



PERSONNEL QUALIFICATIONS

Richard W. Mosco | Associate Principal



EDUCATION

- California Polytechnic State University
 - Bachelor of Science Architecture, 1980

PRACTICE AREAS

- Architectural Investigation
- Building Envelope Assessment
- Building Design and Construction Management
- Building Enclosure Commissioning
- Building Enclosure Design Review
- Construction Claims Evaluation
- Disabled Access Evaluation
- Roofing and Waterproofing

REGISTRATIONS

- Architect in CA

PROFESSIONAL AFFILIATIONS

- American Institute of Architects (AIA)
- American Society for Testing Materials (ASTM)

CONTACT

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EXPERIENCE

Richard Mosco has inspected over 2,500 structures for various organizations, including building owners, contractors, attorneys, real estate brokers, property management firms, and lenders. He has extensive experience in architectural and structural forensics, building enclosure commissioning, and building enclosure/roof consulting. Mr. Mosco has investigated numerous property types, including residential buildings, hotels, restaurants, industrial buildings, schools, medical facilities, retail complexes, and outdoor recreational sites. He has also served as an expert witness in numerous litigation cases and is well-versed in due diligence reports and disabled access compliance reviews.

Mr. Mosco joined WJE in September 2004 and has been practicing architecture since March 1985. His previous experience includes ten years serving as the chief corporate architect for Nestlé USA/Carnation Company. Mr. Mosco also worked for CTG Forensics, a construction litigation support firm, as the director of forensic services. In addition, he practiced architecture independently for thirteen years with a client list that includes Cedars Sinai, Nestlé USA, Deans Foods, Hunt-Wesson Foods, Dreamworks SKG, CNL Hospitality, Marriott Hotels, and many others.

REPRESENTATIVE PROJECTS

Architectural Investigation/Building Envelope Assessment

- Apartment Complex - North Hollywood, CA: Investigation, repair design, construction administration, and litigation support of a 600-unit property
- Condominium Complex - Pasadena, CA: Investigation, repair design, and construction administration
- Major University Housing Project - Phoenix, AZ: Investigation of building enclosure failures
- Major Federal Financial Facility - Los Angeles, CA: Roof condition survey, life-cycle analysis, repair/replacement design, and construction administration

- Angels Gate Lighthouse - San Pedro, CA: Building enclosure condition survey, repair design, and construction administration for historic Los Angeles Harbor structure

Building Design and Construction Management

- Nestlé Distribution and Customer Service Center - Seven Sites Throughout the United States: Construction project involving six-million square feet

Building Enclosure Commissioning

- Major University Hospital - Los Angeles, CA: Building enclosure commissioning agent for the owner
- Major California County Hospital - Ventura, CA: Building enclosure commissioning agent for the owner

Building Enclosure Design Review

- Apartment Complex - Los Angeles, CA: Design review and design assistance, including construction administration for a 630-unit complex
- Major University Research Facility - San Diego, CA: Design review and design assistance, including construction administration
- Hotel and Residential Towers - Los Angeles, CA: Major historic hotel renovation and new construction of two high-rise residential towers; design review and design assistance including construction administration

Disabled Access Evaluation

- Major Hotel Chain - Southern and Northern California: Survey of public areas and guestrooms and design of remedial work
- Major National Restaurant Chain - Western United States: Survey of various properties and design of remedial work
- Retail Center Portfolio - Southern California: Survey of various properties and design of remedial work
- Major International Company-Owned Theme Park: Survey of public indoor and outdoor areas