

# Kyle H. Dillman, P.E.

Engineer

Kyle Dillman, P.E. has a decade of experience in all aspects of the construction industry. His most recent role involved all aspects of the building and site rainwater management from the sky to the ground including roofing, walls systems and hardscape design. His scope of work extended from project conception and 5- and 10-year capital planning, site work and design, bidding and award, and construction administration through closeout and warranty. Through this role, he developed a deep understanding of whole building moisture management including roof, walls, hardscape and HVAC service and controls. Frequently called upon by clients to diagnose and fix recurring leaks, he developed the forensic and analytical skills to diagnose and repair moisture issues in buildings ranging from new construction to early 20th century buildings. Additionally, property evaluations with an emphasis on the roof and wall conditions. Previously, he worked on the lender's side of construction as a Development Risk Manager, and he uses his experience on all sides of construction to implement successful and cost-effective designs and projects. Kyle currently maintains Professional Engineering licenses in Illinois, Wisconsin, Iowa, Missouri, Nebraska, Kentucky, Louisiana and Mississippi.

## Representative Project Experience

### Project Engineering

Worked with clients to determine 5- and 10-year capital plans to address building envelope and hardscape projects. Designed re-roofing, masonry, building envelope and hardscape projects for School Districts and private clients for bidding, and recommended bids or contractors in compliance with applicable public bidding laws. His responsibilities then included weekly and sometimes daily site visits, responding to RFIs, and processing draw packages and change orders as required. A sample of his projects include:

- **Stenson Elementary School:** Re-roof of a 50,000 sft elementary school in Skokie, Illinois.
- **Wilmette Junior High School:** Re-roof of 80,000 sf middle school in Wilmette, Illinois.
- **500 W Madison:** Re-roof, critical facade exam and leak consulting for the 40-story commercial high rise in Chicago, Illinois.
- **ALCII:** Roof Consulting on a 750,000 sf warehouse in Romeoville, Illinois.
- **Aramark Phoenix:** Re-roof of a 63,000 sf industrial plant in Phoenix, Arizona.
- **Schaumburg Schools:** Annual re-roofing and building envelope consulting for the 26-building district in Schaumburg, Illinois.
- **Oak Park Schools:** Multi-year re-roofing and building envelope consulting for the 10-building district in Oak Park, Illinois.
- **Culver Elementary School:** Roof consulting and air barrier consulting for a 50,000 sf school addition in Niles, Illinois.
- **Antioch Community High School:** Ongoing re-roofing and existing leak mitigation in Antioch, Illinois.



### Academic Credentials

B.S., Computer Science, B.S.,  
Mathematics, Quincy University

B.S., Mechanical Engineering  
University of Wisconsin - Platteville

### Licensure & Certifications

Professional Engineer: IA, IL, KY,  
LA, MO, MS, NE, WI

### Contact Information

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- **Lake Villa Schools:** Multi-year replacement of over 100,000 sf of hardscape throughout the district.

## Forensic Engineering and Evaluation

Conducted investigations into water intrusion, construction installation defects, and storm damage with a focus on roofing systems, exterior cladding, and subsurface water intrusion.

Notable projects include the following:

- **Northwestern University:** Consulted on several project with subsurface water intrusion issues and recommended and designed repairs in Evanston, Illinois.
- **University of Chicago:** Diagnosed and recommended repairs to the basement sub-slab waterproofing at the Institute for the Study of Ancient Cultures in Chicago, Illinois.
- **University of Alabama:** Investigated recurring efflorescence and water intrusion into a university-owned grocery store in Tuscaloosa, Alabama.
- **Northern State University:** Investigated widespread and recurring water infiltration issues at a football stadium in Aberdeen, South Dakota.

## Construction Monitoring

Performed pre-construction reviews of all documents including plans and specifications, geotechnical reports, plats of survey, and proposed budgets and schedules for clarity, constructability and code compliance. His responsibilities included monthly site visits to assess the percentage of completion, construction quality, and adherence to schedule and budget. Projects were located in Illinois, Massachusetts and Nebraska with total construction costs exceeding \$400 million. A sample of his projects include:

- **MiLa Chicago:** A 44-story, 402-unit luxury apartment high rise in Chicago, Illinois.
- **1241 N Milwaukee:** 7-story, 75-unit mixed-use apartment building in Chicago, Illinois.
- **Amazon BOS7:** 1.2 million-sf warehouse in Fall River, Massachusetts.
- **Nebraska Medicine:** A series of three (3) medical office buildings in Omaha, Nebraska.
- **Northshore 770:** A commercial complex anchored by a 90,000-sf grocery store in Northbrook, Illinois.
- **L Logan Square:** 6-story, 52-unit mixed-use apartment building in Chicago, Illinois.

## Development Risk Management

Performed pre-construction reviews of all construction documents while working with a larger deal team to ensure a successful low income housing tax credit development, and performed pre-construction site visits to assess the proposed site and surrounding area. Hired and managed third party consultants to perform upfront reviews and construction administration. Reviewed draw packages and third party consultant reports to recommend monthly funding of draws. A sample of his projects include:

- **300 North Apartments:** 4-story, 80-unit apartment building in Baltimore, Maryland.

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- **NewCourtland Philadelphia:** Renovation of a former hospital to a 240-room senior housing center in Philadelphia, Pennsylvania.
- **Morreene Road Apartments:** A 225-unit, 18-building apartment complex in Durham, North Carolina.
- **Damar Court Apartments:** A 102-unit, 18-building townhouse complex in Durham, North Carolina.
- **Aberdeen Manor:** A 9-story, 130-unit apartment building in Aberdeen, Washington.
- **Hampshire Landing:** A 150-unit, 7-building apartment complex in Joplin, Missouri.

## Property Condition Assessments

Performed property condition assessments and reserve studies for current and prospective owners, lenders, and property managers. His responsibilities included existing building plan review, visual assessment and inventory of mechanical and life safety systems, and detailed inspections of building envelopes. Developed 5- and 10-year cost projections as well as immediate repair options and budgets. His projects range from small office/warehouse space, medical office buildings and hospitals, to large multi-family and commercial high rises. A sample of his projects include:

- **Prudential Plaza, Buildings I and II:** A 41- and 64-story commercial office space and retail complex in Chicago, Illinois
- **333 Cassell Drive:** A National Institutes for Health laboratory building in Baltimore, Maryland
- **610 State Street:** A vacant retail space that Target now occupies in Madison, Wisconsin.
- **Hotel Felix:** A 12-story, 225-guestroom hotel in Chicago, Illinois.
- **Select Specialty Hospital-Dallas:** A 40-bed, critical illness recovery hospital in DeSoto, Texas.
- **St Joseph MOB:** A 3-story medical office building in Fort Wayne, Indiana.
- **Triumph Hospital NW:** A 100-bed post-acute care hospital in Houston, Texas