STATEMENT OF QUALIFICATIONS

Nova Group, gbc

USING BUSINESS AS A FORCE FOR GOOD

PROUD TO BE A Certified B Corporation®

TABLE OF CONTENTS

ABOUT US

Company Overview 03
Services Overview 04
Where We Are 06
Who We Are 07

SERVICES

REAL ESTATE DUE DILIGENCE

Environmental Site Assessments 12
Subsurface Investigation, Site Characterization & Remediation 13
Property Condition Assessments 14
Expanded Property Condition Assessments 15
Construction Services 16
Forensic Investigations 17
Building Science & Facility Inspection/Testing 18
Roofing & Waterproofing Advising 19
HUD Services 20
Valuation & Advisory Services 21
Zoning Services 22

HEALTH & SAFETY

Asbestos Management Services 23
Lead-Based Paint Management Services 24
Indoor Air Quality Services 25
Industrial Hygiene & Safety Services 26

ENVIRONMENTAL COMPLIANCE

Environmental Compliance Services 27

ENERGY EFFICIENCY

Energy Efficiency Services 28

Nova Group, GBC (Nova) is an international, multidisciplinary advisory firm providing environmental, engineering, and energy services throughout North America and around the globe.

Incorporated in Minnesota in 1987, Nova has proudly become one of the largest privately held environmental and engineering firms. This pride shows through in our company-wide commitment to service excellence. With a broad depth of experts across the globe, coupled with understanding our clients' needs, we are able to provide innovative and cost-effective solutions for all your due diligence needs. Our Commitment to our clients has placed Nova as one of the top five providers of real estate due diligence services.

Meeting Your Needs

Each Nova project is specifically tailored to the unique needs of the client. We have a proven record of being dedicated to meeting and exceeding our clients' expectations by providing innovative and cost-effective solutions to meet their environmental and engineering needs. Nova's goal is to create long-term partnerships with clients to ensure that our solutions are properly designed, implemented, evaluated, and adjusted to promote sustainable regulatory compliance. Nova's success is based on our commitment to integrity, compliance, pride, and ownership in every project we complete.

Commitment to Climate & Environment

As part of our commitment as a Certified B Corp and strategy to combat climate change, Nova has committed to a Net-Zero Carbon 2030 Plan that is aligned with the B Corp Community, United Nations Global Compact, and is focused on United Nations Sustainable Development Goals (UN SDGs). One component of our Net-Zero 2030 Plan is to provide Nova Group Carbon Neutral Due Diligence Assessments.

We Are Proud to be a Certified B Corp™

In 2019, Nova reincorporated as a General Benefit Corporation (GBC), pledging a declaration of interdependence stating the belief that all business ought to be conducted as if people and place mattered and thus we are responsible for each other and future generations.

Becoming a GBC alone was not "good enough" and Nova made the active decision to get an external review and verification to show that our daily actions, policies, and procedures align with our core values of People, Property, and Planet.

We produce an annual B Impact Assessment that not only scores our work, but also provides us with insights as to how we can further implement more sustainable actions and improve.

In February 2023, Nova proudly achieved recognition as a Certified B Corporation with a verified score of 90.4.

As a Certified B Corp, we meet the highest standards of verified social and environmental performance, public transparency, and legal accountability to balance profit and purpose.

USING BUSINESS AS A FORCE FOR GOOD

CARBON NEUTRAL Nova Group, gbc REPORT

Every report is done on a **Carbon Neutral basis.**

Certified B Corporation **NET ZERO 2030**

Real Estate Due Diligence

Environmental Site Assessments

- Fannie Mae & Freddie Mac Phase I ESAs
- ASTM Standard & Client-Specific Phase I ESAs
- ASTM Standard Transaction Screen ESAs
- Third-Party Report Reviews
- HUD Multifamily Accelerated Processing (MAP) & LEAN ESAs
- Subsurface Investigations (Phase II ESAs)
- Feasibility (Preliminary) Studies
- Remedial Action Work Plans
- Soil and Groundwater Remediation Oversight & Reporting
- Groundwater Monitoring, Well Installation, & Sampling

Property Condition Assessments

- HUD, Fannie Mae, & Freddie Mac
- Small Loan Program
- Third-Party Review

Expanded Property Condition Assessments

- Expanded Equity Level PCA & Report
- Seller Disclosure PCA & Report
- Structural Condition Assessment & Report
- Seismic Risk Assessment & Report
- Building Envelope (Roof & Exterior) Assessment & Report
- Parking Garage Assessment & Report
- Forensic Analysis & Remedial Design
- Roof Replacement Design
- Pavement Advising, Design, & Construction Oversight
- BOMA Area Measurements
- ADA Compliance Audits

Environmental Investigation & Remediation

Phase II Subsurface Investigation & Drilling

- Subsurface Drilling/Direct-Push Probing
- Soil, Soil Vapor, & Groundwater Sampling
- Groundwater Monitoring Well Installations
- Vapor Intrusion Assessment/Mitigation

Site Characterization, Remediation, & Corrective Design

- Contaminant Delineation/Modeling
- Feasibility Study
- Remedial Investigation
- Risk-Based Assessment & Corrective Action
- Regulatory Compliance Reporting
- UST Removal/Assessment/Closure Services

Facilities & Construction Services

Building Science & Facility Inspection/Testing

- Roofing & Exterior Wall Advising
- Building Enclosure Testing & Analysis
- Building Enclosure Commissioning (BECx)
- Large Building Air Barrier Performance Testing/Certification
- Fenestration, Curtain Wall, & Facade Performance Testing
- Peer Review & Design Service
- Quality Assurance Construction Observation & Reporting
- Non-Destructive Evaluation & Analysis (Infrared Thermography)
- Forensic Evaluations & Litigation Support
- Project Management/Contract Administration
- Water Intrusion Investigation
- MEP Advising
- Foundation/Structural Advising
- Roofing & Waterproofing Advising
- Building Envelope Analysis

Construction Services

- Construction Document Review
- Construction Loan Monitoring
- Owners' Representation
- Construction Management
- Change Order Reviews
- Funds Control
- Contract Review
- Asset Management
- Construction Civil Property Review
- Completions Commitments

Energy Efficiency

- Energy Audits (Level I, II, and III)
- Fannie Mae High-Performance Building Module
- Freddie Mac Green Assessments
- Building Energy Modeling
- Building Energy Benchmarking
- Program Management
- Commissioning & Retro-Commissioning
- Building Operator Training
- Measurement & Verification
- PACE Energy Audits

Zoning Services

- Zoning Conformance Report (ZCR)

ESG Advisory Group Services

- Energy Audits (ASHRAE Levels 1, 2, 3)
- Carbon Neutral Reporting (Asset) (GHG Emissions, Energy/Waste/Water Audits, Scope 3)
- Green PCA (Acquisition Level Due Diligence PCA with an Energy Audit in one comprehensive set of tables)
- Climate Risk and Resiliency Assessments (Asset/Portfolio Level)
- ESG Due Diligence – Asset Level Materiality Assessment

Health & Safety

Asbestos Management

- Comprehensive Asbestos Building Surveys
- Specification/Contract Administration
- On-Site Abatement Air Monitoring & Contractor Oversight
- Operations & Maintenance Program (O&M)
- Training Programs in Asbestos Management for Facilities Managers

Lead-Based Paint Management

- Lead Analysis Utilizing Handheld Nitro XHF Analyzer
- Hazard Control Plan Development
- Lead Abatement Monitoring & Clearance Testing
- Lead Toxicity Risk Assessments
- Lead Remediation Design & Project Management
- Collection & Laboratory Analysis of Drinking Water
- Field Sampling for Lead in Paint, Soil, Water, Air, Steel, & Dust
- Observations & Testing During Abatement

Indoor Air Quality

- Investigation
- Remediation Project Design
- Bid Services & Contract Administration
- Moisture Testing
- Expert Witness
- Particulate Identification
- Mold, Fungi, Bacteria, Formaldehyde, Radon, Volatile Organic Compounds, Hydrogen Sulfide, & Sulfur Dioxide
- Ventilation System Evaluation

Industrial Hygiene & Safety Services

- Regulatory Applicability Assessments
- Noise Survey, Dosimetry, Area, & Ordinance Compliance
- Employee Chemical Exposure Monitoring
- Industrial Hygiene Health Hazard Evaluation
- Loss Control Services & Prevention Strategies
- Risk Management
- Written Compliance & Best Management Programs
- Ergonomics Assessments
- OSHA Compliance
- Process Safety Management
- Performance Measurement Programs
- Incident Investigations & Analysis

Environmental Compliance

- Air Emission, Wastewater, & Stormwater Permitting & Reporting
- Hazardous & Solid Waste Management Services
- SPCC & Facility Response Plan Preparation, Implementation, & Management
- Tier II & TRI Data Management & Annual Compliance Reporting
- Storage Tank Permitting & Management
- Multimedia Compliance Auditing
- Compliance Management System Development

HUD Services

- HUD MAP/LEAN Property Condition Needs Assessments (PCNAs)
- NECA Tables (15 and 20 years)
- Capital Needs Assessments (CNAs) - Online 3.0 System
- HUD Intrusive Testing (Electrical & Sewer)
- HUD RAD PCNAs
- HUD Architectural Cost & Review for New Construction & Sub-Rehabs
- HUD MAP/LEAN Phase I ESAs
- HEROS (HUD Environmental Review Online System)
- ANSI-AARST MAMF-2017 Radon Testing
- HUD Compliant Baseline & Comprehensive Asbestos Testing & O&M Plans
- HUD Compliant LBP Risk Assessments & O&M Plans
- Archeology, Wetlands & FEMA Studies (5-Step & 8-Step Processes)
- SEDI, Energy Benchmarking, ASHRAE Level I, II, & III Audits, & NGBS Certification

Valuation & Advisory

- Mortgage Lending
- Acquisition/Disposition
- Estate & Tax Planning
- Litigation Support
- Eminent Domain
- Evaluations
- Market & Feasibility Studies
- Other Specialized Analysis

Asset Risk Tool (Novio)

Interactive dashboard, through a hub and spoke approach, that encompasses due diligence findings, project management, and all pertinent replacements for a portfolio

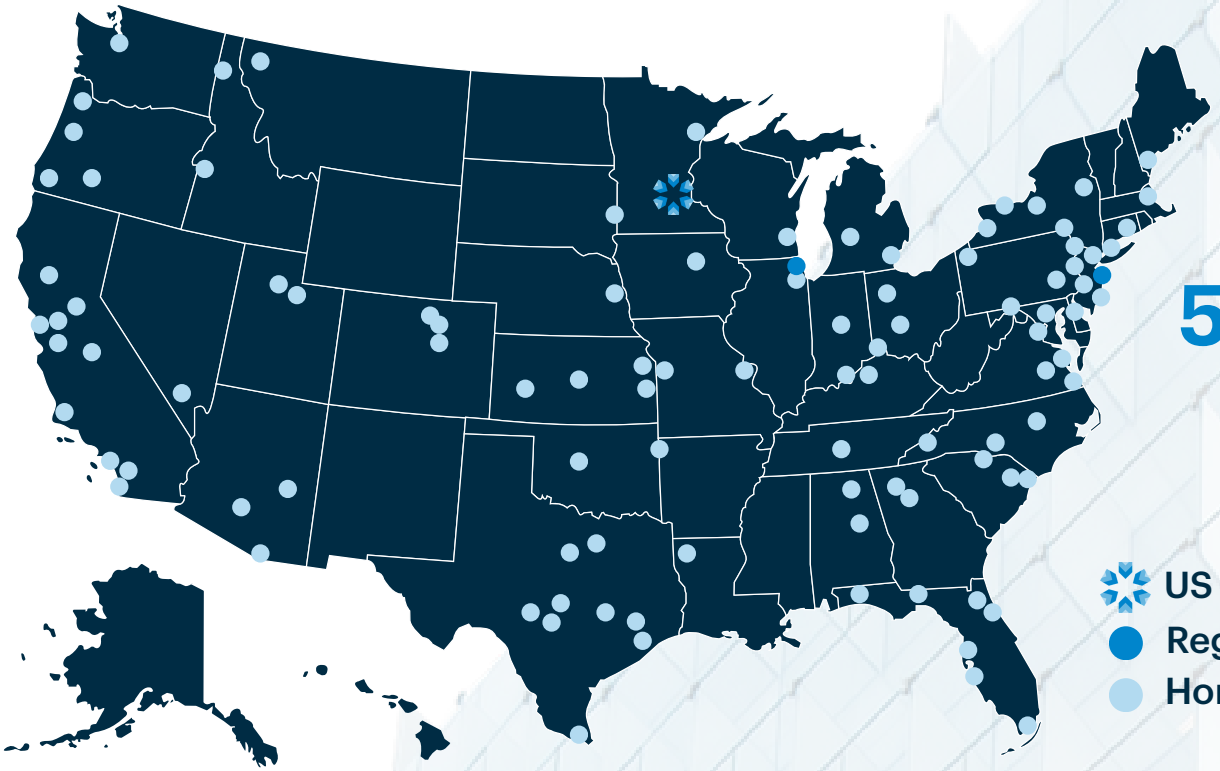
CONTACT US

Nova Group, GBC
US Corporate Headquarters
+1 (952) 448-9393
info@novagroupgbc.com
www.novagroupgbc.com
LinkedIn

Nova Ambiente
European Headquarters
+44 20 7929 7888
contact@nova-ambiente.com
www.nova-ambiente.com
LinkedIn

Nova Group Pacific
Asia-Pacific Headquarters
1300 034 153
hello@novagrouppacific.com.au
www.novagrouppacific.com.au
LinkedIn

US Office Locations



325 Staff Professionals

550+ Professional Associates

- US Headquarters
- Regional Offices
- Home Offices

Worldwide Office Locations

75 Europe Staff Professionals

26 Australia Staff Professionals

24+ Countries Wordwide



London, England



Amsterdam, Netherlands



Cologne, Germany

- Europe Headquarters
- Australia Headquarters
- Regional Offices



Lisbon, Portugal



Madrid, Spain



Paris, France



New South Wales, Australia

At **Nova Group**, our talented engineers, environmental experts, and thought leaders are shaping the future with innovative solutions for the global real estate industry.

We do things the **'Nova Way'**, we strive to exceed not only our own expectations, but also those of our valued clients and communities. Our dedication extends beyond delivering exceptional service. With a corporate culture rooted in giving back, we encourage volunteerism so our people can support the organizations they care about the most.

EXECUTIVE AND CORPORATE LEADERSHIP & ADVISORY TEAM



JACK CUMMINGS
Chief Executive Officer
(952) 221-4774
jack.cummings@novagroupgbc.com
LinkedIn



BEN BOHLINE
President & Chief Financial Officer
(952) 361-8681
ben.bohline@novagroupgbc.com
LinkedIn



JOANNIE HENNEN
Chief People Officer
(763) 267-8427
joannie.hennen@novagroupgbc.com
LinkedIn



RAY HUTCHISON
SVP, Capital Markets Group
(201) 391-0520
ray.hutchison@novagroupgbc.com
LinkedIn



CHUCK EASLEY
Chief Technology Officer
(612) 220-1455
chuck.easley@novagroupgbc.com
LinkedIn



LOU RAIOLA
SVP, CSR & ESG
(952) 484-1715
lou.raiola@novagroupgbc.com
LinkedIn



JILL SIMONS
Corporate Controller
(952) 361-8684
jill.simons@novagroupgbc.com
LinkedIn



STEVE CUMMINGS
Executive Chairman
(952) 838-5600
steve.cummings@novagroupgbc.com
LinkedIn



MAEGAN DUNN
Chief Operating Officer
(612) 900-5625
maegan.dunn@novagroupgbc.com
LinkedIn



KEELY FELTON , CEA, CMVP
Chief Sustainability Officer
(207) 939-4983
keely.felton@novagroupgbc.com
LinkedIn



SARAH PIRRIE
Managing Director, Nova Ambiente
+44 (0) 7917 840704
sarah.pirrie@nova-ambiente.com
LinkedIn



NEIL ARCHIBALD
SVP, Head of U.S. Sales
(404) 808-8012
neil.archibald@novagroupgbc.com
LinkedIn



TIM DOOLITTLE
Vice President, Acquisitions & Talent
(952) 448-9393
tim.doolittle@novagroupgbc.com
LinkedIn

BUSINESS DEVELOPMENT TEAM



JACK CUMMINGS
Chief Executive Officer
(952) 221-4774
jack.cummings@novagroupgbc.com
LinkedIn



DANIEL FAS
VP, U.S. Sales Team Lead
(858) 395-7565
daniel.fas@novagroupgbc.com
LinkedIn



CAROLINE BACH
Vice President, Marketing & Branding
(612) 590-9100
caroline.bach@novagroupgbc.com
LinkedIn



EMILY OGANYAN
Business Development Associate
(559) 970-2484
emily.oganyan@novagroupgbc.com
LinkedIn



NEIL ARCHIBALD
SVP, Head of U.S. Sales
(404) 808-8012
neil.archibald@novagroupgbc.com
LinkedIn



TOM WARN
SVP, Client Relationships
(913) 998-3072
tom.warn@novagroupgbc.com
LinkedIn



LIBBY NORDVOLD
Business Development Associate
(612) 413-2765
libby.nordvold@novagroupgbc.com
LinkedIn

AES DUE DILIGENCE



SCOTT WILLIAMS
Vice President, Account Manager
(949) 422-1259
scott.williams@novagroupgbc.com
LinkedIn



SYLVIA OESTERWINTER
Senior Project Manager
(760) 420-1476
sylvia.oesterwinter@novagroupgbc.com
LinkedIn

ASSESSOR & ADMINISTRATIVE SERVICES



CASIE PERMENTER, PE
Director of Assessor Services
(925) 596-3709
casie.permenter@novagroupgbc.com
LinkedIn



JESSICA OXFORD, PG
Environmental Team Lead
(801) 358-6912
jessica.oxford@novagroupgbc.com
LinkedIn



LAUREN MAZZACCA, EP
Director of Administrative Services
(973) 487-7524
lauren.mazzacca@novagroupgbc.com
LinkedIn



Hernan Lozada
Property Condition Team Lead
(562) 641-3250
hernan.lozada@novagroupgbc.com
LinkedIn

CAPITAL MARKETS GROUP



RAY HUTCHISON
SVP, Capital Markets Group Leader
(201) 391-0520
ray.hutchison@novagroupgbc.com
LinkedIn



HITESH PATEL
Vice President, Account Manager
(732) 569-0223
hitesh.patel@novagroupgbc.com
LinkedIn



SARAH OHLMEIER
National Account Manager
(913) 251-2682
sarah.ohlmeier@novagroupgbc.com
LinkedIn



MATT GIANGRECO
Account Manager
(303) 941-1627
matt.giangreco@novagroupgbc.com
LinkedIn



GREG MURPHY
SVP, Account Manager
(415) 377-2431
greg.murphy@novagroupgbc.com
LinkedIn



ANGELA SCOTT
National Account Manager
(214) 236-9981
angela.scott@novagroupgbc.com
LinkedIn



MARGARET SILVA, PG
Account Manager
(803) 992-4548
margaret.silva@novagroupgbc.com
LinkedIn

CONSTRUCTION



JOSEPH DIBERNARDO
VP, Construction Services Group Leader
(732) 674-2288
joseph.dibernardo@novagroupgbc.com
LinkedIn

ENVIRONMENTAL ASSESSMENT & REMEDIATION



MARK PERRY
Corporate VP, EAR Group Leader
(612) 275-1997
mark.perry@novagroupgbc.com
LinkedIn

ENVIRONMENTAL COMPLIANCE



WESLEY GLOWITZ
Vice President, ECG Manager
(610) 931-5576
wesley.glowitz@novagroupgbc.com
LinkedIn

ENERGY



KEELY FELTON, CEA, CMVP
Chief Sustainability Officer
(207) 939-4983
keely.felton@novagroupgbc.com
LinkedIn

EQUITY



RUSSELL (RUSTY) GORDON, PE
Vice President, Equity Group Leader
(727) 642-5279
rusty.gordon@novagroupgbc.com
LinkedIn

HOUSING AND URBAN DEVELOPMENT (HUD) SERVICES



DAN FRINK
SVP, HUD Services Director
(804) 512-4759
dan.frink@novagroupgbc.com
LinkedIn



JEB BONNETT
Director, HUD Services
(804) 955-8373
jeb.bonnett@novagroupgbc.com
LinkedIn



IAN WHITE
Director, HUD Client Management
(804) 338-5434
ian.white@novagroupgbc.com
LinkedIn



MICHELE PERKINS
Director, HUD Environmental Services
(720) 281-3655
michele.perkins@novagroupgbc.com
LinkedIn



BRIAN BECKNER
Director, HUD AEC Services
(804) 893-0599
brian.beckner@novagroupgbc.com
LinkedIn



ALEXIS MARTIN
HUD Client Manager
(804) 877-6129
alexis.martin@novagroupgbc.com
LinkedIn

HAZARDOUS MATERIALS & INDUSTRIAL HYGIENE SERVICES



THOMAS FIORENTINO-STRAWN
VP, Industrial Hygiene Services Group
(612) 750-1229
thomas.fiorentino@novagroupgbc.com
LinkedIn



BEN JUNGERS
VP, Industrial Hygiene Services
(952) 239-2409
ben.jungers@novagroupgbc.com
LinkedIn



FRANK SILVA, RMS
Account Manager
(704) 649-9871
frank.silva@novagroupgbc.com
LinkedIn



MADELINE WROBLEWSKI
SPM, Radon Coordinator
(952) 529-2398
madeline.wroblewski@novagroupgbc.com
LinkedIn

SOUTHERN REGIONAL



VANESSA CHAMBERS
Senior Vice President, Southern Region
(281) 889-3054
vanessa.chambers@novagroupgbc.com
LinkedIn



KEVIN PEXA
Account Manager
(952) 215-1051
kevin.pexa@novagroupgbc.com
LinkedIn

SEISMIC & STRUCTURAL ENGINEERING



GREG GAVASSE, MSSE, P.E.
VP, Seismic & Structural Engineering
(805) 202-1362
greg.gavasse@novagroupgbc.com
LinkedIn



LACY WILLIAMS, PE
Account Manager, Structural Engineering
(509) 901-9707
lacy.williams@novagroupgbc.com
LinkedIn

VALUATION & ADVISORY



GRANT GRIFFIN, MAI
President, Valuation & Advisory
(434) 834-0458
grant.griffin@novagroupgbc.com
LinkedIn



DAVID PASKE, MAI
Vice President, Appraisal Director
(850) 294-9065
david.paske@novagroupgbc.com
LinkedIn



ROBBY PERRINO, MAI, CRE, CCIM
Senior Managing Director Valuation & Advisory
(408) 601-7475
robby.perrino@novagroupgbc.com
LinkedIn



RICHARD TALLER, MAI
Managing Director, Valuation & Advisory
(201) 403-0897
richard.taller@novagroupgbc.com
LinkedIn



ERICA BUTLER, MAI
Managing Director, Valuation & Advisory
(704) 860-3127
erica.butler@novagroupgbc.com
LinkedIn



MICHELLE VAN DE POL
Managing Director, Valuation & Advisory
(415) 523-0444
michelle.vandepol@novagroupgbc.com
LinkedIn



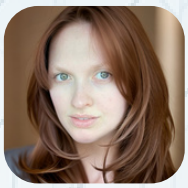
SMEDMORE BERNARD, MAI, SRA, SR/WA, CIAO
Managing Director, Valuation & Advisory
(773) 551-6802
smedmore.bernard@novagroupgbc.com
LinkedIn



KATELYN DROSNOCK, MAI, MRICS
Managing Director, Valuation & Advisory
(610) 762-4977
katelyn.drosnock@novagroupgbc.com
LinkedIn



KRISTA CASTRO
VP, West Region Affordable Housing Leader
(916) 617-0688
krista.castro@novagroupgbc.com
LinkedIn



NICOLE FRANCIS
National Evaluation Manager
(404) 333-4773
nicole.francis@novagroupgbc.com
LinkedIn



CHRIS FARRELL, MAI
Vice President, Valuation & Advisory
(770) 605-5508
chris.farrell@novagroupgbc.com
LinkedIn



MICAH FRIEND
Vice President, Valuation & Advisory
(256) 460-9049
micah.friend@novagroupgbc.com
LinkedIn

ZONING



ALICIA TAYLOR
Vice President, Zoning Group
(405) 496-3105
alicia.taylor@novagroupgbc.com
LinkedIn

ENVIRONMENTAL SITE ASSESSMENTS

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- ASTM Standard & Client-specific Phase I ESAs
- ASTM Standard Transaction Screen ESAs
- Third-Party Report Reviews
- HUD Multifamily Accelerated Processing (MAP) and HUD LEAN ESAs
- Subsurface Investigations (Phase II ESAs)
- Feasibility (Preliminary) Studies
- Remedial Action Work Plans
- Soil & Groundwater Remediation Oversight & Reporting
- Groundwater Monitoring Well Installation & Sampling

Service Overview

An environmental assessment is conducted to identify potential environmental concerns related to on-site and off-site activities. A phased approach allows the client to maximize information obtained while minimizing costs. Nova networks with national database research firms and coordinates subcontractors.

Typical Environmental Site Assessment activities include:

- Review of topographic/geologic/hydrogeologic information pertaining to the site and surrounding area
- Review of historical land use activities at the site
- Review of regulatory information
- Site reconnaissance
- Surrounding property observation

CASE STUDY

Summary

Nova was engaged to conduct Phase I Site Assessments for a single client on a portfolio of over 300 commercial properties throughout the United States, while adhering to a strict 21-day deadline. The portfolio included various property types that ranged from small gas stations to convenience stores to large distribution warehouses.

Highlights

In addition to Nova's assistance in closing the deal in a short time frame, all work followed strict client guidelines, which went beyond the ASTM E1527-13 scope. Nova exceeded the client's expectations throughout the process by offering proactive communication and compiling all salient data for the assessments and inserting it into a comprehensive summary matrix. This allowed for ease of review for all parties involved with the project.

Experience

Nova field professionals and team leaders have solid experience conducting and managing Environmental Site Assessments for private clients, banks, and government agencies all over the country. Nova employees are trained to conduct or review Phase I investigations in accordance with ASTM E1527-13, the EPA's All Appropriate Inquiry (AAI), Freddie Mac, Fannie Mae DUS, and HUD guidelines or specific lender requirements. Staff has a strong understanding of facility operating systems, state and federal regulations, and the fate and transport of chemicals through air, soil, surface water, and groundwater. Additionally, Nova has staff trained in specific areas of expertise who are available to advise as needed.

CONTACT US



RAY HUTCHISON

Senior Vice President, Capital Markets Group

(201) 391-0520

ray.hutchison@novagroupgbc.com

LinkedIn



SUBSURFACE INVESTIGATION, SITE CHARACTERIZATION & REMEDIATION

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Drilling/Direct-Push Probing
- Soil, Soil Vapor & Groundwater Characterization
- Contaminant Delineation/ Modeling
- Vapor Intrusion Assessment/ Mitigation
- Risk-Based Assessment and Corrective Action
- Regulatory Compliance Reporting
- UST Removal/Assessment/ Closure Services

Service Overview

A subsurface investigation to further evaluate the presence of detrimental impact to subsurface soil, soil vapor, and/or groundwater is often warranted at sites where potential environmental concerns are identified. Nova's subsurface investigations are carefully developed to thoroughly assess locations of potential concern and identify any resulting risk to human health or the environment; and, are implemented in accordance with applicable local regulatory requirements. At various types of sites, Nova designs and implements Remedial Investigations (RI) and Corrective Action Design (CAD) programs, and routinely develops detailed feasibility studies to establish practical mitigation solutions that can be cost-effectively implemented.

Experience

Nova's technical staff includes Professional Geologists (PG) and Professional Engineers (PE) with extensive experience in performing real estate due diligence, site investigations, and corrective action/remediation. Nova's staff has experience in the design and implementation of a wide range of investigative methods and mitigation/remediation technologies, including: natural attenuation, soil excavation, land spreading, thermal treatment, landfill disposal, groundwater pump and treatment, soil-vapor extraction, sub- slab depressurization, air sparging, and chemical and bio-remediation.

CONTACT US



MARK PERRY

Corporate VP, EAR Group Leader

(612) 275-1997

mark.perry@novagroupgbc.com

LinkedIn

CASE STUDY

Summary

In response to identified contamination and dump debris discovered during a road right-of- way project, Nova directed the characterization, excavation, and permitted off-site disposal of approximately 100 cubic yards of mercury-contaminated material as part of an interim Response Action Plan (RAP) during initial construction activities. Subsequent investigation, including organic vapor screening and soil laboratory analyses, facilitated the preparation and submittal of a comprehensive RAP to the Brownfields Voluntary Cleanup Program. The RAP included additional segregation of mercury-impacted soil with a Lumex® Mercury Vapor Analyzer.

Highlights

The comprehensive right-of-way cleanup included the segregation, excavation, and disposal of approximately 3,200 tons of dump debris and contaminated soil along the right- of-way embankment. Following the excavation and off-site disposition of the impacted materials, Nova characterized the extent of excavation by collecting a gridded array of confirmation soil samples for applicable laboratory analyses and associated sampling to assess any resulting impact to the adjoining lake bottom sediment. The response actions and risk assessment activities were documented in a subsequent implementation report that was submitted on behalf of the client and was approved by the Brownfields Voluntary Cleanup Program.

PROPERTY CONDITION ASSESSMENTS

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Property Condition Assessment
- HUD
- Fannie Mae
- Freddie Mac
- Porfolios
- Small Loan Program
- Third-Party Review

Service Overview

Property Condition Assessments (PCA) are often required as part of pre-purchase, owner- commissioned, or refinance transactions. Nova services include a site visit to evaluate the general condition and maintenance history of the property and to assess the overall design and construction of structures. All available on-site project and construction documentation is reviewed, and interviews with property managers, tenants, and local officials are conducted. Nova's Property Condition Report offers a complete narrative on the condition and adequacy of all site and building improvements and includes all required forms and information, including items of deferred maintenance, estimates of immediate and annual replacement reserves, and comments on the buildings' conformance with code, ADA, unfinished work, and FHA compliance.

Experience

Nova field professionals and team leaders have extensive experience performing and managing high-quality, thorough, and timely Property Condition Reports. Its staff includes Registered Architects, Professional Engineers, and construction specialists. Employees have a strong understanding of facility operating systems, architectural finishes, structural systems, life safety systems, and ADA surveys. Nova provides real estate investors with a solid understanding of a building's current physical condition and code compliance status, as well as recommended repair and replacement costs. Staff with specific areas of expertise are available to advise as needed.

CONTACT US



RAY HUTCHISON

Senior Vice President, Capital Markets Group

(201) 391-0520

ray.hutchison@novagroupgbc.com

LinkedIn

CASE STUDY

Summary

Nova's Capital Markets Group was commissioned to provide PCAs on a portfolio of high-rise office and multifamily properties for a major life insurance company. Included within the mix of assets was the McGuire Apartments, a $32MM, 25-story, mixed-use development constructed in 2001, within the Belltown neighborhood of downtown Seattle.

Highlights

Preliminary research conducted by Nova called for multiple investigations into alleged construction defects, including premature corrosion of slab tendons, spalled concrete floor slabs, and irregularities with the placement of steel within the floor slabs. Nova immediately advised the client of these past construction issues.

The lender, upon review of Nova's findings, delayed funding the loan application until a scope and cost for the mitigation of defects could be determined. In March 2010, the borrower's engineer determined that the cost to mitigate (as high as $80MM) exceeded the cost of construction. Residents and tenants were asked to move from the building, and in April of 2011, the McGuire Apartments building was demolished, just ten years after construction.

By commissioning a Property Condition Assessment from Nova, the lender avoided funding a large loan secured by a high-rise asset that was demolished within two years of the proposed closing.

EXPANDED PROPERTY CONDITION ASSESSMENTS

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Expanded Equity-Level Property Condition Assessment and Report
- Seller Disclosure Property Condition Assessment and Report
- Structural Condition Assessment and Report
- Seismic Risk Assessment and Report
- ADA Compliance Audits
- Parking Garage Assessment and Report
- Forensic Analysis and Remedial Design
- Roof Replacement Design
- Facade Advising, Design and Construction Oversight
- BOMA Area Measurements

Service Overview

When performing due diligence prior to acquisition, Nova is aware that buyers' risk tolerance may vary. Its Equity Markets Group provides expanded due diligence services beyond that provided by the ASTM's baseline standard. Within the Equity Markets Group, clients will have access to experienced architects, engineers, certified roof and building envelope professionals, and construction specialists who can provide expanded assessments of building structure, enclosure systems, internal operating, and life safety systems. Nova can assemble an assessment team to meet client expectations and to provide property information sufficient to better understand acquisition risk. Nova reports are well documented with photographs and include Opinions of Probable Costs to remedy the physical deficiencies observed and to aid in assignment of capital allocations during ownership.

Experience

The experienced professionals within Nova's Equity Markets Group operate with the mindset that meeting client expectations first requires an understanding of the expanded assessments that are most appropriate. Please contact the Equity Markets Group to tailor the most appropriate due diligence plan that will help you better assess your risk in pursuit of real equity assets.

CONTACT US



RUSSELL (RUSTY) GORDON, PE

Vice President, Equity Group Leader

(727) 642-5279

rusty.gordon@novagroupgbc.com

LinkedIn



CASE STUDY

Summary

Nova's Capital Markets Group was commissioned to provide PCAs on a portfolio of high-rise office and multifamily properties for a major life insurance company. Included within the mix of assets was the McGuire Apartments, a $32MM, 25-story, mixed-use development constructed in 2001, within the Belltown neighborhood of downtown Seattle.

Highlights

Preliminary research conducted by Nova called for multiple investigations into alleged construction defects, including premature corrosion of slab tendons, spalled concrete floor slabs, and irregularities with the placement of steel within the floor slabs. Nova immediately advised the client of these past construction issues.

The lender, upon review of Nova's findings, delayed funding the loan application until a scope and cost for the mitigation of defects could be determined. In March 2010, the borrower's engineer determined that the cost to mitigate (as high as $80MM) exceeded the cost of construction. Residents and tenants were asked to move from the building, and in April of 2011, the McGuire Apartments building was demolished, just ten years after construction.

By commissioning a Property Condition Assessment from Nova, the lender avoided funding a large loan secured by a high-rise asset that was demolished within two years of the proposed closing.

CONSTRUCTION SERVICES

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation





SERVICES

- Third Party Insurance Claim Reviews
- Construction Document Review
- Construction Loan Monitoring
- Owners' Representation
- Construction Management
- Project Completion Agreements
- Funds Control
- Contract Review
- Asset Management
- Borrower's/Lender's Representative

Service Overview

Nova's team of construction specialists partners with construction lenders, developers, and building owners to provide comprehensive management, precise monitoring, and concise reporting throughout all phases of the construction process. By streamlining internal procedures, utilizing advanced project tracking software, and proactively communicating, Nova effectively manages the requirements, deadlines, and expectations of its worldwide client base. By tailoring services and deliverables to custom-fit client needs, the projects Nova services and orchestrates finish promptly and successfully.

Experience

For almost a decade, Nova staff has partnered with clients on hundreds of construction projects nationwide, with services expanding into Europe, Asia, and Australia. Nova employs a widespread team of expert engineers, architects, and construction managers who understand their clients' needs and can react quickly under rapidly changing and often difficult market conditions. Nova's upfront and unambiguous approach enables it to provide answers on-demand and when they're needed most.

CASE STUDY

Summary

Nova's Construction Services Group performed an upfront Construction Document Review (CDR) before managing responsibility of both construction loan monitoring and servicer reporting. This dual role provided the client with a more all-inclusive view of hard and soft costs associated with the construction of the Arrivé Tower in Seattle.

Highlights

Nova had drawn on its depth of experience to provide a comprehensive view of project expenses by reporting on both hard construction costs and project-related soft costs in the client's own proprietary tracking/financial reporting format.

As always, Nova's upfront and unambiguous approach enables us to provide important answers on-demand. By assuming a more comprehensive role on behalf of our clients, Nova simplified the project by offering both precise monitoring and concise reporting. By tailoring our services and deliverables to custom-fit the clients' needs, we ensured the prompt and successful process and finish

CONTACT US



JOSEPH DIBERNARDO

Vice President, Construction Services Group Manager

(732) 674-2288

joseph.dibernardo@novagroupgbc.com

LinkedIn



FORENSIC INVESTIGATIONS

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Roofing & Exterior Wall Advising
- Water Intrusion Investigation
- Building Enclosure Testing and Analysis
- Fenestration, Curtain Wall and Facade Performance Testing (Air and Water)
- Peer Review and Design Service
- Non-Destructive Evaluation and Analysis (Infrared Thermography)
- Forensic Evaluations and Remedial Designs
- MEP Advising
- Foundation/Structural Advising
- Pavement Advising
- Project Management/Contract Administration
- Document Review
- Litigation Support

Service Overview

Often during completion of standard due diligence work, problematic or systemic building issues are encountered. Nova has the resources and expertise to assist with identifying, quantifying, prioritizing, and solving potential or existing physical risks and liabilities. These capabilities allow for a quick response to determine the extent of a problem's impact on the overall value and performance of a building or system.

For existing properties, some building systems fail or perform at a level that is unsatisfactory to the owner, property manager, contractor, or design professional. Nova assists clients by investigating the cause or causes of a failure and makes recommendations for corrective measures.

Experience

Nova has licensed architects, engineers, and advisors located throughout the country. Its staff is able to mobilize quickly to meet today's shortened due diligence timelines. With Nova's diverse team as a due diligence partner, clients can rest assured they'll have a versatile resource committed to providing the information they need to make informed decisions during real estate transactions. Additionally, Nova has staff trained in specific areas of expertise available to advise as needed.

CONTACT US



RUSSELL (RUSTY) GORDON, PE

Vice President, Equity Group Leader

(727) 642-5279

rusty.gordon@novagroupgbc.com

LinkedIn

CASE STUDY

Summary

As part of the client's due diligence work, Nova was hired to complete an equity-level Property Condition Assessment for a retail site in Snoqualmie, Washington. The project consisted of five single-story retail buildings, constructed in between 2003 and 2006. The strip retail centers had a variety of exterior wall finishes.

Highlights

During the initial site observations for the PCA, Nova determined that the stucco-clad elevations of the building had excessive hairline cracking. While on-site, our associate was able to contact one of our in-house Registered Exterior Wall Consultants to review the field conditions. The Nova team was able to confirm field conditions indicative of systemic failure. We quickly communicated this information and the potential cost impact to the client. A follow-up site visit was scheduled to complete an infrared assessment (moisture survey) and collect samples for petrographic analysis. Based on the additional information obtained, Nova was able to provide an accurate repair scope and cost to our client. While the original PCA would have identified the issues with the stucco, the true extent and overall cost impact of the issue would have been an unknown risk. The detailed scope and costs gave the client the information needed to negotiate with the seller for corrective repairs. By working closely with the current building owner, their contractor and the client, Nova was able to ensure repairs were properly completed.

BUILDING SCIENCE & FACILITY INSPECTION/TESTING

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Roofing & Exterior Wall Advising
- Building Enclosure Testing and Analysis
- Building Enclosure Commissioning (BECx)
- Large Building Air Barrier Performance Testing/ Certification
- Peer Review and Design Service
- Forensic Evaluations
- Fenestration, Curtain Wall and Facade Performance Testing (Air and Water)
- Quality Assurance Construction Observation and Reporting
- Non-Destructive Evaluation and Analysis (Infrared Thermography)
- Project Management/Contract Administration

CASE STUDY

Nova recently provided on-site air barrier installation quality assurance observation and testing services for a new elementary school in Tonganoxie, Kansas. The two-story, approximately 120,000-square-foot structure had a fluid-applied air barrier assembly applied to sheathing prior to installation of the exterior brick veneer and composite metal panel.

Nova completed multiple site visits during construction to document the installation of the air barrier system, window flashing, and exterior sheathing. Adhesion and thickness tests were completed by certified personnel. Nova reviewed the plans and specification prior to the start of work and recommended revisions to ensure the air barrier was continuous and would perform as intended. By working closely with the project architect, the general contractor, and the air barrier sub-contractor, Nova helped ensure that a quality air barrier system free of defects was installed.

Service Overview

Nova has experienced building science professionals who advise for existing facilities and new construction projects. For existing facilities, Nova provides visual assessments, field testing, moisture surveys, design service, and project oversight. On new construction projects, Nova contributes trained staff to document installation, complete performance testing, and assist with project close-out. Nova can also offer peer review of new construction design services. Nova's goal is to work with project team members, not only to identify potential issues or deficiencies but to provide solutions. By doing so, we strive to develop economical solutions and add value to each project. Our services give owners and contractors the confidence that the air barrier systems will readily achieve performance test and installation requirements. Nova's comprehensive approach helps to avoid extensive air-leakage investigations and costly repairs.

Experience

Nova's experienced advisors provide clients with the design consultation, testing, and installation oversight needed to ensure air barriers, fenestration, curtain walls, and facades are installed and perform as intended. Requirements for performance testing vary, and Nova can develop testing protocols to meet specific project and budget mandates. We also have experience troubleshooting existing systems and providing corrective solutions.

CONTACT US



RUSSELL (RUSTY) GORDON, PE

Vice President, Equity Group Leader

(727) 642-5279

rusty.gordon@novagroupgbc.com

LinkedIn



ROOFING & WATERPROOFING ADVISING

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Roof Condition Assessments
- Building Envelope Analysis Materials Testing
- Roof Maintenance and Management Programs
- Life Cycle Cost Analysis
- Peer Review
- Quality Assurance Construction Observation and Reporting
- Non-Destructive Evaluation and Analysis
- Moisture Surveys (Infrared Thermography)
- Forensic Evaluations
- Design Services
- Project Management/Contract Administration



Service Overview

Nova's assessment services assist owners in evaluating the integrity of an existing roof or building envelope through comprehensive surveys that determine signs of deterioration, water tightness, and estimated remaining life. These evaluations can be augmented by nondestructive test methods utilizing a moisture gauge, nuclear density gauge, and/ or infrared camera technology. Nova's primary approach to roof assessments is to prolong the life of the asset and provide clients with the information they need to make informed decisions. If it is determined that a roof replacement is the answer, then Nova's professionals can provide complete replacement design services, bidding assistance, and contractor selection review. Staff also provides on-site monitoring of installation activities.

Experience

With experience in design consultation and testing, Nova's professional advisors provide clients with the technical team members they need to tackle roofing and waterproofing issues. Nova offers installation oversight to ensure roof systems are installed and perform as intended and has experience in storm damage (cause and origin) assessments.

CASE STUDY

Summary

Nova recently assisted a client with a hail and wind damage insurance claim. The project consisted of a 180,000-square-foot facility in Arlington, Texas. The facility had 11 buildings with multiple roof types.

Highlights

Following a storm event, Nova's client contacted their insurance company, who initially denied their claim. Nova completed a follow-up investigation and documented the storm damage in detail. Armed with this information, the client was able to work with their insurance company to resolve the claim. Nova assisted the client with the roof replacement scope and reviewed the installation.

CONTACT US



RUSSELL (RUSTY) GORDON, PE

Vice President, Equity Group Leader

(727) 642-5279

rusty.gordon@novagroupgbc.com

LinkedIn



HUD SERVICES

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- HUD MAP/LEAN Property Condition Needs Assessments (PCNAs)
- NECA Tables (15 and 20 years)
- Capital Needs Assessments (CNAs) - Online 3.0 System
- HUD Intrusive Testing (Electrical & Sewer)
- HUD RAD PCNAs
- HUD Architectural Cost & Review for New Construction & Sub-Rehabs
- HUD MAP/LEAN Phase I Environmental Site Assessments (ESAs)
- HEROES (HUD Environmental Review Online System)
- ANSI-AARST MAMF-2017 Radon Testing
- HUD Compliant Baseline & Comprehensive Asbestos Testing and O&M Plans
- HUD Compliant Lead-Based Paint Risk Assessments and O&M Plans
- Archeology, Wetlands, and FEMA Studies (5-and 8-Step Processes)
- SEDI, Energy Benchmarking, ASHRAE Level I, II, & III Audits, and NGBS Certification

Service Overview

The HUD Division conducts on-site inspections to evaluate the general condition, overall design, and structural elements of Property buildings. Document reviews are also conducted to review previous and planned capital expenditures. Nova's PCNA complies with the HUD MAP/LEAN Guidelines and offers a complete narrative on the condition and adequacy of the site and building improvements, including the required forms and information. Items such as maintenance, an estimate of immediate costs (Life Safety/ADA and Non-Critical), annual replacement reserves in the CNA e-Tool, comments on the building's conformance with un-finished work, ADA accessibility, FHA, and UFAS/504 compliance are inclusive. Nova's Phase I ESAs also comply with HUD MAP/LEAN Guidelines. The ESAs are conducted to identify potential environmental concerns for on-site activities, off-site activities, and compliance with federal, state, and local agencies which are also included in HEROS.

Experience

Our staff includes Registered Architects, Professional Engineers, and Construction Specialists. Nova's PCNA employees have a robust understanding of facility operating systems, MEP systems, architectural finishes, structural systems, life safety systems, and ADA accessibility compliance. Nova's ESA employees are trained in facility operating systems, federal, local, and state regulatory requirements, and transport of chemicals through air, soil, soil vapor, surface water, and groundwater.

Nova Etool Converter Assistant (NECA) Tables

Nova's proprietary software, NECA Tables, were created in-house to assist our clients and in-house staff with Critical, Non-Critical, and Reserve for Replacement (R4R) table creation and modification. NECA tables give Nova and their partners more control over how the component tables will be delivered to HUD. These tables are outside of HUD's purview. The NECA Tables seamlessly integrate with HUD's CNA e-Tool 3.0 system creating a streamlined process for submissions. Revision times are now dramatically decreased using our exclusive, new NECA Tables.

Our NECA Tables also integrate with HUD's Financial Factors Tool (FFT) for (R4R) compliance to assist Lenders in determining their Initial and ongoing Annual Deposits over 20-years. By incorporating the FFT, Lenders have greater control with the ability to adjust several key factors, thereby dramatically streamlining the underwriting process.

CONTACT US



Dan Frink

Senior Vice President, Director of HUD Services

(804) 512-4759

dan.frink@novagroupgbc.com

LinkedIn



Priority Access for High Volume Clients

- Dedicated staff for revisions after draft issuance.
- Customized templates for quicker delivery/turnaround time.
- Dedicated Senior Manager and Project Managers (Assessors) for your account (you will speak with the same personnel regarding any deal in your account).
- Dedicated pricing allowing acceleration of your deal from originations to site visit date.

Contact dan.frink@novagroupgbc.com to customize your Priority Access.

Nova's Streamlined Process

- Documentation checklist is provided to the client prior to engagement.
- Site visits dates are requested within 5-business days of engagement.
- Continuous document review before report delivery date including clear communication channels with client and Property personnel.
- Delivery of Draft Reports within 30 days of site visit.

What changes were made in the new MAP Guide that was posted on December 18, 2020?

Radon Testing: The new MAP Guide requires testing of 100% of Property ground-floor units along with 10% of upper units. Testing is required in all three radon zones.

Asbestos Testing: Now required for all buildings constructed prior to 1989.

Energy: In chapter 6 of the updated MAP Guide, ENERGY STAR® for Existing Buildings is largely eliminated from the list of approved certifications for Section 223(f) and 223(a)(7) programs except as a means to demonstrate ongoing performance. There will be a two-year grace period allowing properties less than three years old to use ENERGY STAR Existing Building certification; however, the ENERGY STAR score will need to be a 90 or above. Owners can select one of the other approved certification programs, such as National Green Building Standard (NGBS) offered by Home Innovation Research Labs. NGBS Bronze certification requires 15% energy savings as well as water savings that can often be achieved with prescriptive measures. A Level 2 or 3 energy audit will be required as will ongoing benchmarking.

VALUATION & ADVISORY SERVICES

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



VALUATION SERVICES

- Mortgage Lending Appraisals
- Acquisition/Disposition
- Estate and Tax Planning
- Litigation Support
- Tax Appeal
- Eminent Domain
- Evaluations
- Appraisal Review
- Insurable Replacement Cost
- Market Studies
- Other Specialized Analyses

Nova's Expertise

Our team is comprised of valuation professionals with several decades of valuation experience throughout the United States.

The highly trained and uniquely qualified team of valuers provides valuation reports trusted and relied upon by lenders, asset/investment managers, REITS, funds, attorneys, accountants, developers, governments, special servicers, property owners, brokers, and other real estate professionals nationwide.

We continually evolve to meet the current industry standards and regularly update our process to give our customers the best service possible. We can also tailor the report scope to your project needs.

In the United States, all appraisal reports are USPAP compliant and, where applicable, FIRREA compliant.

Service Overview

Nova Valuation & Advisory is a trusted market partner due to its commitment to delivering accurate and timely reports. We employ experienced professionals who utilize advanced methodologies and market insights to ensure every appraisal is precise and reflective of current market conditions. By consistently providing reliable data, we help clients make informed decisions, whether for investment, financing, or strategic planning. Nova Group's reputation for integrity and thoroughness fosters confidence among stakeholders, making them indispensable allies in the dynamic world of commercial real estate.

Valuation & Advisory | Nova Group, GBC

Property Types We Cover

MULTIFAMILY			RETAIL
INDUSTRIAL			OFFICE
MIXED-USE			LAND
SELF-STORAGE			SPECIAL PURPOSE

CONTACT US



GRANT GRIFFIN, MAI
President, Valuation & Advisory
(404) 834-0458
grant.griffin@novagroupgbc.com
LinkedIn



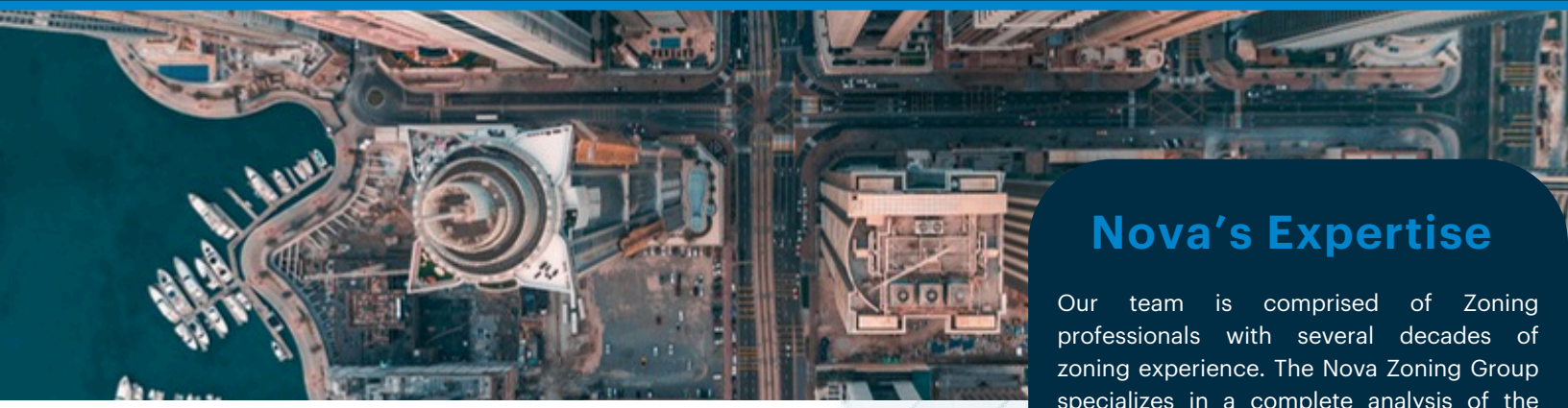
DAVID PASKE, MAI
Vice President, Appraisal Director
(850) 294-9065
david.paske@novagroupgbc.com
LinkedIn

ZONING SERVICES

REAL ESTATE DUE DILIGENCE | HEALTH AND SAFETY | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



Nova's Expertise

Our team is comprised of Zoning professionals with several decades of zoning experience. The Nova Zoning Group specializes in a complete analysis of the site's zoning compliance while offering competitive pricing and a high-quality product.

The highly trained team of zoning analysts offers detailed reports of the most complex real estate sites. Exceeding industry standards, these reports are trusted and relied upon by lenders, attorneys, surveyors, brokers, and other real estate professionals nationwide.

We continually evolve to meet the current industry standards and regularly update our process to give our customers the best service possible. We can also tailor our reports to your project needs.

Service Overview

The Nova Zoning Group was developed in response to the increasing demand for clients to receive quick and reliable property zoning analysis that outlines zoning conformance. This analysis gives Nova clients greater comfort with the overall property compliance with the local zoning laws. Without a reliable zoning report that thoroughly examines your property in advance of the transaction, the risk of an unknown zoning violation could result in a substantial delay of your closing or unexpected costs.

What is a Zoning Conformance Report (ZCR)?

Nova has developed a Zoning Conformance Report that provides a complete and reliable analysis that speaks to the overall conformance of a property. Our report highlights what uses are permitted and outlines the current requirements for any particular zone. The Report compares the current requirements of the municipal zoning code to what is existing on the property using an American Land Title Association (ALTA) Survey to determine conformance.

What is included in the Zoning Conformance Report?

- Zoning Verification Letter
- Notice of any open zoning, building, and fire code violations
- Notice of applicable variance/special/conditional use permits or approvals
- Certificates of Occupancy
- Final Approved Site Plan (if available from the municipality)
- Applicable Municipal Zoning Code Sections

What is required for a Zoning Conformance Report?

- Property Address(es)
- Property Use
- ALTA Survey (including Gross Land Area, Building Footprint, Building Height, and Parking Count)
- Legal Description / Lot and Block (if available)
- Tax Parcel / APN Number (if available)
- Date of Construction (if available)

CONTACT US



ALICIA TAYLOR

Vice President, Zoning Group

(405) 496-3105

alicia.taylor@novagroupgbc.com

LinkedIn

ASBESTOS MANAGEMENT SERVICES

REAL ESTATE DUE DILIGENCE | **HEALTH AND SAFETY** | ENVIRONMENTAL COMPLIANCE | ENERGY EFFICIENCY

Nova Group, gbc

Certified B Corporation



SERVICES

- Comprehensive Asbestos Building Surveys
- Specification/Contract Administration
- On-Site Abatement Air Monitoring & Contractor Oversight
- Operations and Maintenance Program (O&M)
- Training Programs in Asbestos Management for Facilities Managers

Service Overview

Nova conducts asbestos surveys that meet Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) requirements. Nova's computerized program can update, change, and maintain facility information, including floor plans, digital photographs, and training data, and allows for on-site and off-site property management of multiple facilities. Nova's staff of project designers are EPA-certified to prepare asbestos abatement designs and specification to complete facility abatement projects. Nova manages abatement contracts from initial bid through final payment.

Nova's certified professionals provide abatement contractor oversight, project management, and on-site air sampling/analysis during asbestos abatement projects. Operation & Maintenance (O&M) programs cover essential training information for operations and maintenance personnel and outline specific work practices to prevent or control the disturbance of asbestos-containing materials.

CASE STUDY

Major National Restaurant Chain Locations across the US

Summary

Nova conducted on-site inspection and management for comprehensive asbestos surveys in over 150 occupied locations nationwide.

Solution

Nova assisted in public relations with management staff and employees and issued reports, as reviewed by Nova's Certified Industrial Hygienist, that included color digital photographs and digital drawings. Nova also submitted cost estimates for asbestos removal and monitoring activities.

Experience

Nova's professional staff includes Certified Industrial Hygienists, licensed Asbestos Inspectors, Management Planners, Supervisors, certified Abatement Project Designers, Air Sampling Professionals, and registered Engineers and Architects.

CONTACT US



THOMAS FIORENTINO-STRAWN, WELL AP, FITWEL AMB., GRESB AP

Vice President, Industrial Hygiene Services Group Leader

(612) 750-1229

thomas.fiorentino@novagroupgbc.com

LinkedIn



LEAD-BASED PAINT MANAGEMENT SERVICES

Nova Group, gbc

Certified B Corporation



SERVICES

- Lead Analysis Utilizing Handheld Nitro XRF Analyzer
- Hazard Control Plan Development
- Lead Abatement Monitoring
- Lead Clearance Testing
- Collection and Laboratory Analysis of Drinking Water
- Field Sampling for Lead in Paint, Soil, Water, Air, Steel and Dust
- Lead Toxicity Risk Assessments
- Lead Remediation Design and Project Management
- Observations and Testing During Abatement
- OSHA Compliance



Service Overview

Lead-based paint (LBP) investigations are completed by using an X-Ray Fluorescence (XRF) spectrum analyzer, paint chip, and soil sample analysis. XRF surveys and inventories are accurate, timely, and cost-effective. This method causes little or no damage to existing finishes. An XRF can also sample structural steel in building components. Paint chip sampling is also used for testing commercial building components and structural steel. Samples are collected and submitted to a laboratory for analysis. All three methods meet federal lead-based paint testing requirements.

Experience

The professional staff at Nova includes Certified Industrial Hygienists, licensed Lead Inspectors, and Lead Risk Assessors.

Nova staff members are familiar with new lead-based paint regulations for residential properties. They have completed numerous lead projects following HUD/FHA, HUD/ EPA, EPA RRP, Fannie Mae, Freddie Mac, and other lender-specific requirements. Nova professionals routinely work with and meet federal and state requirements for lead- based paint.

CASE STUDY

Lead Inspections, Risk Assessments & Lead Clearance Minnesota

Summary

Nova was hired by a major metropolitan city in Minnesota managing federal grants to provide homeowners funding to reduce lead paint hazards in their homes.

Solution

Nova has provided over 350 lead inspections, risk assessments in compliance with state and applicable sections of the Housing and Urban Development (HUD) LBP guidelines. Nova performed clearance wipe sampling throughout all phases of abatement. Close coordination with several contractors was required to ensure the project was successfully completed on time.

CONTACT US



THOMAS FIORENTINO-STRAWN, WELL AP, FITWEL AMB., GRESB AP
Vice President, Industrial Hygiene Services Group Leader
(612) 750-1229
thomas.fiorentino@novagroupgbc.com
LinkedIn



INDOOR AIR QUALITY SERVICES

Nova Group, gbc

Certified B Corporation



SERVICES

- Investigations
- Remediation Project Design
- Bid Services & Contract Admin
- Expert Witness
- Mold
- Bacteria
- Volatile Organic Compounds
- Particulate Identification
- Formaldehyde
- Radon
- Hydrogen Sulfide & Sulfur Dioxide
- Moisture Testing
- Ventilation System Evaluation

Service Overview

Nova has significant experience in performing Indoor Air Quality (IAQ) evaluations, monitoring remediation projects, developing corrective engineering procedures, training employees, and performing periodic audits. Sampling and testing can be performed to measure exposure to airborne microbiological contaminants, chemical hazards, or excessive noise or heat. Evaluations may also entail an analysis of engineering control strategies, including installation of ventilation systems, process modifications, or product substitution.

Nova's projects often address regulatory and liability concerns of employers or homeowners and respond to employee/resident questions or complaints. Typical IAQ investigations require a site walk-through to identify indoor conditions that may lead to symptoms of allergies, illness, and/or general discomfort. Sampling and testing are performed via culturing and non-culturing analytical techniques to measure bioaerosols (aeroallergens and/or bacteria) present in the air and building materials. The IAQ investigation also includes the inspection of and sampling of HVAC system(s) and associated ducting. Expert witness testimony and advisory services are provided to clients involved in health-related claims.

CASE STUDY

25 Story Office Building

Summary

Nova provided comprehensive building inspections on a floor-by-floor basis to determine if building deficiencies and environmental issues were present, causing significant health effects to employees.

Solution

Vertical exterior sealants were replaced to address extensive water infiltration on curtain walls, which had led to significant mold and bacteria growth within the building. Issues with the building's HVAC system were identified, leading to a floor-by-floor replacement and upgrade of the entire ventilation system (units, ducts, and controls). Exhaust issues were identified that were associated with the underground parking facilities. Exhaust and fresh air equipment and operating procedures were evaluated and adjusted, ensuring that automobile exhaust did not affect the building occupants.

Experience

Nova's trained professionals include Certified Industrial Hygienists and Certified Safety Professionals with many years of experience in evaluating, identifying, and controlling indoor environmental concerns. Trained staff has provided numerous IAQ services evaluating the air quality and building conditions of multiple-story office and apartment buildings and single-level office structures. Nova helps its clients identify control methods and remediation procedures, providing solutions to resolve air quality concerns.

CONTACT US



THOMAS FIORENTINO-STRAWN, WELL AP, FITWEL AMB., GRESB AP

Vice President, Industrial Hygiene Services Group Leader

(612) 750-1229

thomas.fiorentino@novagroupgbc.com

LinkedIn



INDUSTRIAL HYGIENE & SAFETY SERVICES

Nova Group, gbc

Certified B Corporation



SERVICES

- Regulatory Applicability Assessments
- Employee Chemical Exposure Monitoring
- Performance Measurement Programs
- Employee Training/Involvement Programs
- Process Safety Management
- Noise Survey, Dosimetry, Area and Ordinance Compliance Evaluation
- Written Compliance and Best Management Programs
- Incident Investigations/Analysis
- Train-the-Trainer Programs
- Industrial Hygiene Health Hazard
- Risk Management
- Ergonomics Assessments
- Indoor Air Quality Investigations
- Asbestos, Lead-Based Paint, & Fungal/Mold Assessments
- Loss Control Services and Prevention Strategies
- Health and Safety Audits
- Loss Prevention Strategies

CASE STUDY

Pork Product Smoke Houses

Summary

A food-producing company contracted Nova to evaluate potential employee exposure to smoke from its pork smokehouse facility. The client's concern was potential exposure to by-products from the incomplete combustion of wood chips used in the smokehouses to add smoke flavor and aromas to pork products. Nova conducted a workplace exposure assessment, which included an evaluation of the smoke-generating equipment and smokehouse seals and air sampling.

Solution

The assessment determined additional modifications were required to prevent smoke escaping into workspaces and exposing employees. Additional maintenance was scheduled to improve smokehouse door seals. Ventilation improvements reduced the loss of smoke into workroom air during operations.

Service Overview

Nova offers a wide range of services related to workplace health and safety hazards and compliance with health and safety regulations. Its professional staff can help identify, evaluate, and control health and safety problems in commercial and industrial settings. Projects often address employers' regulatory and liability concerns and respond to employee questions or complaints. Typical projects require a facility walk-through to identify potential hazards that may lead to accidents, illnesses, hearing loss, or repetitive motion injuries. Sampling and testing can be performed to measure potential exposure to airborne chemical hazards or excessive noise or heat. Evaluations may also entail an analysis of engineering control strategies, including ventilation systems, process modifications, product substitution, or personal protective equipment. Expert witness testimony and advisory services are provided to clients involved in regulatory or health-related claims.

Experience

Nova specializes in employee health and safety, employing Certified Industrial Hygienists and Safety Professionals. They offer regulatory compliance and improvement services aimed at preventing workplace exposures. Their services include air monitoring, compliance reviews, employee training, and audits, using advanced equipment for air and noise monitoring. Nova also develops programs for hazard communication, hearing conservation, respiratory protection, and other safety protocols, addressing various OSHA and health compliance issues.

CONTACT US



THOMAS FIORENTINO-STRAWN, WELL AP, FITWEL AMB., GRESB AP

Vice President, Industrial Hygiene Services Group Leader

(612) 750-1229

thomas.fiorentino@novagroupgbc.com

LinkedIn

ENVIRONMENTAL COMPLIANCE SERVICES

Nova Group, gbc

Certified B Corporation



SERVICES

- Air Emission Permitting & Reporting
- Wastewater Permitting & Reporting
- Stormwater Permitting (Individual, General and Construction) & Reporting
- Hazardous and Solid Waste Management Services
- Multimedia Compliance Auditing
- Compliance Management System Development
- SPCC and Facility Response Plan Preparation, Implementation & Management
- Tier II & TRI Data Management & Annual Compliance Reporting
- Storage Tank Permitting & Management

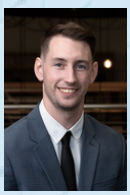
Service Overview

Nova provides Environmental Compliance Services to public and private sector clients to ensure compliance with federal, state and local environmental regulations. Nova's Environmental Compliance Group focuses on providing cost-effective solutions that promote sustainable compliance tailored to the specific needs of each individual client. Our goal is to exceed client expectations through our knowledge and unwavering dedication to service and results. Nova assists our clients with evaluating applicable environmental regulations, acquiring the proper permit and plans, implementing appropriate tools and systems to manage compliance obligations, fulfilling reporting and recordkeeping requirements and managing change due to new regulatory requirements or expanded operations.

Experience

Nova professionals have extensive experience in environmental compliance management and provide our clients with valuable insight into meeting their regulatory compliance requirements. Nova professionals have a wide range of experience in the manufacturing, chemical, petroleum distribution, agricultural chemical, food production, retail distribution, educational, financial and health care industries.

CONTACT US



WESLEY GLOWITZ
Lead Environmental Compliance Professional
(610) 931-5576
wesley.glowitz@novagroupgbc.com
LinkedIn

CASE STUDY

Summary

Nova conducted a multimedia environmental compliance audit of a manufacturing company consisting of six facilities. The compliance audit was requested by a potential buyer to evaluate environmental liabilities prior to acquisition. Nova's scope included the following:

1. Review of regulatory agency databases to assess permit status and compliance history.
2. Facility inspection and personnel interviews to assess operations and determine applicable compliance requirements.
3. Review of current compliance management and documentation practices.
4. Identification of compliance gaps.

Solution

The audit resulted in the following recommendations:

- Prepare a comprehensive tool to track air emissions and air permit triggers during planned expansions.
- Acquire a stormwater permit and develop a stormwater pollution pollution prevention plan (SWPPP).
- Cease improper management and disposal of hazardous and universal wastes.
- Implement a proactive used oil management process to avoid triggering of SPCC requirements.
- Initiate EPCRA Tier II reporting.

Based on the findings, the buyer was able to implement practices to significantly reduce environmental liabilities, properly manage existing requirements and proactively manage new requirements as planned expansions were implemented.

ENERGY EFFICIENCY SERVICES

Nova Group, gbc

Certified B Corporation



SERVICES

- Energy Audits Level I, II and III
- Fannie Mae High-Performance Building Module
- Freddie Mac Green Assessments
- Building Energy Modeling
- Building Energy Benchmarking
- Program Management
- Commissioning
- Retro-Commissioning
- Building Operator Training
- Measurement & Verification
- PACE Energy Audits

Service Overview

Nova Energy Group assists real estate investors in evaluating the efficiency of their asset and reducing utility expenses. Drawing on extensive experience in real estate development and energy advising, the energy team specializes in translating the energy performance of buildings into financial terms. This analysis gives our clients greater control of their utility expenses, helping to reduce financial risk in an unpredictable energy market. Nova offers almost a decade of experience in the energy efficiency field. We provide custom energy audit reports that provide site-specific solutions based on dialogue with clients and actual historic performance. We are able to meet tight delivery timelines that fit within the due diligence period for lenders.

Experience

The professional staff at Nova hold the following certifications: Multifamily Building Analyst from the Building Performance Institute (BPI) and Certified Energy Manager and Certified Measurement and Verification Professional from the Association of Energy Engineers. We work with public housing authorities to meet HUD requirements and lenders to help borrowers qualify for the Fannie Mae Green Rewards program and the Freddie Mac Green Up and Green Up Plus. We have extensive experience benchmarking properties in ENERGY STAR® Portfolio Manager® and working with utilities to access historical utility consumption data.

CASE STUDY

Summary

Nova was engaged to increase cash flow through energy efficiency in a six-building multifamily portfolio, consisting of 144 apartments. Ownership was interested in developing the most cost-effective solutions, while leveraging all available incentives and rebates. Nova's scope of work included the following:

- A preliminary energy-use analysis and benchmark of each building.
- Investment-grade energy audits on each building, identifying savings of at least 20% source energy.
- All required program management, including interfacing with state agencies.

Solution

An average of 20% source energy savings identified through the following improvements:

- Separate and correct DHW production.
- Reduce heating distribution losses through insulation and reset controls.
- Allow for better tenant control of the heat through zone valve rebuilds and new thermostats.

The improvements qualified for and received almost $90,000 in rebates, covering 50% of the project costs.

CONTACT US



KEELY FELTON, CEA, CMVP
Chief Sustainability Officer (CSO)
(207) 939-4982
keely.felton@novagroupgbc.com
LinkedIn



USING BUSINESS AS A FORCE FOR GOOD

www.novagroupgbc.com | info@novagroupgbc.com | (952) 448-9393



Certified

B

Corporation

This company meets high standards of social and environmental impact.