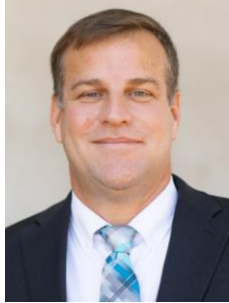


Curriculum Vitae 2022



Investigation Specialist:
On-Site Inspections
Report & Exhibit Production
Document & Data Management
Construction Document Technician

Project Manager:
Client Relations
Quality Control
Resource Management
Construction Administration

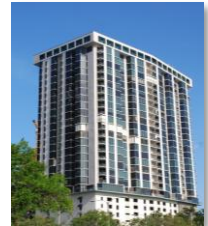
Building Investigator:
Destructive Testing, Water Testing
Photography & Reporting

Sean Kelly serves as a Building Investigator and Project Manager, supporting our experts in all facets of Design + Construction Litigation as well as Building Enclosure Consulting projects. Sean’s experience of over 20 years in the marine construction industry has translated remarkably well into the world of Building Sciences and Waterproofing. He brings expertise in materials and fabrication, as a Certified Composites Technician (CCT), OSHA safety and EPA compliance and most recently as a Construction Document Technologist (CDT).

SIGNIFICANT PROJECTS

Bayfront Tower: Window Replacement Project

Owner Representative
Produced Installation Assessment Reports
Observed and Documented Window Replacement by Contractor
28 Story Condominium built in 1970s
Current Project



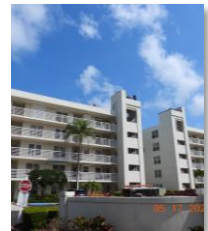
Aloft – Element Hotel Midtown Tampa: Building Envelope & Interior Evaluation

Building Investigator
Conducted Water testing and Documented Destructive testing
Performed detailed interior moisture intrusion analysis, Produced Reports
Investigated and Documented Stucco, EIFS and VTAC Systems
Spring 2022



Bahia Vista II Tile Roof & Window Replacement

Project Manager
Roofing Project, Exterior Paint & Sealant, Window Replacement
Represented Owners, oversaw Contractor & ensured Scope of Work,
4 Buildings, \$3.25 Million Contract, 1 Year
Current Project Q1 & Q2 2022



Advanced Oral Surgery: Window Leakage Investigation

Building Investigator + Project Manager
Performed testing and documentation using various, standard driven methods, for
moisture intrusion detection for construction defect claim
Construction Administration for Remediation Project
Current Project Q1 & Q2 2022



Curriculum Vitae 2022

PROFESSIONAL AFFILIATION

- International Institute of Building Enclosure Consultants – Member ID: 56591 Quality Assurance Observer 2022-Present
- AIA Allied Professional Member #1495 2022-Present
- ASTM International - Participating Member # 2375746 2022-Present
- ICC International Code Council 2022-Present
- National Institute of Building Sciences - Member 2022-Present
- Construction Specification Institute Construction Document Technologist 2022-Present
- American Composites Manufacturers Association Certified Composites Technician Instructor (CCT-I) 2000-2003
2002
- Green Building Initiative 2022-Present
- USGBC Member 2022-Present

CIVIC / RECREATIONAL AFFILIATION

- Gulf Coast Compassionate Care – Founder & Chairman 2015 - 2017
- Come Out St Pete – Volunteer 2020-Present
- 88.5 WMNF Tampa – Community Radio Volunteer 2022
- Tampa Bay Watch – Volunteer 1997 - 2015

EDUCATION

- Florida Department of Education, Florida 1995
- American Composites Manufacturers Association ACMA (CCT), Washington DC 2001

PAST PROJECTS

- Advanced Oral Surgery Construction Administration Lutz, FL 2022
- Bay Colony Beach Club Construction Defects Claim Naples, FL 2022
- Courtyard by Marriott Property Commissioning Assessment Report Titusville, FL 2022
- Current Hotel Rocky Point Water Intrusion Investigation Tampa, FL 2022
- Logger Head Marina Town Homes Construction Defects Claim St. Petersburg, FL 2022
- The Wave Condominium Construction Defects Claim St. Petersburg, FL 2022
- Wade Jurney Homes Construction Defects Claim Ft. Myers, FL 2022
- Ventanas at Tiburon Water Testing Leakage Reporting Naples, FL 2022
- Sansara Condominium Claim Sarasota, FL 2022
- One Palm Condominium Claim – Sarasota, FL 2022
- Bahia Vista II Construction Administration – St. Petersburg, FL 2022
- Bayfront Tower Window Replacement – St. Petersburg, FL 2022
- Aloft – Element Hotel Moisture Intrusion Investigation – Tampa, FL 2022

CONTINUING EDUCATION

- Historic Building & Structure Collapses (1hr) – AIA Tampa Bay 2022
- Construction Legal Case Review – David Gurley (1hr) – AIA Tampa Bay 2022
- IIBEC Florida Education Orlando (5hrs) 2022