

## QUALIFICATIONS SUMMARY:

*Peter Aiello is recognized for his perceptive negotiating style and executive directorship as a senior executive in a publicly held corporate real estate development environment with responsibilities centered squarely in top level key decision making and problem solving roles.*

*Aiello's qualifications are the results of more than four-decades of in-depth experience as an architect, planner, project designer, project manager, construction administrator and developer for a wide variety of project types. His most noteworthy roles include former executive vice president for a national homebuilder, president of a building contractor company, president of a development company and managing partner in numerous development LLC's.*

*He has been involved in notable administrative positions, making key decisions worldwide pertaining to all levels of matters involving architectural and project planning, design, life safety, return on investment analysis, risk management, property acquisition, due diligence, project financing, project insurance, site work construction contracting, building contracting, governmental approval processing and real estate sales.*

*Most recently, the Consultant Group began a focused effort on forensic assignments and civil litigation support utilizing Aiello's expertise as a certified forensic consultant in ADA, building envelope and materials science related matters, bringing non-conforming structures (projects) into compliance with local building codes and federal DOJ ADAAG regulations. Additionally, Aiello's provides peer reviews for consulting design firms, general contractors and development firms.*

*Aiello is the founder and managing member of Aiello Development Group, LLC, a real estate development firm located in Honolulu, specializing in single and multiple unit residential projects and tract real estate developments since 2003. The company is coupled with a consulting entity, Aiello Consultant Group; an architectural planning, design and construction management entity.*

*Licenses held include architect in Hawaii and California, and a former BC contractor's license in the State of Hawaii.*

## EXPERIENCE:

### Aiello Design Group (dba Aiello Consultant Group, LLC)

July 2009 to Present

President, Managing Member

Honolulu, Hawaii

*ADG is a professional consulting entity offering client services in project planning, architectural design, project development - management, bid package development, contract negotiation and construction administrative services with a principal focus on construction defects, facility assessments, scope of repairs, building envelope repairs, leak detection, waterproofing, peer design phase reviews and ADA barrier discovery – removal. Post forensic discovery assignments largely grow into expert – litigation support engagements requiring expert testimony in deposition and trial.*

*The distinguished CFC designation, carried by Mr. Aiello, contributes to the weight of testimony a forensic professional presents and helps substantiates the validity of the evidence presented, the application of specialized knowledge to support the facts in a case, and the relevance of the evidence.*

Expert and Forensic Services include:

- ADA Barrier Assessments / Claims Disputes / Removal
- Administrative Law Matters
- Alternative Dispute Resolution Support
- Building Code Violation Investigation and Resolution

- *Building Envelope Assessments, Scope of Repairs*
- *Condominium Association / Creation / Dispute Resolution*
- *Construction Defect Litigation Support*
- *Construction Delay Analysis / Valuation*
- *Contract Disputes*
- *E&O Liability Design Professional Disputes*
- *Expert Testimony at Deposition and Trial*
- *Facility Assessments, Scope of Repairs*
- *Health Care Facility Assessments*
- *HOA Matters*
- *Hospitality, Food & Beverage Design and Construction Matters*
- *Land Use / Entitlements / Unilateral Agreement Matters*
- *Material Science Investigation and Resolution*
- *PEX / Plumbing Litigation Investigation Protocol*
- *Public Utility Matters*
- *Property / Project Acquisition Analysis*
- *Real Estate Development Dispute Matters*
- *Standard of Care Review – Design Professional Peer Review*
- *Toxic Torts*
- *Waterproofing Design Consultation*
- *Wind / Lateral Forces Litigation Investigation Protocol*

Aiello Development Group, LLC

July 2003 to 2017  
President, Managing Member  
 Honolulu, Hawaii

*Founder and managing member of this real estate development firm specializing in boutique residential communities throughout the State of Hawaii. The Company is a Limited Liability Company organized in 2003 as a foreign entity in the State of Hawaii with its primary business office located in Honolulu, HI. The Company acquires zoned and entitled property, creates master plans for residential developments, performs financial risk analysis, arranges financing, contracts to build infrastructure improvements, designs product, acquires building permits and contracts to construct housing products for sale throughout the State of Hawaii.*

AT Contractors, LLC

July 2006 to 2017  
President, Managing Member  
 Honolulu, Hawaii

*Aiello Development Group is associated with a subsidiary construction entity, AT Contractors LLC (B26003), for the purpose of closely managing and contracting with its trade partners and subcontractors on projects owned and controlled by ADG. This LLC recently filed Articles of Termination with the State of Hawaii under specific sunset requirements.*

DR Horton / Schuler Homes LLC

1990 to July 2003  
Executive Vice President of Product Design and Land Development  
 Honolulu, Hawaii

*Aiello held an EVP position responsible the execution of more than \$100 million of site work contract value on 15 plus construction projects in the 2003-2004 cycles alone. Aiello has personal involvement in more than 10,000 building permits in Hawaii alone over these 13-years. Senior Executive Level responsible for land acquisition and entitlements for land plats located on Maui, Oahu, Kauai and the Big Island, land planning, product design, permitting and construction supervision for developments including Waikele, Kapolei Knolls, Sea Country at Maile Kai, Leolani, Moana Kai, Nanea Kai, Kalama Ku in Hawaii Kai, Booth Road, Parker Ranch, among others.*

Areas of Expertise include:

- Land Acquisition and Entitlements
- Rezoning and Unilateral Negotiation
- Architecture Product Design and Implementation
- Land Planning and Executive Project Master Planning
- Fiscal Master Planning / Return On Investment Analysis (ROI)
- Governing Agency Approval Administration
- Executive Contract Negotiation - Site Work
- Executive Construction Management - Site Work
- Project Management – Vertical Construction
- Consultant Selection and Contract Negotiation

Peter M. Aiello, AIA, and Associates, Architects

1983 to 1990

Chief Executive Officer and Principal Architect

*San Francisco, CA*

*This firm provided architectural planning, design and project management providing services for commercial and Residential real estate developments, franchise food and beverage projects, transportation hub facilities and health care facilities throughout Northern California. It also provided consulting planning and architecture services for hospitality projects in Hawaii, Australia and Malaysia.*

Stone Marricini Patterson, Inc., Architects, Planners

1981 to 1983

Marketing and Business Development, Project Architect.

*San Francisco, CA.*

*Project Manager and Vice-Director of Marketing and Business Development of Health Care Division for one of the Largest Medical Planning and Architectural Firm in the Country responsible for Walter Reed Army Medical Center, Washington DC, Methodist Hospitals of Memphis, Memphis TN, Biloxi Medical Center, Biloxi MS and others.*

Wimberly, Allison, Tong and Goo, Architects and Planners

1978 to 1981

Architect, Planner, Project Manager

*Honolulu, Hawaii*

*Master Planner, Designer and Project Manager for an hotel and hospitality oriented architectural planning and design firm responsible for hotel projects located in North Kohala, Hawaii; Poipu, Kauai; mainland China and on the Malaysian peninsula.*

Additional Architectural Work Experience

1966 to 1978

*Intern work experience during college, 1966 through 1969, Donald Lee Sickler and Associates, AIA., Baltimore, Maryland*

*Tatar and Kelly Architects, Baltimore, Maryland*

*Thomas M. Nichols Architect, Baltimore Maryland*

*Backen, Arrigoni and Ross Architects, San Francisco, California*

Education:

*Archbishop Curley High School, Baltimore Maryland 1965*

*Maryland Institute College of Art, Baltimore Maryland, 1969 Fine Arts, Industrial Design*

Continuing Education:

*Johns Hopkins University, McCoy College, Baltimore Maryland, Architectural / Structural Design 1968*  
*ADAAG - ADA Barrier Identification and Removal for Federal Accreditation – latest 2014*  
*AIA Annual Continuing Education Requirements*  
*Certified Forensic Consultant CE Courses, ACFEI, CFC, 2009, 2011, 2012*  
*OSHA 10-Hour Project Safety Course, United States Occupational Safety and Health Administration, 1999, 2001, 2003, 2006 and present.*  
*NAHB, National Association of Home Builder's Seminars in Financial Management, Building Technology, Construction Contract Law, Land Development and Marketing, 1998 through 2006*  
*Various Business Contract Law Refreshment Seminars, 2000, 2002, 2006, 2010, 2011*

Professional Licensing:

*Licensed Architect (NCARB) Hawaii (A5161) initial date issued September 16, 1981*  
*Licensed Architect (NCARB) California (C13144) initial date issued August 12, 1982*  
*Hawaii Contractors License – (BC26003) initial date issued May 25, 2005 (inactive status)*

Memberships:

*American Institute of Architects, 1982*  
*National Association of Home Builders, 2005*  
*Building Industry Association of Hawaii, 2005*  
*American College of Forensic Examiners, 2009*

Computer Software Proficiency:

*ABBYY PDF Transformer+, Access, Adobe Photoshop, Adobe Premier, Apple thru IOS 8.0, AutoCAD r14 thru Architectural Desktop 2000, Citrix, DOS, Dropbox, Internet Protocols and FTP/Web Server administration, MS Excel, MS Exchange 2003, MS Project, MS PowerPoint, MS Publisher, MS Windows Server 2000/2003, MS Word, National Estimator, Norton 360 antivirus, QuickBooks 2015, Quickens 2015, Remote Desktop/Terminal Services, Symantec Backup Exec, Symantec Antivirus, VMWare, Windows XP/3k/95/98/ME/NT/Vista/7/8/10*

Military Service:

*1969, United States Army, 2<sup>nd</sup> Battalion, 110<sup>th</sup> Field Artillery Regiment, MDARNG, MOS/AIT – Forward Observation, Targeting, Fire Direction Control, USAFAS, Fort Sill, Oklahoma Additional Training – 101<sup>st</sup> Airborne, Fort Campbell, KY Senior Rank, E-6, Honorable Discharge 1975 DD214 Available upon written request.*

Self-Interests:

*My educational background is in industrial design with a love for architecture and construction. As a licensed architect, I've worked in design, construction and forensics for more than 3 decades – and in my consulting practice since 2003. I live in the great state of Hawaii with my wife Carla and absolutely love the best weather on the planet, spending time outdoors staying fit running and sailboarding, cooking, entertaining friends and family, playing piano and carpentry.*

*Follow me on LinkedIn @Peter Aiello, AIA, CFC and [www.aiello.online](http://www.aiello.online).*