



Professional Summary

Mr. Malnar specializes in investigation, evaluation, testing and repair of non-performing construction systems involving roofing, exterior walls, windows, building fenestration, foundations, and various other components of the exterior building envelope. Roofing expertise encompasses residential systems including asphalt composite shingles, wood shingles and shakes, natural stone (slate), and terra-cotta/clay tiles; commercial systems including poly-vinyl chloride (reinforced and unreinforced PVC), modified-bitumen roofing (MBR), built-up roofing (BUR), and metal roofs. Exterior cladding expertise includes brick, concrete, and limestone masonry; exterior insulation and finish systems (EIFS); exterior portland cement plaster (traditional stucco); wood, aluminum, and vinyl siding.

Expertise

- Water Penetration Investigations of Building Envelopes (Roofs, Walls, Windows)
- Roofing Investigations (Hail and Wind Damage Assessment, System Performance Evaluation)
- Model Building Code Analysis and Compliance
- Mold Cause and Origin Investigations
- Masonry Cladding Investigations
- Window Performance Investigations
- Traditional Stucco (Portland Cement Plaster) investigations
- Testing and Evaluation of Construction Elements
- Groundwater Management Systems
- Exterior Insulation and Finish System (EIFS) investigations
- Development of Drawings and Specifications
- Construction Administration Services

Education

<u>Year</u>	<u>University</u>	<u>Degree</u>
1981	University of Illinois, Champaign-Urbana, IL.	B.S. in Architectural Studies
2010	Northern Illinois University	Facility Management Professional



Year **Continuing Education**

- 2009 How, When and Where to Use Pressure-treated Wood - Western Wood Preservers Institute
Fire Protection Principles for Wood-framed Structures - WoodWorks Southeast
- 2009 Applying Life Cycle Analysis in Building Design - Responsible Materials Program, Dovetail
2009 Partners, Inc.
- 2010 Reducing Moisture Problems in Commercial Buildings - Steve Easley & Associates Inc.
- 2010 Wood Properties and their Effects on Paint and Coatings - Sam Williams and Associates
- 2010 Designing Durable Wood Buildings - Wood Products Council

Professional Experience

Organization: **Building & Environmental Consultants (BEC), a division of ITC Experts, Inc.**

2011 - Present **Title:** Senior Consultant

Summary: Manage investigation projects involving architectural systems and components, construction deficiencies, building construction performance and compliance with model building code(s) and relevant industry standards. Mr. Malnar performs forensic architectural building investigations and evaluates construction materials and system performance in the construction industry. His areas of expertise covers building envelope leakage investigations (roofs, walls and windows), mold cause and origin investigations, wind and hail damage assessments, and foundation evaluations. He provides expertise in most all building components including, commercial and residential roofs, brick and stone masonry, exterior insulation & finish systems (EIFS), exterior portland cement plaster (traditional stucco), siding systems, and building fenestration, among others.

Organization: **HandsOn Suburban Chicago - Arlington Heights, Illinois**

2011 – 2011 **Title:** Lead Design Consultant

Summary: Provided oversight, leadership, and management of an all volunteer project for the Strategic Action for Volunteer Engagement Program (SAVE). Performed building investigation, analysis and designed solutions for the relocation of the Wheeling Township Food Pantry.



Organization: David A. Schulz Architects – St. Charles, Illinois

2010 – 2011 **Title:** Special Projects Team Member

Summary: Provided inter-office management of multiple high end residential projects. Established project parameters and supervised the development of custom details.

Organization: Rupsis Associates Architects, P.C. - Bolingbrook, Illinois

1995 – 2009 **Title:** Senior Associate

Summary: In charge of all phases of project development from conceptual design through construction. Efficiently developed designs via CAD that minimized the working drawing phase and expedited the construction drawing phase. Produced accurate permit and bid documents to minimize scheduling delays due to incomparable bid results and excessive building code deficiencies. Focused close attention to detail and scheduling to achieve delivery and budget objectives. Established trusted relationships with clients, consultants and contractors. Residential projects included 2,000 to 8,000 sq ft new construction, additions and remodeling. Commercial projects involved new construction of dental and medical office buildings, restaurants and retail.

Organization **HPZS Architects - Chicago, Illinois**

1991 - 1995 **Title:** Project Manager

Summary: Specialized in management of projects for exterior envelope restoration. Performed field exploration and produced reports for prescriptive remedial recommendations of problems related to roof, wall and window systems. Developed working drawings, bid documents, and coordinated projects through construction administration and field supervision. Key team member for the time sensitive historic facade and roof restoration for Soldier Field, Chicago, in anticipation of the World Cup Soccer in 1994. Manager for the construction phase of the historic copper roof restoration for the Museum of Science and Industry, Chicago in 1993. Primary investigator of all building facades and remedial repair supervision for Fulton House, 345 N. Canal St, Chicago, IL.



Organization **Henry G. Zimoch & Associates, P.C. - Chicago, Illinois**

1988 - 1991 **Title: Designer/Project Coordinator**

Summary: Designed and coordinated projects for residential and commercial buildings with emphasis on contextual design and material integration. Interfaced between owner/builder and production staff. Assisted project architect and coordinated production from design development through working drawings.

Organization **Western Heating & Air Conditioning - Maywood, Illinois**

1981 - 1988 **Title: Mechanical Systems Consultant**

Summary: Budgeted, designed and managed HVAC systems projects for residential and commercial buildings.

Professional Affiliations, Achievements & Awards

- **International Facility Management Association (IFMA)**
 - Member – Northern Illinois Chapter