

MICHAEL DELUCA

CONSULTANT – CONSTRUCTION CONSULTANT

1428 15TH STREET | DENVER, CO 80202
OFFICE PHONE: 303.815.8930
MICHAEL.DELUCA@APERTURELLC.COM

EDUCATION

BS in Construction Management
Illinois State University

ACCREDITATIONS

Certified Professional Constructor
OSHA 30-Hour Construction Safety
Certified Health Care Physical Environmental Worker
Certified Scheduling Technician
Certified Cost Technician

MEMBERSHIPS

Associated General Contractors American
American Institute of Constructors

EXPERTISE

Commercial and Health Care Construction
Productivity Analysis
Cost Damages Analysis
Schedule Delay Analysis
Cost of Repair Analysis
Analysis and Preparation of Claims
Construction Accident Analysis
Personal Injury Analysis related to Construction
Mediation, Arbitration, and Trial Support/Testimony

Michael is a former superintendent and has over 10 years of experience working in the construction industry with a focus on Health Care construction. He was primarily responsible for supervising operations in the field and specialized in high-risk, occupied hospital projects. He brings this understanding of safety and logistics to his analysis of construction disputes. Mr. DeLuca's practical experience in managing construction projects has provided the technical knowledge necessary for his role as a consultant and testifying expert.

Mr. DeLuca performs expert analysis of construction schedules, cost impacts, and defect cost of repair. His analysis services have been applied to all phases of construction disputes from pre-dispute consulting, claim development and submission, through the litigation process with testimony and consulting. Additionally, Mr. DeLuca has provided narrow opinions for construction safety/construction personal injury incidents as well as standard of care with respect to contractor's duties.

Mr. DeLuca has performed analyses on multiple project types including bridges, water distribution, storm water detention, military, medical, educational, single family and multi-family residential, office, casino, and hotel. As a field supervisor for general contractors, he has experience managing the work categories common to construction (site/civil, structure, MEPs, finishes, etc.) and is familiar with how each trade can be impacted from work disruptions.

Mr. DeLuca holds a Bachelor of Science degree in Construction Management from Illinois State University and is a Certified Professional Constructor by the American Institute of Constructors (AIC). He holds construction safety certifications through the Occupational Safety and Health Administration (OSHA) and certification specific to Health Care environments through the American Society for Health Care Engineering (ASHE). Mr. DeLuca also holds technical certifications for cost and scheduling through the Association for the Advancement of Cost Engineering (AACE).

NOT FOR EXPERT DESIGNATION

WORK EXPERIENCE

Aperture, , LLC, (formerly The Sage Group), Denver, CO, June 2023 – Present, Consultant

Flintco, LLC , April 2022 – May 2023, Superintendent

Adolfson & Peterson Construction, September 2020 – April 2022, Assistant Superintendent

McCarthy Building Companies, Inc., March 2018 – September 2020, Assistant Project Superintendent

McCarthy Building Companies, Inc., January 2016 – March 2018, Project Engineer

Summit Design + Build, August 2015 – January 2016, Assistant Superintendent

Summit Design + Build, December 2014 – August 2015, Project Engineer

REPRESENTATIVE PROJECT EXPERIENCE – PARTIAL LISTING

- Directed and conducted analysis of labor loss and extended general conditions related to a $65 million steel fabrication and erection subcontract to a $840 million prime contract for a VA medical center. The analysis included consideration for changed design, corrections for work by others, delayed predecessor activities, work resequencing, and directed changes to the erector's means and methods.
- Directed and conducted analysis of labor loss, schedule delay, and other impacts for a $5 million framing, drywall, and finishing subcontract to a $70 million prime contract for a hotel development. The analysis included consideration for added work as well as congestion and fragmentation of planned work leading to labor inefficiencies.
- Directed and conducted the defect cost of repairs analysis related to a $16 million private residence damaged by improper shower installations. The analysis included destructive testing of the built conditions and intrusive inspection methods to determine the cause and extent of the damages.
- Conducted the primary analysis of labor loss and extended general conditions related to a $25 million mechanical, plumbing, and fire protection subcontract to a $155 million luxury hotel renovation project. The analysis included consideration for added work from multiple subcontracts, impacts from late and incomplete design, and delay/damage from a weather event.
- Provided schedule analysis and consulting support for a $180 million group of multi-family housing projects being built by separate contractors. Monthly schedule updates produced by the contractors were reviewed to determine changes to the critical path, near critical path, and if compression of future activities was being used to offset current delays. This information was presented to the developer as part of its process for considering change orders and claims submitted by the contractors.
- Provided the primary analysis of a $2.2 million delay and damages claim from a contractor performing a $5.4 million industrial pond treatment project. Analysis included reviewing and critiquing schedule delay, extended general conditions, and labor loss calculations used as the basis for the claim. The results of this analysis and suggested corrections to the calculations were presented to a mediator to successfully avoid a full arbitration process.
- Conducted the analysis of an $8 million cost of repair estimate to replace an alleged defective basement slab in a $100 million multifamily tower project. The analysis focused on the differences between the original built condition which experienced water intrusion and the proposed design for the replacement slab to determine the betterment value involved. Assignment was expanded to perform a similar analysis for $3.5 million in costs for additional work performed at the time of the original construction related to changes in the placement of the initial slab and its drainage/waterproofing.
- Conducted the defect cost of repairs analysis related to alleged foundation settlement of a private residence. The design of the proposed repairs necessitated a partial removal of the building interior to gain access to the underlying foundations and so the analysis focused on the logistics involved. Because of this, the direct cost of the structural rework was less than half of the $450,000 repair estimate.
- Directed and conducted the defect cost of repairs analysis related to a $1.5 million private residence with alleged defective construction for multiple unrelated components. Analysis focused on the review and critique of a $600,000 expert repair estimate. Additional assignment involved performing an independent repair estimate and review of entitlement for certain claims.

NOT FOR EXPERT DESIGNATION