

# 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 providing owner's representation services that include review and commentary on third-party consultant reports, 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 solve the puzzles that existing buildings present to make them as efficient as possible.

## PROJECT EXPERIENCE: GENERAL

Emmanuel has served as a reviewer on properties including 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. 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

Bachelor of Architecture  
Boston Architectural College

## REGISTRATIONS

n/a

## CERTIFICATIONS

n/a

## AFFILIATIONS

n/a

## 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