



Thomas MontAlto, RA, AIA, NCARB



Building Envelope & Forensic Analysis Expert

Construction Defect & Subrogation Expert

Designer and Technology Leader

Licensed to Practice Architecture in 25 States

AREAS OF EXPERTISE

Building Investigation and Analysis

Peer Review and Pre Construction Analysis
Construction Defect Analysis
Defense and Subrogation Expert
Insurance Loss Investigation-Building Envelope Cause and Origin
Construction Document Pre-Construction Review and Analysis
Professional Standard of Care Analysis
Building and Zoning Code Review and Analysis
Failure Analysis of Exterior Enclosure and Roofing Systems
Failure Analysis of Existing Stucco, EIFS, and Curtainwall Systems
Moisture Intrusion Analysis
Preparation of Cause and Origin Opinions
Professional Standard of Care Analysis

Architectural, Interior and Environmental Design

Large Project Team Executive
Design Team Mentoring
Site and Land Planning
Building Design
Interior Design
Lighting Design
3D Computer Modeling and 3D Printing Design Integration

SUMMARY OF EXPERIENCE

3330 Broadview Rd. Cleveland, OH 44286

Indianapolis • Cleveland

Mr. MontAlto has over thirty years experience as a registered architect, forensic investigator and team leader. He grew up in the business of design and construction with his architect and materials-technology expert father James MontAlto RA, AIA. Thomas has a broad and deep knowledge of building and environmental design, advanced computer design integration, construction technology, forensic investigation, and every area of environmental, architectural and interior design, along with a working knowledge of all major engineering disciplines.

Mr. MontAlto has extensive design experience with diverse client groups and large institutions on a broad range of commercial, institutional, civic, residential and estate projects. He has worked in both the public and private sectors. Thomas has developed a dynamic yet pragmatic, problem solving approach to architecture and environmental design, working closely with design teams, engineers and other consultants, to deliver extremely refined, well-detailed design solutions. Thomas has designed over 300 buildings and environments and since 1997 he has been continually involved with integrating and upgrading digital technologies and 3D modeling into the practice of Architecture and Environmental Design. Currently he is working to assimilate 3D printing technologies into the process of design.

Mr. MontAlto has investigated a wide range of loss conditions associated with failing and damaged building envelope and internal systems including extensive experience with curtainwall on skyscrapers in Chicago, New Orleans, San Francisco, New Jersey and Houston, among others. He is a nationally practicing expert in roofing systems analysis. Thomas is also a nationally practicing investigative expert in Curtainwall Systems, Stucco and EIFS Systems and the use, failure and investigation of virtually all other roofing, veneer and envelope cladding systems. He has extensive experience in insurance loss and construction defect litigation and has conducted over 700 forensic investigations with a combined loss value approaching one billion dollars.

As an expert and witness, Mr. MontAlto has given sworn testimony in deposition and at trial, participated in arbitrations, mediations, and contractor / subcontractor defense settlement conferences. He is well versed in subrogation as the Expert for the Market in large loss cases. He has been on the carrier/contractor construction defect defense teams in cases from New Jersey to Florida to California and has given deposition in cases of construction defects and forensic litigation. He has also advised attorneys, carriers and clients on these matters privately as a consultant.

As an entrepreneur Mr. MontAlto has created a company called High Modern Homes and designed a series of modernist home plans for sale on the web. He has also been a partner in the creation of CoverUPS an industrial design workshop created to sell his patented automatic sprinkler head covers to the hospitality market to prevent insurance losses in hotels.

PROFESSIONAL QUALIFICATIONS

Education:

Ball State University

Bachelor of Science in Architecture

Bachelor of Science in Environmental Design

NCARB: National Council of Architectural Registration Boards Certificate

AIA: American Institute of Architects

RA: Registered Architect

ARCHITECTURAL REGISTRATIONS RA (*current*)

Arkansas
Indiana
Wisconsin
Missouri
Oklahoma
Iowa
Kansas
Rhode Island

Ohio
Texas
Illinois
Pennsylvania
Colorado
Kentucky
Louisiana
New Jersey

New Mexico
Florida
Mississippi
California (*pending*)
Rhode Island
South Dakota

PROFESSIONAL DEVELOPMENT AND HISTORY, (*partial*)

Halliwell Engineering Associates, Inc.
Director

MontAlto Architecture
President

Oliver Design Group
Senior Architectural Projects Manager / Architecture

James J. MontAlto Architects
Senior Designer & Special Projects Coordinator

Visnapuu & Associates
Design Architect

Buckminster Fuller
Intern & Designer

DESIGN AWARDS, (*partial*)

U2 Highrise Tower, Dublin, Ireland International Design Award

Wayne Dalton HQ, AIA Award

Cabent® Pre-manufactured Housing, AIA Award

Cafe Paradiso, AIA/ ID Award

MA Offices at Crown Pointe, AIA Award

Institute for Global Business at U of A, Axiem Design Award

Carnegie Institute, Gold Award

Guardian Angels Church, Restoration Award

Bidwell Residence, Ohio AIA, Award

PUBLICATIONS *(partial)*

St Louis at Home Magazine,

Architectural Record

Contract Magazine

Interior Design Magazine

International Web publication in 85+ countries of HMM

(2008-2015) In the last Seven years Mr. MontAlto has published hundreds of papers and reports related to property loss investigation and laboratory based building material analysis testing.

SPEAKING, *(partial)*

Professional Loss Research Bureau (PLRB) multiple times

“Commercial Glass Damage Claims”

Western Loss Association, WLA, Multiple times

“Curtainwall Systems: Investigations and Adjusting Considerations”

“Building Envelope Systems: Roofing and EIFS Systems”, October 2011

Numerous ‘In House’ seminars for Carriers/Examiners and Attorney groups: various topics

Hundreds of design presentations to groups of various sizes

PROFESSIONAL EXPERIENCE, *(partial)*

HALLIWELL ENGINEERING

DIRECTOR MIDWEST TO WEST COAST

As one of six national Directors for Halliwell Thomas has been involved in high profile insurance investigations and construction defect cases from coast to coast. His investigations are related to all elements of the building envelope, (walls, roofs, windows curtainwalls, materials, details, design and etc.) Involved in over 500 investigations and cases with a combined loss value well into the hundreds of millions of dollars from New Jersey to San Francisco and from the Caribbean Basin to Hawaii.

MONT ALTO ARCHITECTURE

PRESIDENT AND LEAD DESIGNER

Thomas’ design of a high rise for the band U2 on the banks of the River Liffey in Dublin Ireland placed second, with over 600 entries from 65 countries. He is the winner of multiple design awards and acknowledgements. With a broad scope of practice including small houses, large custom estates, institutional designs, commercial offices and retail/commercial development work, construction detailing consultation and others. Mr. MontAlto’s production has included over 300 buildings and projects, web based home design and sales, custom designed websites for various entities, industrial designs and more.

OLIVER DESIGN GROUP

PROJECT MANAGER

During his time at ODG Thomas was a lead designer and project manager/executive. He was the lead designer and team executive for the award winning Wayne Dalton Corporation’s

headquarters facility. Project Executive duties included Design team management, consultant teams management and construction technology oversight of this facility in the heart of Ohio's Amish country. Also while at ODG Thomas led the team implementing the design and production of marketing space plans for the new Cesar Pelli designed Society Tower in downtown Cleveland, (now Key Bank Tower). The team's space planning of hundreds of thousands of square feet was successfully used by the brokers to pre lease the marquis tower.

JAMES J. MONTALTO ARCHITECTS*SENIOR DESIGNER & SPECIAL PROJECTS COORDINATOR*

R&D leader creating the award winning "Cabent®" cabin/tent hybrid. In charge of the team that developed the prefabrication strategies and production designs. Instrumental in delivering the "Cabents®" to the Ohio Department of Natural Resources. Construction Manager/ logistics coordinator for delivery and remote-site erection of Cabent® units on the Lake Erie Islands. Planned, designed and oversaw construction of the Cuyahoga Falls, OH Golf club, "Brookledge" in conjunction with the Parks and Recreation Director. Construction Manager and Government liaison for the firm's successful speculative housing project. An infill development on a very high-profile corner of Akron Ohio, adjacent to the famous Stan Hewett Hall. Responsible for conceptual design and design development for recreational facility design projects

VISNAPUU & ASSOCIATES*ARCHITECT*

Thomas was involved in all phases of architecture, interior design and detailing of the award-winning Terra Tech Computer College in Fremont, Ohio. Instrumental in the value engineering that brought the building complex in one million dollars under the budget, allowing the university to fund the expansion of another important campus facility.

BUCKMINSTER FULLER*ARCHITECT*

As an intern with this famous architect and global thinker Thomas collaborated as architectural designer, interior designer, detailer, model maker and draftsman. Mostly though, Thomas had his eyes and ears wide open to learn from this icon of modern thought. Mr. Fuller was concerned with environmental responsibility and sustainable strategies decades before the rest of the world and many years before we even had a USGBC or a LEED rating system.

INVESTIGATIVE EXPERIENCE

(Partial list of over 700 investigations conducted by Mr. MontAlto)

Donna Karan Estate, "The Sanctuary at Parrot Cay", Turks and Caicos Islands, Caribbean Basin
Damage investigation associated with the two contiguous hurricanes Hanna and Ike.

Sears Tower, Chicago, IL. (Willis)

Damage assessment and Investigation of wind damage to skyscraper curtainwall systems.
Investigation of flood damage.

Goldman Sachs Tower, NJ,

Defense expert related to skyscraper curtainwall failures

Houston Center Towers, Houston, TX

Damage assessment of Hurricane damage to skyscraper curtainwall

Highway Six Office Park, Houston, TX

Damage assessment of Hurricane damage to curtainwall

Hertz Investment Properties, New Orleans, LA

Damage assessment of Curtainwall damage from Hurricane

Beacon V. Cattelus, San Francisco, CA

Defense Expert related to curtainwall issues

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Essex V Lennar, San Francisco, CA
Defense Expert related to curtainwall and BMU issues

Historic 'Palmer House' Hotel, Chicago, IL, (now a Hilton Property)
Forensic investigation of catastrophic collapse of 100 year old historic ornamental plaster ceilings

Huntington National Bank Building, Cleveland, OH
Forensic investigation of catastrophic collapse of 100 year old historic ornamental plaster ceilings of a building on the National Register of Historic Places.

Sheraton Suites Hotel, Columbus, OH
Assessment of Wind damage to EIFS Curtainwall cladding systems

DRA Advisors, Atlanta, GA
Assessment of Elevated humidity damage to marble interior wall and floor claddings in 40 story Tower

Churchill Downs, Louisville KY
Tornado damage assessment to determine and separate pre-existing damage from tornado damage.

Sears Holdings, La Crosse, WI
Tornado damage assessment at a Super K-Mart to determine and separate pre-existing damage from tornado damage at the roof and wall systems.

Chicago Housing Authority, Chicago, IL
Subsidence of condominium structures in Hyde Park

Chicago Hispanic Housing Authority, Chicago, IL
Subsidence of Authority Offices structure

Industrial Realty Group, Cleveland OH
Damage assessment due to subsidence of slab resultant from a fire suppression main failure.

Homeline Furniture Warehouse, Chicago IL
Damage assessment due to failure of roof trusses resultant from snow load

Rite Aid Pharmacy, Pittsburgh, PA
Damage assessment of a roof collapse that was the result of excessive snow loading.

Raleigh County Convention Center, Beckley, WV
Damage assessment of snow damage to roofing and envelope systems

Fort Carson Military Base, Colorado Springs CO
Damage assessment of hail damage affecting 1000 on-base roofs

Arbor Bend and the Villa Rica, Atlanta, GA
Damage assessment of hail damage to roofing on 100+ building apartment complex

Westridge Services, Dallas TX
Damage assessment of hail damage to multiple roof surfaces

Oklahoma State University, Stillwater, OK
Damage assessment of hails damage to several hundred roofs and envelope systems on-campus buildings

Oklahoma State University, Stillwater, OK
Subrogation Market Expert for wind damage litigation and subterranean piping failure litigation

State of Oklahoma Facilities, Oklahoma City, OK
Damage assessment of hail and roofing and envelope damage on multiple buildings

Oklahoma Military Department Facilities, Oklahoma City, OK
Damage assessment of roofing and envelope hail damage to multiple facilities

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State of Oklahoma, Damage assessment of roofing and envelopes on numerous facilities in various locations around the state

Oklahoma Schools Cooperative, Weather related roofing and envelope damage investigations to numerous facilities in various locations around the state

Austin College, Sherman TX
Independent expert in Fee dispute resolution

Bovina ISD Schools, Bovina, TX
Damage assessment of hail damage to all roofs on campus.
Subsequent engagement as subrogation expert for the Market

Atlas Oil C. Distribution Center, Detroit, MI
Damage assessment of Wind damage and catastrophic failure of masonry parapet wall systems

Fort Hood Military Base, Ft. Hood, TX
Damage assessment of roofing and envelope systems wind damage affecting 1500 buildings on the base.

Kent State University Performing Arts Center, New Philadelphia, OH
Damage assessment of a Steel frame collapse during construction

Second Baptist Church, Houston, TX
Damage assessment of Hurricane damage to church roofing and envelope systems

Loyola University Cathedral, New Orleans LA
Damage assessment of Hurricane damage to century old masonry and terra cotta structures

Trinity Episcopal Church, Houston, TX
Damage assessment of roofing and envelope systems hurricane damage to church structures

Trinity Episcopal Church, Galveston, TX
Damage assessment of roofing and envelope systems hurricane damage to church structures

St Paul Episcopal Church, Houston TX
Damage assessment of roofing and envelope systems hurricane damage to church structures

Julian Bldg, Columbus, OH
Construction defect related to replacement of historic windows during reconstruction

Tower Two at One Rincon Hill, San Francisco, CA
Curtainwall damage on 50 story skyscraper from fireworks ignition

Skytop Pavilion, Cincinnati, OH
Slope slippage of earthwork cut behind shopping plaza

Out Front Media, Los Angeles, CA
Roofing system / movement damage analysis of large rooftop mounted billboard assemblies

Panini Bar and Grill, Brunswick, OH
Analysis of long term water intrusion in wall and roof systems

Doubletree by Hilton, Austin, TX
Mold remediation analysis of stucco system repairs post water intrusion event

Ronald McDonald House, Amarillo, TX
Water intrusion through roofing and envelope systems

Sincere Building, Cleveland, OH
Water intrusion through roofing and envelope systems in Building on the National Register

Titus-Will Ford Dealership, Tacoma WA
Construction defect involving architectural metal wall panels

The Villas at Royal Kunia, Honolulu, HI
Assessment of repair cost and scope after a fire event

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