

**DIANA MINCHELLA**

Vice President

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**EDUCATION / SPECIAL TRAINING**

- Duke University, B.S. Civil Engineering, 1998
- University of California, Berkeley, M.S. Construction Management, 1999

**PROFESSIONAL ORGANIZATIONS / ASSOCIATIONS**

- ASQ Certified Quality Auditor

**QUALIFICATIONS**

Ms. Minchella has a strong background in investigating and analyzing construction claims for contractors, owners and insurance carriers. Ms. Minchella manages the claims division for Vertex and is involved in claims nationwide. These claims typically involve several aspects of the construction process including engineering, scheduling, damages, contracts, quality and safety. Ms. Minchella specializes in reviewing claims that are structural and architectural in nature and require entitlement, causation and damage analyses.

Ms. Minchella also has a strong background in construction management and civil engineering with an emphasis in structural engineering. As a project manager with Vertex, Ms. Minchella has provided construction management, value engineering and consulting services on numerous multi million dollar projects in the New York, Connecticut and Boston areas. These projects typically involve large public entities such as the New York City Transit Authority, LIRR, Dormitory Authority of the State of New York and New York City Department of Design and Construction.

**RELEVANT EXPERIENCE**

**Recent Claims Experience:**

- **Case No. 52 110 Y 00632 06** (*Custom Facilities v. Carlson Toyota*) Damages Expert for Plaintiff on a matter involving the construction of a car dealership in Minneapolis, MN.
- **Case No. 60C01 0503 PL 000097** (*Green County Building Corporation v. Alt & Witzig Engineering, et al*) Damages Expert for Defendant on a matter involving the renovation and expansion of a courthouse in Bloomfield, IN.
- **Case No. 07CV154** (*Sound, Inc. v. Chadwick Place LLC*) Damages Expert for Defendant on a matter involving the construction of a condominium development in Steamboat, CO.

- **Case No. 50 124 V 00027 06** (*Essex Builder's v. Sarcoline*) Claims Consultant and Damages Expert for an Owner on a matter involving the construction of an assisted living facility in Milford, MA.
- **Case No. L-664-06** (*David Carter and Shana Carter v. Glen Eyre at Somerset, LLC*) Claims Consultant for a developer investigating water infiltration in a private residence.
- Damages Consultant and Expert for Jaguar Land Rover of Annapolis on a matter involving the construction of a car dealership in Annapolis, MD.
- Claims Consultant for an insurance company investigating the cause and origin of a foundation failure in a small commercial building in Chicago, IL.
- Claims Consultant for an insurance company investigating the cause and origin of building settlement and structural damage adjacent to pile driving and other construction activities.
- Claims Consultant for a surety on a subdivision development in Old Brookville, NY. Responsibilities included investigation and estimating of a performance claim between the city and the developer for roadway and utility work.
- Damages Consultant and Expert for a surety on the rehabilitation of the Braga Bridge project for the Massachusetts Highway Department. Responsibilities included entitlement determination and calculation of contractor's damages for delay.
- Damages Consultant and Expert for a surety on a roadway reconstruction project including signals on a portion of Route 20 in Charlton, MA for the Massachusetts Highway Department. Responsibilities included entitlement determination and calculation of contractor's damages for delay.
- Claims Consultant for an insurance company investigating the cause and origin of deficient timber framing in a private residence in Youngwood, PA.
- Claims Consultant for an insurance company investigating the cause and origin of a failure in a timber framed wall of a private residence.
- Claims Consultant for an insurance company investigating the cause and origin of the presence of construction material in a manufactured product.
- Claims Consultant for a surety on an Ohio Air National Guard project in Columbus, OH. Responsibilities included investigation and damages analysis of a construction claim between a contractor and subcontractor.
- Claims Consultant for a surety on a hotel project in Spartanburg, SC. Duties included investigation and damages analysis of a construction claim between the general contractor and a subcontractor.
- Claims Consultant for a surety on a railroad station rehabilitation in Manhasset, New York. Responsibilities included review and response to the Owner's claims and preparation of the surety's counterclaim.

**Construction Management Experience:**

- [TRANSPORTATION] Project Manager of an \$18M project to construct Communication Rooms at Various Locations for the New York City Transit Authority. Responsibilities included: procurement of all subcontractors and vendors; preparation of construction schedule; preparation of payment breakdown; monitoring construction progress; maintaining site safety and quality programs; preparing project documentation including submittals, requests for information, payment applications and change orders; and general project management.

- [TRANSPORTATION] Project Manager of a \$22M project to construct the Portal Building and Police District No. 34 Facility for the New York City Transit Authority. Responsibilities included: procurement of all subcontractors and vendors; preparation of construction schedule; preparation of payment breakdown; monitoring construction progress; maintaining site safety and quality programs; preparing project documentation including submittals, requests for information, payment applications and change orders; and general project management.
- [ENVIRONMENTAL] Project Manager / Surety Consultant of a \$2M project to construct the Brady's Lake Dam for the Pennsylvania Department of Environmental Protection. Responsibilities included: preparation of a relet package, supervision of the bid process, monitoring progress of the completion contractor, preparation of change orders and payment applications and providing surety with value engineering solutions.
- [COMMERCIAL] Project Manager / Surety Consultant of a \$2M project to construct the Crosspoint Business Park Phase II Mitigation Measures Project located in Buffalo, NY for the Erie County Industrial Development Agency. Responsibilities included: preparation of a relet package, supervision of the bid process, and monitoring progress of the completion contractor.
- [TRANSPORTATION] Project Manager / Surety consultant of a \$30M rehabilitation of the Whitehall Street Station with the New York City Transit Authority. Responsibilities included: monitoring progress of work by the Original Contractor, addressing and resolving critical project issues by coordinating between the Owner and the Original Contractor, coordination of subcontractor work, monitoring funds control, negotiation of change orders and providing surety with value engineering solutions.
- [INSTITUTIONAL] Project Manager / Surety consultant of a \$2.2M rehabilitation of the New York Psychiatric Institute with the Dormitory Authority of the State of New York. Responsibilities included: preparation of a relet package, supervision of the bid process, negotiation of the completion contract, preparation and negotiation of owner claims, monitoring progress of the completion contractor, preparation of change orders and payment applications and providing surety with value engineering solutions.
- [TRANSPORTATION] Project Manager / Surety consultant of a \$30M rehabilitation of the 161st Street/Yankee Stadium IRT and IND stations with the New York City Transit Authority. Responsibilities included: preparation of a relet package, supervision of the bid process, negotiation of the completion contract, coordination of the payment applications between the completion contractor and the surety and providing the surety with value engineering solutions.
- [INSTITUTIONAL] Project Manager / Surety consultant of a \$12.4M rehabilitation of the Brooklyn House of Detention for Men with the Department of Design and Construction. Responsibilities included: preparation of a relet package, supervision of the bid process, negotiation of the completion contract; preparation and negotiation of owner claims, monitoring progress of the completion contractor, preparation of change orders and payment applications and providing the surety with value engineering solutions.
- [INSTITUTIONAL] Project Manager / Surety consultant of a \$24M construction of the Queens Family Courthouse with the Dormitory Authority of the State of New York. Responsibilities included preparing a cost to complete report, preparation of a relet package, supervision of the bid process, preparation of owner and subcontractor claims, monitoring progress of the completion contractor, preparation of change orders and payment applications and providing the surety with value engineering solutions.
- [TRANSPORTATION] Project Manager / Surety consultant of a \$23 million rehabilitation of the Joralemon Street / Willow Place Fan Plants with the New York City Transit Authority.

Responsibilities included: monitoring progress of work by the Original Contractor, addressing and resolving critical project issues by coordinating between the Owner and the Original Contractor, monitoring funds control, monitoring project closeout and providing the surety with value engineering solutions.

- [EDUCATION - UNIVERSITY] Project Manager / Surety Consultant of a \$13M renovation of the Queens College Powder Hall with the Dormitory Authority of the State of New York. Responsibilities included: preparation of cost to complete and providing the surety with value engineering solutions.
- [RESIDENTIAL] Project Engineer / Surety consultant of two projects in the Boston area - Roxse Homes Project and the Macy's, One Summer Street Project. Responsibilities included analysis of all payment bond claims.
- [RESIDENTIAL] Project Engineer / Surety consultant for the renovation of the Roosevelt Homes Project with the New York City Housing Authority. Responsibilities included: monitoring project closeout, expediting change orders, expediting payment applications, project monitoring and providing the surety with value engineering solutions.
- [RESIDENTIAL] Project Manager / Surety Consultant of a \$206,000.00 improvements project for the Greenburgh Housing Authority. Responsibilities included: preparation of a relet package, supervision of the bid process, negotiation with bidders and negotiations of tender agreements.

**Loss Control Engineering:**

- [RESIDENTIAL / COMMERCIAL DEVELOPMENT] Loss Control Engineer for Markel Underwriting Managers, Inc. in Wyoming, Maryland, New Jersey and Connecticut. Responsibilities include evaluation and detailed reporting of contractor's safety and quality control systems, project design drawings, contracts and insurances, site security, and other general liability related matters. Services provided with the intent to mitigate construction defect and general liability risks for the client.