

Melissa Middleton, AIA, LEED®

SENIOR ARCHITECT – DUE DILIGENCE SERVICES, FACILITIES

PROFESSIONAL EXPERIENCE

With over 20 years of experience in architectural design, Melissa focuses on structural detailing, LEED® reviews, accessibility consulting, and construction management. Responsibilities include the development of property condition assessment (PCA) reports, accessibility and Fair Housing Assessments (FHA), accessibility consulting for the Department of Community Affairs (DCA), review of architectural and engineering drawings for proposed construction, owner's representation/construction monitoring, and assisting in specialty technical assessments. She provides owner's representation services that include review and commentary on third-party consultant reports, identification and tracking resolutions of construction and field-related issues, team meeting participation, and compliance with project documents and schedule.

In the due diligence field, she has been involved in all aspects of property evaluation, portfolio management, and client relationships. Her experience has focused on accessibility and property condition assessments for property transfers, financing, and acquisition of multi-family properties, hotels, warehouses, retail centers, and office buildings. Over the years, Melissa has worked directly with acquisition managers, lending institutions, regulatory agencies, and financial analysts as part of her due diligence experience.

PROJECT EXPERIENCE: GENERAL

Melissa has served as a reviewer, principal investigator, and team leader on properties including multi-family apartments, commercial centers, hospitals, and office buildings.

She has been involved with assessments on many property types for purchasers and for refinancing clients. Sample projects include:

- ADA and Fair Housing accessibility assessments for multi-family apartment acquisitions throughout the US
- Accessibility consulting for pre-construction plan reviews and on-site construction reviews for senior living facilities
- Renovation and new construction drawing reviews for garden-style, multi-family apartment complexes in the southeast region
- Property Condition Assessments for industrial buildings, hotels, retail centers, hospitals and office buildings throughout the US



EDUCATION

Master of Business Administration,
Auburn University of
Montgomery

Bachelor of Architecture,
Auburn University

Bachelor of Science,
Environmental Design,
Auburn University

REGISTRATIONS

Licensed Architect:

- AL No. 6815
- GA No. RA013323

CERTIFICATIONS

LEED® AP BD+C:
No. 10171280

AFFILIATIONS

American Institute of
Architects: No. 30376246

National Council of
Architectural Registration
Boards: No. 69967

WORK HISTORY

Terracon Consultants, Inc.,
Senior Architect
2013-Present

Marx | Okubo, Associate,
2011-2013

Emmanuel Belleau, Jr.

STAFF ARCHITECT – FACILITIES

PROFESSIONAL EXPERIENCE

Emmanuel joined Terracon's Atlanta Facilities group in 2023. His primary responsibilities include the development of accessibility and Fair Housing Assessments (FHA), accessibility consulting for the Department of Community Affairs (DCA), review of architectural and engineering drawings for proposed construction, owner's representation/construction monitoring, and assisting in specialty technical assessments. He also aids in the identification and tracking resolutions of construction and field-related issues, and team meeting participation. Emmanuel enjoys problem-solving and feels that working at Terracon allows him to aid in providing efficient solutions while giving back to the community.

PROJECT EXPERIENCE: GENERAL

Emmanuel has served as a reviewer on properties including multi-family apartments, commercial centers, schools, and office buildings.

He has been involved with assessments on many property types for purchasers and for refinancing clients. Sample projects include:

- ADA and Fair Housing accessibility assessments for multi-family apartment acquisitions throughout the US.
- Accessibility consulting for pre-construction plan reviews and on-site construction reviews for senior living facilities.
- Renovation and new construction drawing reviews for garden-style, multi-family apartment complexes in the southeast region
- Property Condition Assessments for industrial buildings and universities in the Atlanta area.



EDUCATION

Bachelor of Architecture
Boston Architectural College

WORK HISTORY

Terracon Consultants, Inc
Staff Architect
January 2023 – Present

All State Sales Group
Group Manager
2019-2022

Becca Edson Architecture +
Design
Intern Architect
2018-2019

People Architects
Intern Architect
2016-2018

Sivaji Raja Muggari, CASp, ICC PE/I

Senior Staff Engineer - Facilities

PROFESSIONAL EXPERIENCE

Mr. Sivaji Muggari is a certified access specialist and degreed engineer in the Facilities Group of Terracon's East Bay, CA office. His responsibilities include a disabled-access review of multiple State and Federal accessibility regulations and procedures such as Americans with Disabilities Act (ADA) Title I-V, California Building Code Chapter 11A and 11B, Fair Housing Act (FHA), Uniform Federal Accessibility Standards (UFAS), Architectural Barrier Act (ABA) and UNRUH Civil Rights Act; plan review of residential and commercial projects to ensure compliance with building codes and ordinances; Surveying of existing facilities and evaluating plans and drawings for new construction and alterations for applicable accessibility requirements compliance. Mr. Sivaji has over 8 years of combined experience working as a Plans Examiner and an Accessibility Consultant. Sivaji has also performed accessibility inspections and plan reviews for a variety of market sectors including areas such as government, higher education, senior living, housing, public housing, tech, transient lodging, public rights-of-way, outdoor developed areas, and others. Over the years, Mr. Sivaji has worked directly with building owners, developers, architects, engineers, inspectors, contractors, and clients as part of his accessibility consulting and plan review experience.

PROJECT EXPERIENCE

Mr. Sivaji has served as plan reviewer, assessor, and team leader on properties including government buildings, multi-family apartments, commercial centers, hospitals, and office buildings.

He has been involved with assessments on many property types for purchasers and for refinancing clients. General projects include:

- California Chapter 11A and 11B disabled-access reviews and inspection
- ADA and Fair Housing accessibility assessments for multi-family dwelling acquisitions throughout the US
- Accessibility consulting for pre-construction plan reviews and on-site construction reviews for senior living facilities
- Property Condition Assessments for industrial buildings throughout the US

County of San Bernardino – CF Station 23

Performed Enhanced accessibility assessment for compliance with ADA Standards
Client: Ryan Johnson, Office: 909-387-5000 Email: Ryan.Johnson@res.sbcounty.gov

County of San Bernardino – County DA Office

Performed Enhanced accessibility assessment for compliance with ADA Standards
Client: Gill Rios, Office: 909-387-5000 Email: Gil.Rios@res.sbcounty.gov

Confidential Retail Facility – Various Locations

Performed Limited accessibility assessment for compliance with CBC and ADA Standards
Client: John Petrillo, Phone: 626-222-3199 Email: jpetrillo@apeximagingsservices.com

Multiple Jurisdictions – ADA Self Evaluation and Transition Plan

Developed the ADA transition plans and self-evaluations for multiple cities and county facilities, including fire stations, city halls, parking facilities, sidewalks, and intersections.

Multiple Jurisdictions – Plan Reviews for CA Code Compliance

Reviewed plans and specifications of residential, commercial, industrial, public, or other major developments to ensure compliance with applicable building codes and ordinances.



EDUCATION

Master of Science in Civil Engineering,
California State University Fullerton,
2016

Bachelor of Technology in Civil
Engineering, Rajiv Gandhi University of
Knowledge Technologies, RK-Valley,
Andhra Pradesh, India, 2014

REGISTRATIONS

Certified Access Specialist #969
International Code Council –
Accessibility Inspector/Plans Examiner
Residential Plans Examiner
Residential Building Inspector
Oregon Inspector Certification (OIC)

AFFILIATIONS

Certified Access Specialist Institute

WORK HISTORY

Terracon Consultants, Inc.,
Senior Staff Engineer
June 2022 – Present

Sally Swanson Architects, Inc.,
Project Manager, February 2022 –
June 2022
Accessibility Consultant, Nov 2016 –
July 2019

4LEAF Inc.,
Plans Examiner,
July 2019 – Feb 2022