

PROFESSIONAL EXPERIENCE

2019 to present **Robson Forensic, Inc.**
Associate

Provide technical investigations, analysis, reports, and testimony for failure analysis, and toward the resolution of commercial and personal injury litigation involving slip, trip and fall injuries, code compliance, accessibility, construction claims and disputes, construction materials and systems, property management practices, and professional liability. Areas of expertise include:

Facility Failure/ Property Damage:

- Building foundation settlement / failure
- Water intrusion
- Building envelope failures
- Roof system failures
- Wall system failures
- Fire protections, sprinkler systems
- Structural systems
- Pre-engineered structural systems
- Building hardware devices, manual and powered
- Electrical, HVAC, plumbing systems
- Building maintenance, repair failure
- Walking surface ice and snow removal
- Site unsuitable soils investigation and related remedial costs
- Parking lots, loading docks

Premises Safety:

- Stairway design and safety
- Handicapped accessible ramps, ramp safety
- Guard rail, railing and baluster failure, safety
- Ingress and egress safety
- Special users safety, elderly, handicapped, disabled
- Swimming pool design, safety
- Walking surface safety, slip, trip, stumble and fall incidents
- Conspicuousness of hazards, contrast, warning

Accessibility:

- Accessible components, ramps
- Accessibility standards, Americans with Disabilities Act (ADA)
- Areas of rescue assistance, two way communication
- Site accessibility
- Building accessibility, accessible routes

ALBERT J. KERELIS, JR., AIA, NCARB, ARM
Architect

Contracts:

- Architect default of contract
- Contractor default of contract
- Subcontractor default of contract
- Owner default of contract
- Construction defect claims
- Delay claims

Codes and Standards (building/site design and planning):

- Building codes and safety standards violations
- Zoning codes, ordinance, and standards violations
- Planned unit development violations
- Accessibility codes and standards
- Special use and conditional use violations
- Covenants and restrictions claims

2004 to
present

Facilities Design Group, P.C.

Architect

2016-present

Design firm providing architectural services for private sector residential, commercial, and industrial projects.

Responsibilities for new construction include: site analysis, code review, code compliance, ADA review, schematic design, structural design, mechanical, electrical and fire suppression designs, cost estimates, construction documents and construction administration/observation. Responsibilities for additions and renovations included: documentation of existing conditions including: structural, mechanical, electrical and plumbing systems; code review and compliance; design of new structural, mechanical, electrical and plumbing systems; construction documents and construction observation.

Consultant

2004-2016

Duties included review of construction documents, structural system design, wall section and detailing for constructability, construction observation/administration for industrial, commercial, institutional, and residential projects. Provided expert witness services including: investigations, analysis, reports, depositions and testimony for residential projects.

2005 to
2015

Kerelis, Inc.

President

2005-2015

Ran the day to day operation of a property management company and expanded the business into real-estate development. Procured real estate, created Planned Unit Development working with Village Staff, presented to planning commission and village board to obtain zoning approval, annexation, and final plat of subdivision for an 11 unit townhouse development. Was the Construction Manager for site improvement including: site grading, storm sewers, site utilities and roadway as well as for the construction of three buildings containing a total of 11 units.

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Architect

Responsibilities included: bidding and negotiating, construction phasing and timelines, contract performance, change order analysis, enforcement of contract provisions, site safety, closeout procedures, warranties, and repairs.

Facilities Manager

2000-2015

Managed residential and commercial properties. Inspected site and building conditions and investigated site and building defects. Repaired or contracted and directed maintenance personnel and contractors including roofers, HVAC, landscaping and snow management. Contracted, managed, and directed the remodeling of bathrooms, kitchens, and door/ window replacement projects. Created budget and long-term maintenance plan for buildings and their sites.

Additional Facilities/Property Management Experience:

- Parking lot maintenance, repair and replacement including wheel stops
- Sidewalk maintenance, repair, and replacement
- Roof maintenance, repair, and replacement (flat and pitched)
- Foundation repairs
- Flood control of units (storm and sewer)
- Flooring maintenance and replacement including common areas and stairwells.
- Snow and Ice management
- Stairwell and railings
- Landscaping and grounds maintenance
- Exterior Lighting
- Decks and balconies
- Curbs and ramps
- Pest control
 - Insect infestation (ants, cockroaches)
 - Rodent infestations
 - Squirrels and raccoons
 - Rats, mice, and bats

1993 to
2004

Facilities Design, LTD

Principal Architect

1995-2004

Design firm providing architectural services for public sector institutional projects and private sector commercial, industrial, and residential projects including prison security doors, space planning, retail, medical offices, high hazard warehouse and chemical processing facility.

Intern Architect

1993-1995

Responsible for construction documents including wall sections and details. Coordinated consultants work. On-site representative for public and private sector projects including institutional, commercial, residential, and industrial projects.

THE EXPERTS
Robson Forensic

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Architect

Additional Architectural / Design Services:

- Public Hearings, special and conditional uses
- Legal proceedings or arbitration
- Construction / project owner representation
- Programming / needs analysis
- Site evaluations / surveys
- Construction cost estimating
- Quantity and existing condition surveys
- Bidding and negotiating
- Construction time-line creation and maintenance
- Interior design services
- Owner consulting services

1992 to **Peter Kamnitzer and Associates**

1993 *Staff Architect*

Responsibilities included the schematic design of assisted living facilities, creation of presentation drawings for client and zoning appeal meetings.

1986 to **Facilities Design, Ltd**

1992 *Intern Architect*

Design firm providing architectural services for public sector institutional projects including schools and a prison's multi-purpose building, as well as private sector commercial, industrial and residential projects; assisted with building surveys, field measurements and construction documents including wall sections and details; provided on-site representation on public sector projects.

PROFESSIONAL CREDENTIALS

Registered Architect: Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, South Carolina, Wisconsin

Certified by the National Council of Architectural Registration Boards (NCARB)

ASCA-C Professional Certified

Certified XL Tribometrist (CXLT)

Accredited Residential Manager (ARM)

EDUCATION

M.Arch., University of Illinois, Champaign, Illinois, 1993

B.S., Architecture, University of Illinois, Champaign, Illinois, 1990

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Continuing education:

- “Managing Industrial Properties Effectively 2022, IREM, 2022
- “Fair Housing Skill Badge”, IREM, 2022
- “How to Avoid and Mitigate Personal Injury Claims in the Property Management Industry”, IREM, 2021
- “Window Code Fundamentals 20”, Anderson Windows, Inc., 2021
- “2019 Chicago Construction Codes”, ICC, 2020
- “Deck Safety and Codes”, ICC, 2020
- “Real Estate Management Ethics Online”, IREM, 2020
- “Managing Residential Properties”, IREM, 2020
- “Best Practices for Residential Property Managers - Before, During, and After a Tenancy”, IREM, 2020
- “Residential Maintenance Operations: Working with Contractors”, IREM, 2019
- “Professional Conduct Part V: Conflicts of Interest”, NCARB, 2019
- “Professional Conduct Part IV: Honesty”, NCARB, 2019
- “Professional Conduct Part II: Accountability”, NCARB, 2019
- “Professional Conduct Part II: Competence”, NCARB, 2019
- “Professional Conduct Part I: Registration”, NCARB, 2019
- “Why Buildings Fail Part V: Errors During the Construction Phase”, NCARB, 2019
- “Why Buildings Fail Part IV: Errors During the Design Phase: Material Selection and Detailing”, NCARB, 2019
- “Why Buildings Fail Part III: Errors During the Design Phase: Structural Engineering”, NCARB, 2019
- “Why Buildings Fail Part II: Fundamental Errors at the Outset of a Project”, NCARB, 2019
- “Understanding the Architect’s Standard of Care”, NCARB, 2019
- “Understanding and Specifying with WDMA’s Architectural Door Standards”, Hanley Wood University, 2019
- “ADA, Building Codes, and Standards Relating to Handrails and Guards”, BNP Media, 2019
- “Understanding Health Care Door Systems”, BNP Media, 2019
- “Designing with Tile”, International Masonry Institute, 2019
- “Codes and Standards Update – IBC 2012”, American Wood Council, 2019
- “Maximum Daylight and Ventilation”, BNP Media, 2019
- “Permeable Interlocking Concrete Pavement System Design and Construction”, BNP Media, 2019
- “Specifying Natural Stone”, BNP Media, 2019
- “Universal Design and Meeting the Needs of an Aging Population”, BNP Media, 2019
- “Composite Wood Products in Cladding and Architectural Trim”, BNP Media, 2019
- “Building Enclosures: Moisture-Control Fundamentals – Parts 1, 2 and 3”, BNP Media, 2019
- “New Options for Insulating and Ventilating Wood-Framed Sloped Roofs”, BNP Media, 2019
- “2018 International Energy Conservation Code (IECC) Updates”, SEDAC/UIUC, 2018
- “Structural Design for Wood Construction”, HalfMoon Education, Inc., 2018
- “Healthy Walls= Rainscreen and Ventilation”, ALA, 2015
- “Top Framing Concerns”, APA – The Engineered Wood Assoc., 2015
- “Mid Rise Design: Understanding Building Size and Fire Protection”, Wood Products Council, 2015

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- “Foundation Restoration”, ALA, 2015
- “Lightweight Honeycomb Reinforced Stone Cladding System”, Ron Blank & Assoc., 2012
- “Polished Concrete Floors”, Ron Blank & Assoc., 2012
- “From ANSI to ISO: Differences Between Porcelain and Ceramic Tiles and Differences in Dry and Liquid Latex Thinsets”, ALA, 2010
- “Introduction to Aluminum and Natural Metal Composite Material”, ALA, 2010
- “Risk Management and Business Planning Seminar for Design and Const. Professionals: The Administrative Side of the Practice”, Schuyler, Roche and Crisham, PC, 2010
- “Corrosion Prevention in Construction Fastening Systems”, SFS Intec, 2009
- “Green Roof Technology”, ALA, 2008
- “Building Envelope Systems: The Devil is in the Details”, ALA, 2008
- “Illinois Accessibility Code: History, Implementation and Future of Accessibility”, State of Illinois Capital Development Board, 2006
- “Bayport Production Tour-1, Safety and Impact Glazing, Combined Mulling Systems, Glass Performance Systems”, Anderson Windows, Inc., 2006
- “Concrete: Your Aggregate Knowledge”, ALA, 2006
- “Land Use Issues and Strategies Concerning Developments: Subdivision, Annexation, Zoning and Environmental Laws in Illinois”, National Business Institute, 2005
- “Factory Pre-blended Mortar for Masonry Construction”, SPECMIX, 2005
- “Moisture Prevention in Masonry Construction”, Mortar Net, 2004
- “Metal Lath, Beads and Trims: Stucco and Plaster Products and Applications”, AIA, 2004
- “Pedestrian Cable Railings (Guardrails with Cable in-fill)”, AIA, 2004
- “Helping Your Clients Maintain Good Indoor Air Quality”, AIA, 2004
- “Assuring Water Resistance of Masonry Construction”, AIA 2004
- “Design-Build Model: Utilizing Cold-formed Steel Framing System”, AIA 2004

PROFESSIONAL MEMBERSHIPS

American Institute of Architects
ASTM
Technical Committees:
D08 - Roofing and Waterproofing
D08.20 - Roofing Membrane Systems
E06 - Performance of Buildings
E06.25 - Whole Buildings and Facilities
F13 - Pedestrian/Walkway Safety and Footwear
F13.50 - Walkway Surfaces
International Code Council (ICC)
National Fire Protection Association (NFPA)
Capital Development Board Project Manager
Alpha Rho Chi Professional Architects' Fraternity
Institute of Real Estate Management

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COMMUNITY INVOLVEMENT

Lithuanian Cultural School of Chicago
Board of Directors since 2004-2019
Lithuanian Scouts Association, Inc.
Chairman of the Board of Directors since 2021
Chief Scoutmaster-Boys Division 2013-2020
Local Troop Leader since 2009
Jesuit Fathers' Lithuanian Center, Inc.
Board of Directors 2010-15

EXPERT NOT RETAINED