

PROFILE

As General Counsel & VP for The Rinaldi Group, Mr. Sciascia advises the CEO, on various matters, which include new business opportunities, deal structuring and contractual risks, as well as working with other Vice Presidents, Project Executives and Project Managers to resolve trade contractor negotiations and disputes. Mr. Sciascia reviews, negotiates and drafts construction management agreements with owners and subcontract agreements with trade contractors.

Additionally, Mr. Sciascia is an adjunct professor at NYU Tandon School of Engineering, where he teaches graduate coursework in Construction Law and Contracts & Specifications. Mr. Sciascia is a member of the Board of Directors of the New York County Lawyers Association (NYCLA). He is also the former Chair of the Construction Committee and a current member of the ADR Committee, Committee on Committees, and the House Committee of NYCLA. He frequently lectures and moderates panel discussions on topical issues affecting the construction industry.

Mr. Sciascia is an active neutral with the American Arbitration Association and regularly handles mediations and arbitrations for third party disputes.



jsciascia@rinaldiny.com

REAL ESTATE PROFESSIONAL EXPERIENCE

Ernst & Young Kenneth Leventhal, New York, NY **Senior Consultant/Attorney**

Advised clients on various real estate issues. Structured and modeled real estate transactions and Real Estate Investment Trust (REIT) initial public offerings using Excel software. Developed tax liability and OP unit allocation models for REIT roll-ups. Performed REIT acquisition and lending due diligence including lease and mortgage review; asset, income and distribution testing; and organizational requirement analysis. Developed REIT due diligence work plans, document requests and property service questionnaires. Researched and wrote briefs on various real estate tax issues.

Goldberg Weprin & Ustin, New York, NY

Acquired extensive limited liability company law experience; drafting operating agreements, partnership conversions, and conveyancing. Drafted commercial mortgages, notes, and assignments. Performed due diligence for commercial acquisitions. Represented commercial lenders and residential and commercial purchasers at closings. Handled foreclosure and construction litigation, DHCR, and tax remission issues.

Max E. Greenberg Trager Toplitz & Herbst, New York, NY

Closed condominium and cooperative loans for institutional lenders. Researched and wrote briefs on construction issues. Corrected deficient loan packages and prepared closing binders.

CONSTRUCTION MANAGEMENT EXPERIENCE

PAVARINI McGOVERN EXPERIENCE

Academia Projects

NY Law School Flagship Building, 185 West Broadway, New York, NY

Columbia University, Campbell Sports Center, New York, NY

Primary School (PS) 320Q, Queens, NY

NYSCA, IS/HS 868, 10 East 15th Street, NY

PS / IS 71R, 1050 Targee Street, Staten Island, NY



Mixed-Use Projects

Langham Place 5th Ave. Hotel & Residences, 400 Fifth Ave., NY
CassaNY, 60-77 West 45th Street, New York, NY
Shangri-La NY, 610 Lexington Avenue, New York, NY
The Smyth Hotel, 85 West Broadway, New York, NY

Residential Projects

242 West 53rd Street, New York, NY
610 Lexington Avenue, New York, NY
40 East 66th Street, New York, NY
45 Park Avenue, New York, NY
47 East 91st Street, New York, NY
57 Reade Street, New York, NY
70 Bedford Street, New York, NY
110+Broadway, New York, NY
124 Hudson Street, New York, NY
2forty, 240 Park Avenue South, New York, NY
The Anthem, 220 East 34th Street, New York, NY
Arcadia, 408 East 79th Street, New York, NY
Artisan Lofts, 143 Reade Street, New York, NY
Barbizon/63, 140 East 63rd Street, New York, NY
The Hubert, 3-9 Hubert Street, New York, NY
K. Hov, Port Imperial North, West New York, NJ
Mercer 40 Residences, 40 Mercer Street, New York, NY
The Pier Apartments, Jersey City, NJ
The Urban Glass House, 330 Spring Street, New York, NY

Hospitality Projects

The East River Hotel, 410 East 92nd Street, New York, NY
The Standard, 848 Washington Street, New York, NY

Commercial/Office Projects

330 Hudson Street, New York, NY
360 Madison Avenue, New York, NY
505 Fifth Avenue, New York, NY
579 Fifth Avenue, New York, NY
580 Fifth Avenue, New York, NY
598 Madison Avenue, New York, NY
640 Fifth Avenue, New York, NY
Bank of America, 9 West 57th Street, New York, NY
Harlem Park, 1800 Park Avenue, New York, NY
Legal Aid Society, New York, NY
Waterfront Corporate Center Phase II & Phase III, Hoboken, NJ

Retail Projects

1 East 57th Street, New York, NY
The Belnord, 225 West 86th Street, New York, NY

Healthcare Projects

Kings County Hospital Center, DASNY, Brooklyn, NY
NY Proton Center, New York, NY

Government/Civic Projects

Queens Family Court & City Agency Facility DASNY, Jamaica, NY

Cultural Projects

The Battery SeaGlass Carousel, New York, NY
French Embassy in US, New York, NY

DEVELOPMENT EXPERIENCE

Savoy Senior Housing Corporation, New York, General Counsel & VP of Real Estate Development
Developed proforma models to analyze various real estate transactions including development budgets, construction costs, operational income and expenses, investor IRR, lease-up, draws, and refinancing. Designed, coordinated and carried out due diligence work plans to ascertain physical, legal and market risks. Responsible for preparing business plans and market analysis for presentation to equity and debt capital sources. Acted as owner's representative and managed architects, engineers, and subcontractors on a variety of old and new projects. Took over \$15 million in construction to complete construction of two assisted living facilities (150,000sf) after construction manager failed to timely complete and was terminated. Terminated deficient trades. Bid and negotiated completion contracts. Directed all work including Owner's separate trades. Coordinated as-built drawings, expeditors and Department of Building inspections. Obtained Certificates of Occupancy. Worked with architects and engineers to design and specify a ground up 70,000sf assisted living facility, then worked with architects and engineers to redesign the site as an apartment building. Oversaw outside counsel on over \$17 million in civil litigation. Handled various legal matters, drafted and negotiated leases, obtained Department of Health licenses, as well as assisted in all aspects of development, zoning, financing, leasing, due diligence, and market analysis.

BAR ASSOCIATIONS

New York State Bar/April 1998
US Supreme Court Bar/May 2005
NY County Lawyers Association

AWARDS

Legal Builder Award
The Archibald R. Murray Public Service Award
Student Leadership Award—Habitat for Humanity/Fordham University School of Law

LICENSES & ACCREDITATIONS

30-Hour Training/OSHA Construction
Safety & Health
Roster of Neutrals - American Arbitration Association (AAA)



MEMBERSHIPS

Active Neutral/American Arbitration Association
Former, Chair of the Construction Committee
Greater NY Construction User Council
Board of Directors New York County Lawyers Association

EDUCATION

JD/Law/Fordham Law School
BS/Architecture/Arizona State University
MS/Construction—RE Development Core/Arizona State University