, South Dakota, Nebraska, Kansas, Oklahoma, Colorado, Missouri, Iowa, Minnesota, Illinois, Indiana, Ohio, Tennessee, Kentucky, Georgia and Arizona.

BUILDING ENVELOPE CONSULTANTS, LTD primarily provides forensic analysis to property loss groups associated with the Insurance industry, forensic and design services for the Property/Facility Management industries, and design/testing assistance for the Commercial market segments of the Real Estate Development industry.

BUILDING ENVELOPE CONSULTANTS, LTD (BEC) and its personnel have been chosen to perform thousands of large loss and small claim forensic studies including but not limited to ice-damming, moisture, heat loss, structural collapse, fire loss, construction defect, hail and wind. Additionally, BEC provides appraisal and umpire services for the property loss segment of the Insurance industry.

BEC staff maintain professional licenses (Architecture/Engineering/Inspection) and Industry Certifications from state, university and other professional organizations.

Professional disciplines include: Professional Engineer (PE), Structural Engineer (SE), Architectural Engineer (AE), Mechanical Engineer (ME), Electrical Engineer (EE), Registered Architect (RA), and Home Inspector (HI).

Industry certifications include: Registered Roof Consultant (RRC), Registered Roof Observer (RRO), Contract Document Technologist (CDT), Certified Tile Roof Installer (TRI), Certified Chimney Inspector (CCI), Radiation Safety Officer (RSO), Certified Infra-red Thermographer (CIT), Certified EIFS Inspector (CEI), Licensed Air Barrier Auditor (ABA), Haag Inspections (HAAG), and Building Enclosure Commissioning Process Provider (BECxP).

In addition to maintaining current educational relevance, BUILDING ENVELOPE CONSULTANTS, LTD has invested in advanced non-destructive equipment useful for accurate analysis of building envelope deficiencies including but not limited to Nuclear Moisture Density Gauges, Infra-Red Cameras, Chimney Inspection Cameras, Blower Doors and Aerial Drones.

BUILDING ENVELOPE CONSULTANTS, LTD staff include past faculty members of the Milwaukee School of Engineering, University of Wisconsin Milwaukee and Rutgers University. Principals are also active providing seminars to the property loss segment of the Insurance Industry covering a wide range of topics.

BUILDING ENVELOPE CONSULTANTS, LTD has been in business since 2005, and has been financially solvent throughout its corporate history. BUILDING ENVELOPE CONSULTANTS, LTD has had no federal or state tax liens, and has never filed for any type of financial protection with the courts. We maintain health, disability insurance, and retirement account programs for our employees. Furthermore, the corporation maintains liability, workers compensation and errors & omissions insurance (insurance accord available upon request).

BUILDING ENVELOPE CONSULTANTS, LTD field staff is regularly trained in OSHA guidelines for construction sites as well as certified in the safe use of ladders and self-propelled aerial platforms.

BUILDING ENVELOPE CONSULTANTS, LTD personnel are clearly identifiable through the wearing of branded uniforms and travel in clearly labeled vehicles.

BUILDING ENVELOPE CONSULTANTS, LTD and/or members of its staff are member(s) of the following organizations;

- Air Barrier Association of America (ABAA)
- American Concrete Institute (ACI)
- ASTM International (ASTM)
- American Society of Civil Engineers (ASCE)
- Cedar Shake & Shingle Bureau (CSSB)
- Illinois Association of Mutual Insurance Companies (IAMIC)
- Missouri Association of Mutual Insurance Companies (MAMIC)
- National Home Builders Association (NHBA)
- National Roofing Contractors Association (NRCA)
- National Slate Association (NSA)
- Plastics Pioneers of America (PPA)
- Property & Liability Resource Bureau (PLRB)

- International Institute of Building Enclosure Consultants (IIBEC)
- Roofing Industry Committee on Weather Issues (RICOWI)
- Tile Roofing Industry Alliance (TRI)
- Wisconsin Association of Home Inspectors (WAHI)
- Wisconsin Association of Mutual Insurance Companies (WAMIC)

BOARD of DIRECTORS

President: David J. Balistreri, RRC, BECxP
W3370 Otto Lane
Watertown, WI 53094

Vice- President: Donald P. Lomax, MSME, PE
649 Stourbridge Place
Wales, WI 53183

Secretary: Frank Balistreri, MBA, RA
Silver Fox Lane
Waukesha, WI

Treasurer: David J. Balistreri

Director: David E. Groblewski, SE, PE
808 South 116 Street
West Allis, WI 53214

Director: Allen B. Greeler, CPA
S40w24181 Rockwood Way
Waukesha, WI 53186

PRINCIPALS of FIRM

David J. Balistreri, HI, RRC, (RRO), BECxP, CDT, TRI, RSO, CEI, CIT-II, ABA
President / Senior Consultant

David Balistreri is the principal investigator for moisture infiltration and exterior storm damage analysis for Building Envelope Consultants, Ltd. Dave has over twenty-five years of experience performing forensic evaluations and remedial design specific to building envelope failures (and new construction) for roofing and below grade waterproofing systems. He presents to organizations throughout the Midwest on topics related to building envelope failures and remediation. His other responsibilities include developing & directing long-range business development goals for the corporation and administering operational oversight. David has been recognized as a building envelope expert in both state and federal court.

BS, MS University of Wisconsin – Stout (1994, 2004)

Radiation Safety Officer (1991-present)
Registered Roof Observer (1996-2012)

Licensed Home Inspector - WI (2004-present) – (#1863-106)
 Contract Document Technologist (2005-present)
 Certified Tile Roof Installer (2008, 2010, 2014)
 Certified Infrared Thermographer – Level 1 and 2 (2014 - present)
 Registered Roof Consultant (2014 - present)
 Certified EIFS Inspector (2016 - present)
 Building Enclosure Commissioning Process Provider (2016 - present)
 Licensed Field Auditor (2020 - present)

Donald P. Lomax, PE, ME, TRI

Vice-President

Don Lomax is a Mechanical Engineer with seven U.S patents in the realm of metallurgy. Don's principal duties for the corporation include analysis of building materials and design of environmental systems (HVAC, Curtain walls, etc.) as they relate to building envelope performance. His other responsibilities include forensic evaluation of mechanical system failures for the insurance and international industrial manufacturing industries. As an officer of the corporation Don is also directly involved in its operational management and long-range development.

BSME, MSME -	Ohio University (1961, 1963)	
PE, ME -	Wisconsin #37215-006	Minnesota #46232
	Missouri #20050-10803	Iowa #17423
	Illinois #062-057847	Ohio #28662
	New Hampshire #02756	Indiana #10910366
	Kansas #25216	

David E. Groblewski, PE, SE, FASCE

Senior Project Manager

David Groblewski is a Structural Engineer whose special emphasis relates to concrete and steel framed structures. David's principal duties for the corporation are forensic analysis of structural building components and structural design for new and remedial construction. David is directly responsible for analysis of roof failures relating to snow load, below grade foundation failures and wall system failures attributable to wind load and other mechanical impact. David is a member of BEC's Board of Directors

BSCE, MSE	University of Wisconsin – Milwaukee (1969, 1973)	
PE, SE -	Wisconsin #12754	Minnesota #11224
	Missouri #16526	Iowa #07582
	Illinois #81037	Kentucky #9109
	Michigan #6201032433	Louisiana #0014752
	Ohio #39962	

- **Thomas R. Laufenberg, BSAE, PE, CIT1, HAAG** - Senior Project Manager (AZ, CO, GA, IA, IL, IN, KS, MI, MN, MO, ND, NE, OK, SD, TN, WI)
- **Emad C. Faddoul, BSCE, MSCE, PE, CEI, CIT1, HAAG** – Senior Project Manager (MO)
- **Eric D. Gowdy, BSCE, MSSE, PE, SE** – Project Engineer at large (MO, IL, CA, WI, MN)
- **Scott Mann, BSEE, EIT, CIT1, HAAG** – Project Engineer
- **Frank C. Balistreri, MBA, RA, RGA** – Project Architect (WI, MO)

- **James Skelton, BS, R.A.** – Project Architect (WI, CA)
- **Paul M. Twardy, BS, R.A.** – Project Architect (WI)
- **Brett J. Cholewa, B.S., RRO, CCI, CEI, CIT1, HAAG** – Project Manager
- **Dale Dano, CCI, CEI, HAAG** – Project Manager
- **Andy Barriento, HAAG** - Director of Business Development
- **Stewart Branham, A.S., RRO, CIT1, HAAG** – Project Manager
- **Anthony “Jack” Lichwa, EIT** – Field Technician
- **Taylor Ramseth, EIT** – Field Technician
- **Lindsey Fredricksen, A.S.** – Sr. Administrative Assistant
- **Sylvia Grooms** – Accounting, Human Resources