

ANDREA T. BARANYK, AIA, NCARB, LEED, CXL
Architect

AREAS OF EXPERTISE

Building Design and Planning: zoning, comprehensive and site planning, historic preservation and adaptive reuse, National Historic Landmarks, sustainable design and construction, multi-family housing, commercial, educational, municipal, community, medical offices, and police & fire facilities.

Building Systems and Equipment: furniture, fixtures, equipment, commercial kitchen equipment, millwork, elevators, mechanical, electrical, and plumbing systems, utilities, fire separations, spray fireproofing, fire protections, and fire alarm devices.

Construction Materials Failures/ Property Damage: building envelope, water intrusion, door, window, curtainwall, hardware; site and circulation issues, parking and loading areas, walking surfaces and access, building maintenance and repairs, industry standards and quality issues; steel, concrete, brick, stone, conventional wood framing, light gauge steel framing, heavy timber; expansion joints, sealants.

Premises Safety: effectiveness of warnings, efficiency of illumination, delineation of hazards in parking lots, stairs, ramps, corridors; level changes; stairway tread and landing design, guardrails, handrails and balusters, ramps, grading, entrances and wayfinding, means of egress and assembly spaces; elements of human factors relating to the built environment, slip resistance, walking surface safety, slip, trip and fall incidents, lighting, and warnings.

Accessibility: Americans with Disabilities Act, accessibility standards, ANSI A117.1, site accessibility, building accessibility, curb ramps, ramps and accessible routes, areas of refuge, signage, and detectable warnings.

Contracts/Construction Claims: Construction defects, deficiencies and delay claims, contractual obligations, and disputes under various types of project delivery methods, adequacy of construction documents, industry standards and quality issues.

Building Codes: zoning and construction codes, ordinance and standards violations, accessibility codes and standards, historic variance, special use and conditional use.

Professional Practice and Standards: programming, design, construction documents, specifications, project management and administration. Standard of Care, Owner-Architect Agreements, General Conditions, Construction Management, errors and omissions, change order analysis, RFI process, submittal review, construction phasing, construction administration, project coordination, inspections, interpreting contract performance, enforcement of contract provisions, punch lists, substantial completion, and closeout procedures.

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PROFESSIONAL EXPERIENCE

2025 to Present **Robson Forensic, Inc.**
Associate

Provide technical investigations, analysis, reports, and testimony toward the resolution of matters including construction defects, construction disputes, specification and maintenance of building materials, premises liability issues, slip, trip and fall issues, code compliance, accessibility, stairs, handrails, guards, warnings, wayfinding, and other issues involving the built environment.

2011 to Present **Northeast Collaborative Architects, LLC**
Principal/Owner

2015-present

- Project programming-including space planning, budgeting, zoning and building code review, schedule and cost of construction estimates, and as-built surveys for existing construction to be altered or adapted.
- Project management including internal budgeting, staff management, responses to requests for proposals through contracts with owners, management of design, design development, detailing, specification writing, production of contract documents, and construction administration.
- Prepare existing building surveys to document building conditions to include review of the finishes, space dimensions, building envelope, stairs, egress, code, accessibility, historic features, and change of use impacts.
- Analyze accessibility and building code requirements.
- Create and maintain the project schedules including fast-track and occupied building construction projects.
- Assist the client during the bidding/procurement process by preparing bidder requirements documents, responding to contractor questions and providing an opinion on contractors bid costs.
- Develop architectural technical specifications for materials and products associated with the project including floor finishes, walls, ceilings, stairs, furniture, fixtures and equipment.
- Analyze and coordinate design, code, local district, and historic restrictions.
- Provide design coordination with civil, mechanical, electrical, plumbing, and other subconsultants as part of the design and construction administration process.
- Coordinate with local and state building departments, historic, and accessibility authorities for variances and overall project approvals.
- Reviewed the contractor's submittals for conformance with the design intent, code requirements, and applicable standards during construction administration.
- Assess design cost estimates and develop options for alternates and allowances for projects during the design phase.

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- Provide value engineering and scope adjustments as a response to client needs and review of cost proposals from consultants and contractors.
- Facilitate the project as the initial decision maker and administer directives based on the project scope contracted to ensure compliance with contract documents.
- Participate in on-site and office construction administration - contractor site meetings, RFI's, review shop drawings, and changes in the Work.
- Develop technical solutions to challenges and unforeseen conditions during the construction process.
- Review contractor proposals for changes in the scope of work and assess the cost change proposals.
- Provide observation field reports of the contractor's progress work and formal inspections of finished work.
- *Project Types:* public & private schools, multi-family housing, apartments, mixed-use, assisted living, offices, public-safety, community, town halls, retail, restaurant, municipal and state facilities, and healthcare facilities.
- *Construction and Project Experience:* Millwork, interior finishes, lighting, acoustic requirements, building conditions assessments, accessibility including ramps and elevator improvements. New construction, interior renovations, additions and historic adaptive reuse and restorations.
- *Special expertise:* historic preservation, historic building conditions assessments and adaptive reuse projects.

Project Manager

2011-2015

- Managed teams and assigned project tasks among staff in multiple offices.
- Developed and maintained the design schedule with the principal in charge
- Documented building conditions to include existing conditions such as finishes, space dimensions, stairs, exits.
- Analyzed the accessibility and code requirements for the project.
- Wrote architectural project specifications, prepared meeting minutes.
- Reviewed the contractor's submittals for conformance with the design intent, code requirements, and applicable standards during construction administration.
- Provided oversight, direction and coordination of the architectural and engineering drawings and specifications.
- Communicated with local and state building departments, historic, and accessibility authorities for variances and overall project approvals.
- *Project Types:* higher education, multi-family housing, apartments, mixed-use, retail, restaurants, historic conditions assessments, medical offices, commercial and community facilities.

THE EXPERTS Robson Forensic

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2009 to 2011 **DiLeonardo International**
Project Manager

- Coordinated communication between production staff, interior designers, and principals for national and international clients.
- Oversight of the production staff and interior designers for each project.
- Maintained and developed schedules and team members across multiple offices including Rhode Island, China, Dubai, and the Philippines.
- Developed architectural details and materials specifications.
- Direct communication with manufacturers' representatives to develop material selections to meet the code requirements for all finishes including flooring and wall surfaces.
- *Project types:* high-end hospitality design details for hotels, restaurants, and resorts.

1999 to 2009 **Moser Pilon Nelson Architects**
Architectural Designer

- Schematic design, design development, and space programming
- A design mediator/problem solver coordinating the work of the architects and engineers.
- Worked on all phases of design including review of contractor's shop drawings and product submittals to meet the design intent during the construction administration phase.
- *Project Types:* educational, healthcare, offices.

PROFESSIONAL CREDENTIALS

Registered Architect: Connecticut, District of Columbia, Florida, Maine, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, South Carolina, Vermont
Certified by the National Council of Architectural Registration Boards (NCARB)
Certified XL Tribometrist
LEED Green Associate
Qualified as a Historic Architect per the U.S. Department of the Interior and National Park Service Guidelines

EDUCATION

B.A., Architecture, Roger Williams University
B.S., Historic Preservation, Roger Williams University
Certificate of Entrepreneurship, 10,000 Small Businesses, Community College of Rhode Island

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Continuing Education:

Designing Durable Wood Exteriors: Sustainable Practices for the Building Envelope,
March 2026

Sustainable Performance Coatings: Powder for Architectural Applications, March
2026

Solving the Concrete Moisture Issue: Commercial, Environmental, and Health Benefits
of Impermeable Concrete, March 2026

The Science of Water: Taste, Quality, and Wellness in Modern Foodservice &
Hospitality, March 2026

NCARB Live: The Future of Resource Stewardship, February 2026

Acetylated Wood: A Natural and Durable Choice for Siding, Decking, and More,
December 2025

Waterproofing Roof Decks and Balconies with Walkable PVC Membranes, December
2025

Integrally Troweled Cure & Polished Architectural Concrete Floors, December 2025

Seismic Requirements in Suspended Ceiling Design, December 2025

Designing for Fire: The Why Behind Codes and Standards, December 2025

Making Sense of Sealants, December 2025

Hand Rail Code Requirements & Design Considerations, December 2025

Understanding Advanced Wall System Design around Continuous Insulation,
December 2025

Elevating Design with Architectural Stone Veneer, December 2025

Short Flight Stairs, July 2025

Structural Stabilization of Existing and Historic Masonry Buildings, April 2025

Solving the Concrete Moisture Issue: Commercial, Environmental, and Health Benefits
of Impermeable Concrete and Permanent Impermeable Repair Materials, April
2025

Non-Combustible & NFPA 285 Tested Wood Aesthetic Technologies for Commercial
Projects, April 2025

Wood Glazed Facades in Net Zero and Passive Buildings, April 2025

Prefabricated Fireproof Columns, April 2025

Curb Ramps, April 2025

ADA and ANSI A117.1 Design Standards for Vertical Lifts and Limited Use/Limited
Application Elevators, March 2025

RI Municipal Training, RI Local Officials Training: 2024/25 Annual Update, March 2025

Commercial: New Rhode Island 2024 IECC Energy Code Update, February 2025

Lightweight Insulating Concrete Roof Decks: Florida Applications and the Florida
Building Code, October 2024

Designing Glazing for Wind-Borne Debris Protection, October 2024

Design Essentials for Architectural Metal Roof and Wall Panel Systems, October 2024
8th Edition (2023) FBC and ASCE 7-2 Wind Loads and Window and Door Design Wind
Pressure Calculator, October 2024

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Sustainability + Wellness: Their Impact on the Built Environment, October 2024
Advanced FBC: 8th Edition (2023) Fair Housing vs Florida Accessibility Code, October 2024
PVC Roofing Materials, October 2024
Solutions for Large Openings in Wind Borne Coastal Areas, October 2024
The Impact of Florida HB 837 Requiring Minimum Security Requirements and CPTED Assessments, October 2024
Controlling Moisture in Masonry, October 2024
Developing Masonry Structures to Meet the 8th Edition (2023) FBC, October 2024
Advanced FBC: 8th Edition (2023) Architectural Acoustic Requirements in the code, October 2024
High-Performance and Low Maintenance Railing, September 2024
From Code Compliance to Fire Safety: Maximizing the Potential of Foam Plastic Insulation in Building Envelope Design, September 2024
Daylight Design with Diffused, Highly Insulated and Sustainability, September 2024
PVC101 - The Benefits & Uses of Cellular PVC Trim, September 2024
Rooftop Snow Retention Solving the Mystery with the Facts, September 2024
Exploring the Connection Between Net Positive, Carbon Neutrality, and the Water-Energy Nexus, August 2024
Designing for Sound Control: Effective, GREEN, Principles and Practices, April 2024
The Importance of Space. Rainscreen Technology in Residential Building Design, April 2024
Reviving The Lost Art of Moldings, April 2024
Lath Selection & Specification to Enhance Stucco, April 2024
High-Performance Glass and Aluminum Building Envelopes, April 2024
Designing for Moisture Protection in Concrete Masonry Walls, April 2024
RI Commercial Energy Code Commercial Building Commissioning, April 2024
How to Design with Structural Thermal Breaks, April 2024
Advanced Training - 7th Edition FL Accessibility Code Updates, March 2024
Failure Is Not an Option: Air Barrier Continuity Strategies for Storefront & Curtain Wall Systems, March 2024
Below-Grade & Blindsided Waterproofing, March 2024
Deep Dive Into Low-Slope Asphaltic Roof Systems, February 2024
Introduction to Entrance Flooring Systems, February 2024
MgO Underlayment Panels in Multifamily Buildings, February 2024
Color and Design Vision 2024 Culture of Care, January 2024
The Evolution of Tile, January 2024
Six Steps to Sustainability: Green Building Strategies for Commercial Restrooms, January 2024
A Holistic Approach to Windows in Sustainable Design, December 2023
Innovative Design Applications Using Advanced Fire Rated Glazing Technology, December 2023

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Rainscreen Systems Made Easy, December 2023
Brick Replacement and Restoration, November 2023
Window Code Fundamentals, October 2023
Looking Back & Designing Forward: Adaptive Reuse for a Future Climate, September 2023
Controlling LEDs to Meet Customer Expectations, September 2023
Glass: Select The Option for Your Project, September 2023
Seismic Design of Masonry Structures, September 2023
Specifying Sustainable Concrete, July 2023
Thermoplastic Technology in Architectural Railing Systems, May 2023
Precast Concrete Stair Treas and Landings, May 2023
How Surface Color and Design Affect our Physical, Mental, and Social Well-Being, April 2023
Redwood Lumb er Attributes, Applications & Environmental Benefits, April 2023
Mineral Wool IMPs: Sustainable, Fire-Resistant Construction, April 2023
Adaptive Reuse as a Mechanism to Achieve Net Zero Carbon, April 2023
Maximizing Water Efficiency for Sustainable Restroom Design, February 2023
Risk Management with Reality Capture, January 2023
Managing Sound in the Wide Open Spaces, December 2022
The Cascading Consequences of Non-Compliance in WRBs, December 2022
Emerging Trends in High-Performance Building Enclosures, December 2022
Polyiso Continuous Insulation: The Next Generation Air & Moisture Barrier, November 2022
Making Land Use Decisions, November 2022
Conducting Effective Public Meetings, October 2022
Energy Efficient Windows in Commercial and Residential Applications: Capital City Charter School (DC), October 2022
Automatic Entrance Systems Overview, August 2022
Paint 101: Fundamentals of Architectural Paint and Coating Technology, August 2022
Beautifying Concrete, July 2022
Acoustic Performance in Buildings: Meeting the Standards, April 2022
Optimizing Daylight in Different Buildings, April 2022
Commercial Flooring from a New Point of View, April 2022
What is Underfoot Matters, April 2022
Keeping Up with the Latest Ceramic Tile and Natural Stone Trends, April 2022
The Pos-COVID Workplace, April 2022
Architects Who Walk the Walk, April 2022
Architecture and Emotions: Designing for a Healthier Built Environment, April 2022
Design at the Heart of Health and Well-Being, April 2022
Silicone Coatings: An Alternative to Ceramic Frit for Spandrel Glass, March 2022
10 KPIs Your Architecture Firm Needs to Track for Maximum Project Profitability, March 2022

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RI Commercial Stretch Code, January 2022
Growing Revenue without Adding Headcount, September 2021
Fire-Rated Glazing: Safe, Beautiful & Environmentally Sustainable Design in the Modern Architectural Landscape, September 2021
How Sustainable is Wood? August 2021
Zero Energy Buildings - RI Commercial ZEB and RI Stretch Code, August 2021
RI Code/ URI Fascitelli Center for Advanced Engineering, July 2021
PVC Roofing Materials - Performance, Construction, Functionality, July 2021
Daylighting by Design, March 2021
Code Recognized Magnesium Oxide (MgO) Panels Applications for Acoustic and Fire Rated Systems, February 2021
Glazing Strategies for Sound Control, February 2021
The New Normal and the Fight Against Surface Contaminants, December 2020
Benefits, Compliance Options and Updates to the RI Green Buildings Act, November 2020
Glazing Strategies for Sound Control, October 2020
Embrace the Chaos – How AEC Firms Can Reduce Risk and Flourish Through Recessionary Cycles, October 2020
Holistic Firm Management: Operational Insights in Service Towards a Work-Life Balance, October 2020
Best Practices for Repointing Masonry, September 2020
Design & Detail of Reinforced Hollow Clay Masonry, September 2020
Fair Housing vs Florida Accessibility Code FBC –Accessibility: Who, What, When, Where & How 7th Edition (2020) Advanced Class, September 2020
Wind Mitigation, September 2020
Virtual World of Glass, September 2020
PICP System Design and Construction, September 2020
Utilizing Energy Efficient Details for Specifying Masonry Wall Systems, September 2020
MEP/FP Systems Design, September 2020
DESIGN FOR A NEW ERA - Healthcare and Work Spaces Beyond 2020, July 2020
Climate Resilience and the Public Realm, July 2020
Specifying Commercial Wood Floors, July 2020
Installing Fenestration in Exterior Insulated Walls, June 2020
Drainage & Drying in the Exterior Wall, June 2020
The Evolution of Architectural Glass and High-Performance Coatings 2, June 2020
Forensic Engineering for Historic Properties, June 2020
Light and Wellness, June 2020
Fire-Rated Glass & Framing Solutions for Healthcare Facilities, May 2020
Labor Shortage Solution: Specifying A Factory-Made Roofing Membrane, May 2020
Ceiling Systems for High Performing Schools, May 2020
Continuous Insulation, April 2020
Single-Ply Roofing Technology, April 2020
Influence of Design on the Learning Environment, April 2020
Architectural Acoustics, April 2020

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Architectural Resin Solutions for Light, Color & Pattern, April 2020
Designing Interior Space with Indirect Lighting, April 2020
Comparative Study of Wood and Aluminum Windows in Commercial Buildings, April 2020
Design Principles for Rainscreen Wall Systems, April 2020
Building Envelope Science Fundamentals & Key Concepts, April 2020
Important but Often Overlooked and Misunderstood Contract Clauses, April 2020
Paint 201: High Performance Coatings for Commercial Spaces, April 2020
What Architects and Firms Need to Know About the Federal Coronavirus Stimulus Plan, April 2020

PROFESSIONAL MEMBERSHIPS

American Institute of Architects (AIA), Rhode Island
American Society of Safety Professionals (ASSP)
ASTM International

- Committee F13: Pedestrian/Walkway Safety and Footwear
- Committee E06: Performance of Buildings

National Trust for Historic Preservation
National Safety Council – Robson Forensic, corporate membership

COMMUNITY INVOLVEMENT

Mercy High School, Middletown, CT, Board of Trustees Member
Town of Richmond, RI, Planning Board, Vice Chair
Town of Richmond, RI, CHARIHO School Building Committee, Chair