

# Michael Marzarella

**Construction Consultant**

**450 SEVENTH AVE, SUITE 2009 NEW YORK, NY 10123**
**OFFICE PHONE: 917.873.0749**
**Michael.Marzarella@APERTURELLC.COM**

## EDUCATION

MS, Construction Administration, Columbia University, 2020

MA, Human Resources Training and Development, Seton Hall University, 2017

BA, Kean University, 2011

Thomas C. Ober Carpentry Training Center / UBC Local 254

## ACCREDITATIONS

Certified Construction Manager (CMAA)

Registered Construction Super (NYC DOB)

Construction Site Fire Safety Manager (FDNY)

Construction Health and Safety Technician (BCSP)

Safety-Trained Supervisor Construction (BCSP)

OSHA 30(OSHA)

OSHA 10(OSHA)

Site Safety Training Supervisor, 62-Hour (NYC DOB)

First Aid | CPR | AED

LEED AP, Building Design + Construction (GBCI)

LEED Green Associate (GBCI)

F-Number Profiler Certification (ACI)

## MEMBERSHIPS

American Bar Association (ABA Construction Law Forum)

Construction Management Association of America (CMAA)

Association for the Advancement of Cost Engineering (AACE)

International Code Council (ICC)

Masonry Contractors Association of America (MCAA)

Mr. Marzarella is a construction professional and forensic construction consultant with experience spanning field operations, construction management, project management, and forensic analysis. Prior to joining Aperture, he held progressively responsible field and project leadership roles with general contractors, construction managers, and specialty contractors, providing firsthand experience in construction means and methods, trade coordination, sequencing, workmanship, quality control, constructability, site safety, cost, schedule, and overall project execution.

At Aperture, Mr. Marzarella applies this practical construction experience to the investigation and analysis of construction defects, property damage, contractor performance, construction standard of care, cost of repair, repair and replacement methodologies, schedule delay and recovery, and code-compliance issues. His work supports attorneys, insurance carriers, property owners, and other stakeholders in evaluating construction-related claims and disputes and developing clear, technically supported findings for litigation and claim resolution.

## WORK EXPERIENCE

**Aperture, LLC**, New York, NY, - **Construction Consultant** - Provides construction consulting, expert witness services, and litigation support involving construction defects, property damage, insurance claims, including hurricane, storm, fire, and water-related losses. Conducts forensic inspections and damage assessments; evaluates construction conditions, workmanship, contractor performance, means and methods, sequencing, standard of care, code compliance, and repair requirements; and performs cost-of-repair, repair/replacement, and schedule delay and recovery analyses. Develops detailed scopes of work, repair methodologies, cost estimates, and expert opinions. Provides deposition preparation and other litigation-related services as required..

- **Interstate Drywall Corp.**, Lyndhurst, NJ, Senior Project Manager
- **Swinerton Builders**, New York, NY, Lead Project Superintendent
- **Pavarini McGovern, a Structure Tone company** New York, NY, - Lead Area Superintendent
- **KBE-NY**, New York, NY, Superintendent / Permit-Holding Superintendent
- **Consigli Construction**, New York, NY, Assistant Superintendent
- **Leeding Builders Group, an AECOM Company**, New York, NY, Assistant Superintendent
- **Edward Leske Company**, Union, NJ, Carpenter Apprentice

## REPRESENTATIVE PROJECT EXPERIENCE – PARTIAL LISTING

### Construction Standard of Care / Construction Defect / Cost Analysis

- **Frankford v. Jenza, Philadelphia, PA**
- **Murphy v. Florida Harbor Homes, Boca Grande, FL**
- **A.J. Richard & Sons, Inc. v. Vincent Cusumano Architect PC**
- **Thomas Windows v. S&J Metal**
- **Ayotte v. Thomas J. O'Neill, Inc., Mashpee, MA**
- **The Miramar Condominium, Asbury Park, NJ**
- **BOM 51 Jay Street - Brooklyn, NY**
- **301 Main Street, Platinum v. P&R Concrete, Bradley Beach, NJ**
- **Darling v. L&S Drywall, New Jersey**
- **RMB Properties v. 171 Atlantic Road Matter**

NOT FOR EXPERT DESIGNATION

*Last revised: August 18, 2026*

## Construction Administration

- **The Dixon Mills Condominium, Jersey City, NJ**
- **101 Thompson Street Exterior Restoration, New York, NY**
- **The Valley Hospital Parapet Redesign, Ridgewood, NJ**
- **30 West 13th Street, New York, NY**

## Insurance Claims & Cost Analysis

**State of Utah v. HP Inc., Sandy, UT**
School Fire Loss

**Ascot Tag & Label Co. / Cortlandt Street Fire Loss, Belleville, NJ**
Warehouse Fire Loss: 5 Buildings

**919 Third Avenue Elevator Matter, New York, NY**
Flood / Water Damage | Elevator / Conveyance Systems Damage Assessment | Storm Damage

**Lyndon Institute, Vermont**
Flood / Water Damage – Mechanical Room

**Ocean Pointe Condominiums, NJ**
Storm Damage | Water intrusion | Roofing Damage

**25 Beekman Garage / 57 Ann Street Adjacent Collapse Matter, New York, NY**
Adjacent Building Collapse | Damage Assessment

## Property Condition Assessment

**108 Leonard LLC – Terrace Penthouse North ("The Crown Penthouse"),**
Luxury triplex penthouse condominium comprising approximately 6,252 SF of interior space and 2,173 SF of private roof terrace space - 25M.

## Construction Management

**Marshall Retail Group Terminal A Retail Program, Newark Liberty International Airport**,
Construction of seven (7) retail stores during the reconstruction of Terminal A. Close coordination with the PANY/NJ

**Inno Labs, Life Science**
45-18 Court Square, Long Island City, NY —Class A life science adaptive reuse and expansion project converting an existing Class B office building into a laboratory and office facility for King Street Properties / GFP Real Estate, designed by Perkins & Will.

**799 Broadway, New York, NY Core and Shell**
SOE | Foundations | Superstructure | Façade - on a 12-story, 182,000 SF commercial core-and-shell office building near Union Square / Greenwich Village for Columbia Property Trust, designed by Perkins and Will, with a reported value of approximately $300 million ground-up project.

**The Chamberlain, New York, NY Luxury Residential**
Residential Interiors | Amenities | TCO | Punchlist | Turnover - on a 17-story, 120,000 SF, 39-unit residential interiors, amenities, TCO, punch list, and turnover project on the Upper West Side for Simon Baron Development & Quadrum Global, with a reported value of approximately $100 million Construction package

**EVGB, New York, NY Mixed-Use**
New Build | Residential Interiors | Amenities | Commercial | Conveyance Systems | TCO | Punchlist | Turnover - on a 250,000 SF, 150-unit, three-building mixed-use residential/commercial project in the East Village for Extell Development.

NOT FOR EXPERT DESIGNATION