



### **Shauna Serafini, RWC, REWC, FMPC**

Senior Consultant

Lake Worth, Florida

sserafini@gciconsultants.com

(561) 228-4264

## **PROFESSIONAL PROFILE**

Shauna Serafini, RWC, REWC, FMPC, is a Senior Consultant and Expert Witness for GCI Consultants, and she has been a member of the GCI team since 2009. She specializes in the forensic investigation, evaluation, consulting, and performance assessment of building enclosure systems for both new and existing structures, including exterior wall, waterproofing, fenestration, and roofing systems. Her experience includes residential, multi-family, commercial, institutional, hospitality, and high-rise buildings throughout Florida and the United States.

Shauna holds a Bachelor of Science degree in Civil Engineering from Florida Atlantic University. She is accredited by the International Institute of Building Enclosure Consultants (IIBEC) as a Registered Waterproofing Consultant (RWC) and Registered Exterior Wall Consultant (REWC), and by the Fenestration and Glazing Industry Alliance (FGIA) as a Fenestration Master (FMPC). Additionally, she is a Certified Building Commissioning Professional (CBCP) and LEED Green Associate (LEED GA).

As a Senior Consultant, Shauna provides building enclosure consulting, forensic investigation, construction quality assurance, and litigation support services for owners, developers, architects, engineers, contractors, insurers, and legal counsel. She routinely performs field investigations, condition assessments, water intrusion evaluations, document reviews, forensic analyses, and expert report preparation related to building enclosure systems. Her responsibilities include design and constructability reviews, specification reviews, field testing, construction quality assurance observations, forensic evaluations, repair recommendations, expert report preparation, and expert testimony.

## **PROFESSIONAL EXPERIENCE**

2017-Present: **Senior Consultant and Principal**

GCI Consultants, LLC (West Palm Beach, FL)  
Building envelope consulting and engineering firm

2013 - 2017: **Consultant and Project Manager**

GCI Consultants, LLC (West Palm Beach, FL)  
Building envelope consulting and engineering firm

2009 - 2013: **Forensic Investigating and Reporting**

Glazing Consultants International, LLC (West Palm Beach, FL)

Building envelope consulting and engineering firm

2007 - 2008: **Project Engineer**  
Rohn Ernest-Jones Consulting Engineers / IBI Group (Coral Springs, FL)  
Civil engineering / land development consulting firm

## EDUCATION

2006 **Bachelor of Science in Civil Engineering**  
Florida Atlantic University (Boca Raton, FL)

## SELECTED PROFESSIONAL ASSIGNMENTS

### GCI Consultants

Perform construction consulting, investigative services and expert support for builders and contractors, architects, developers and owners and legal firms. Services include design consulting, specification writing, architectural review and analysis of product applications, field inspections, field testing, forensic investigation and analysis, and associated services related to new or existing installations of glass, windows, doors, curtain wall, Exterior Insulation and Finish Systems (EIFS) and other exterior wall cladding systems, as well as all aspects of waterproofing these and related products.

A partial list of assignments includes:

- Solara Surfside (Surfside, FL)
- Lynn University Student Housing (Boca Raton, FL)
- Midtown Broward Apartments (Plantation, FL)
- Baptist Health South Florida: Broward Integrated HUB (Miami, FL)
- Baptist Health South Florida: West Dade Freestanding Emergency Dept. (Miami, FL)
- Baptist Health South Florida: West Kendall Freestanding Emergency Dept. (Miami, FL)
- Gables Station (Coral Gables, FL)
- 360 Rosemary (West Palm Beach, FL)
- High Ridge Country Club (Boynton Beach, FL)
- Kolter Delray Office Building (Delray Beach, FL)
- One Watermark (West Palm Beach, FL)
- Panorama Tower (Miami, FL)
- Lake Worth Casino (Lake Worth, FL)
- 212 SE 2nd Ave (Fort Lauderdale, FL)
- Azola (West Palm Beach, FL)
- Residence of Las Olas (Fort Lauderdale, FL)
- Sky Harbor (Hollywood, FL)
- Clarity Point Stuart (Stuart, FL)
- Hyatt Regency (Houston, TX)
- The Estates at Acqualina (Sunny Isles Beach, FL)
- Clarity Point Alton (Palm Beach Gardens, FL)
- Civic Towers (Miami, FL)
- The Courts of Village Square (Delray Beach, FL)

- Harbourside Jupiter (Jupiter, FL)
- Fourth District Court of Appeals (West Palm Beach, FL)
- The Alexander (West Palm Beach, FL)
- Vista Blue (Singer Island, FL)
- 3200 S Ocean (Highland Beach, FL)
- The Diplomat (Hollywood, FL)
- The Villages of Windsor (Boynton Beach, FL)
- The Ritz Carlton (Fort Lauderdale, FL)
- Naples Square (Naples, FL)
- John Knox Village (Pompano Beach, FL)
- Aloft South Beach (Miami Beach, FL)
- Hyatt Place (Boca Raton, FL)
- Palmetto Promenade (Boca Raton, FL)
- Water Club (West Palm Beach, FL)
- City Place Convention Center Hotel (West Palm Beach, FL)
- Mansions at Aqualina (Sunny Isles Beach, FL)
- Yacht Harbour (Coconut Grove, FL)
- Ponce and Bird (Miami, FL)
- The Perry (Miami Beach, FL)
- Continuum (Miami Beach, FL)

A complete list of project assignments is available upon request.

### **Rohn Ernest-Jones Consulting Engineers / IBI Group**

Land development and civil engineering consulting firm. Responsible for design, permitting and construction on residential, commercial and industrial projects. Responsibilities include designing all aspects of a project from initial land calculations for surface water storage to the final grading, drainage, and water/sewer locations. Liaison between owner, architect and contractors. Coordinate modification to plans based on agency comments. Evaluate construction progress in the field. Assist the permitting department with the application process.

## **CERTIFICATIONS**

- 2025 **Registered Exterior Wall Consultant (REWC)**  
Registration #0139  
International Institute of Building Enclosure Consultants (IIBEC)
- 2022 **Registered Waterproofing Consultant (RWC)**  
Registration #0126  
International Institute of Building Enclosure Consultants (IIBEC)
- 2022 **Fenestration Master (FMPC)**  
Fenestration & Glazing Industry Alliance (FGIA)
- 2012 **Thermal/Infrared Thermography, Building Specific, level 1**  
The Snell Group
- 2012 **Certified Building Commissioning Professional (CBCP)**

---

Association of Energy Engineers

2009 **LEED Green Associate (LEED GA)**  
United States Green Building Council

## **PROFESSIONAL ASSOCIATIONS**

**International Institute of Building Enclosure Consultants (IIBEC)**  
Consultant Member #40758

**Fenestration and Glazing Industry Alliance (FGIA)**  
FMA/FGIA/WDMA Installation Committee  
Corresponding Member

Fenestration Product Installation Best Practices Task Group  
Corresponding Member

Field Test and Forensic Investigation Document Update Task Group (AAMA 502/511)  
Corresponding Member

Southeast Region Technical Committee  
Corresponding Member

Testing Criteria of Commercial Fenestration Updates Task Group (AAMA 501.1, 501.2 and 503)  
Corresponding Member

## **PRESENTATIONS**

“Framed Wall Construction in South Florida”, GCI Consultants, LLC, Professional Education Meeting, September 2016

“Building Commissioning and Energy Codes” Glazing Consultants International, LLC, Consultants’ Professional Education Meetings, June 2012

“LEED”, Glazing Consultants International, LLC, Consultants’ Professional Education Meetings, August 2010

## **ARTICLES**

“New Construction Quality Assurance Water Testing”, GCI Consultants, December 2022

“Façade Investigations”, Everything Building Envelope Podcast, GCI Consultants, December 2019

“Water Infiltration Testing”, Pushing the Building Envelope Newsletter, GCI Consultants, September 2015

“Building Commissioning and the Envelope”, Pushing the Building Envelope Newsletter, GCI Consultants, April 2012

## PROFESSIONAL TRAINING COURSES AND SEMINARS

- 2025 Exterior Wall Technology and Science Coursework, IIBEC
- 2024 Leak Investigation – Methods, Assessment, and Strategies Webinar, presented by IIBEC, Lake Worth, FL
- 2024 IIBEC Florida Education Event, Sunrise, FL
- 2024 FGIA Southeast Region Virtual Meeting
- 2024 High Performing Polymer Cladding Systems Webinar, presented by Ron Blank & Associates, Lake Worth, FL
- 2024 Moisture Management and Exterior Cladding Performance Webinar, presented by Ron Blank & Associates, Lake Worth, FL
- 2024 FGIA Virtual Accredited Laboratories Annual Workshop
- 2023 IIBEC Building Enclosure Symposium, Orlando, FL
  - “Building the Future: Harnessing the Power of AI in the Building Enclosure Industry”
  - “Fenestration Replacement: Identifying Design Solutions for Existing Buildings”
  - “Design Implications of Envelope Backstops in Energy Codes”
  - “Building Enclosure Commissioning: A Valuable Service to Owners”
  - “Reviving a Historic Landmark: Assessment and Monitoring of the Iconic Fisher Building”
  - “Façade Inspection Ordinances – History, Techniques, and Case Studies”
  - “Lessons Learned from Building Enclosure Delegated Design Disasters”
  - “Mind the Gap: Waterproofing Considerations in Property Line Construction”
  - “Making Fenestrations Part of Your Overall Energy Management Plan”
  - “Adhered Masonry Seismic Testing”
- 2023 FGIA Virtual Accredited Laboratories Annual Workshop
- 2023 FGIA IG Fabricator Workshop Video Series, presented by FGIA
- 2022 IIBEC Florida Education Event, Miami, FL
- 2022 Fenestration Master Coursework, FGIA
- 2022 Expansion Joint Critical Knowledge Webinar, presented by Building Enclosure
- 2022 Designing Rough Openings for Proper Drainage and Drying Webinar, presented by Air Barrier Association of America
- 2022 A Contemporary Approach to Successful Stucco Wall Assemblies Webinar, presented by Building Enclosure

- 
- 2022 Silicone Coatings: A Risk Mitigation Strategy for Thermal Stress Breakage Webinar, presented by ICD High Performance Coatings
  - 2021 Designing for Success and Stability in Inclement Weather Areas Webinar, presented by Building Enclosure
  - 2021 ABAA T0002 Pull Adhesion Test Method Webinar, presented by Air Barrier Association of America
  - 2021 Benefits of Opaque Glass and Back Ventilated Complete Rainscreen Systems Webinar, presented by Building Enclosure
  - 2021 Extending the Life of the Roofing Assembly Webinar, presented by Building Enclosure
  - 2021 Draining & Drying in the Exterior Wall Webinar, presented by Ron Blank & Associates
  - 2020 Florida Building Code, 6th Edition (2017) Advanced Class for Fenestration Webinar, presented by PGT Innovations
  - 2020 Waterproofing Membranes Webinar, presented by Carlisle
  - 2020 Protective Treatments for Masonry and Concrete Webinar, presented by Ron Blank & Associates
  - 2020 Writing: How to Engage and Convince Your Readers Webinar, presented by ASCE
  - 2020 Concrete Waterproofing with Crystalline Technology Webinar, presented by Xypex
  - 2020 Managing Condensation, Water Intrusion, and Energy in the Real World Webinar, presented by Ron Blank & Associates
  - 2020 Architectural Metal Coatings: What is in a Coating Specification Webinar, presented by Paint Square
  - 2020 The Importance of Waterproofing Plaza Decks and Green Roofs Webinar, presented by Sika
  - 2020 Liquid Applied Roofing & Waterproofing Membrane Webinar, presented by Sika
  - 2020 Moisture Mitigation Systems Webinar, presented by Sika
  - 2020 Green Roof Education Part 2: Lessons Learned Webinar, presented by Sika
  - 2020 Sealing the Building Envelope: Principles, Products & Practices Webinar, presented by EMSEAL
  - 2020 Minimizing Risk in Blindside Waterproofing Applications Webinar, presented by Building Enclosure

- 
- 2019 FEVE Architectural Coatings: High-Performance Coatings for Expansive, Sustainable Design Webinar, presented by Building Enclosure
  - 2019 Polyiso – The Next Generation Air & Water Resistive Barrier Webinar, presented by GreenCE,
  - 2019 High-Performance Glazing and Impact-Resistant Frameless Windows Webinar, presented by Faour Glass Technologies
  - 2019 Glass+Metal Symposium: Glass, Metal & More, Davie, FL
  - 2019 How to Design for Sustainable Buildings with Vacuum Insulated Glass Webinar, presented by Building Enclosure
  
  - 2019 ASCE 7-16 and Its Impact on Wind Uplift Design Webinar, presented by Building Enclosure
  - 2019 Use It or Lose It – Re-roof or Re-cover of Existing Roof Systems Webinar, presented by Building Enclosure
  - 2019 Best Practices for Building Envelope Transitions Webinar, presented by Building Enclosure
  - 2019 R-Value Optimization for Low-Slope Roofs Webinar, presented by Building Enclosure
  - 2019 Prefabricated Curtain Walls Webinar, presented by Building Enclosure
  - 2019 Roofing System Selection and Design Webinar, presented by Building Enclosure
  - 2019 Powder and Liquid FEVE Coating for Curtain Wall & Infrastructure Applications Webinar, presented by Building Enclosure
  - 2019 Roofing and Waterproofing Forensics Webinar, presented by Building Enclosure
  - 2019 Henry Presentation, Pembroke Pines, FL
  - 2018 Unlocking the Puzzle of Building Envelope Continuity Webinar, presented by Building Enclosure
  - 2018 Cetco Certified Inspector Training, Pembroke Pines, FL
  - 2018 Managing Successful Low-Sloped Roofing Projects Webinar, presented by Building Enclosure
  - 2018 Designing Aluminum Railings in Commercial Applications Webinar, presented by Greco Aluminum Products

- 
- 2018 Exterior Insulation and Finish Systems (EIFS) Webinar, presented by Building Enclosure
  - 2018 Electronic Leak Detection (ELD) Successes and Failures: Lessons from the Field Webinar, presented by Building Enclosure
  - 2018 Code-Compliant Exterior Systems for Wood-Framed Building Envelopes Webinar, presented by Building Enclosure
  - 2017 Developing Trends in High Performance Building Envelopes Webinar, presented by Building Enclosure
  - 2017 Roofing Systems Selection and Design Webinar, presented by Building Enclosure
  - 2017 Waterproofing Problem Solving with Liquid Applied Membranes Webinar, presented by Building Enclosure
  - 2017 Below-Grade Waterproofing Webinar, presented by Building Enclosure
  - 2017 Design Considerations for the Modern Building Envelope, presented by Sika, Sunrise, FL
  - 2017 Four Barriers for Four Wetting Potentials Webinar, presented by Building Enclosure
  - 2017 Continuing Insulation Finish Systems Webinar, presented by Building Enclosure
  - 2017 Single-ply Roofing Systems Webinar, presented by Building Enclosure
  - 2017 Roof Wind Speeds: ASCE 7, Uplift Ratings and Warranties Webinar, presented by Building Enclosure
  - 2017 Roofing Forensics: Proper On-site and Laboratory Test Methods Webinar, presented by Building Enclosure
  - 2017 AAMA Fenestration Masters Courses Webinars
  - 2017 CETCO Certified Inspector Training, Weston, FL
  - 2017 RCI Building Envelope Technology Symposium, Orlando, FL
    - “A Field Study of Thermal and Hygrothermal Performance on Attics with Various Retrofitting Strategies”
    - “Orders of Failure in Buildings Skin Design and Construction”
    - “You’ve Lost that Sealing Feeling: Sealant Restoration for High-Rise Buildings”
    - “A Simple Solution: An SPF Retrofit to Stop Leakage”
    - “Roof Water Catchment and Filtration Systems”
    - “When Form Really Does Follow Function: Aesthetics Informed by Environmental Conditions”
    - “Designing Rooftop Amenity Spaces: Complexity, Coordination, and Conflict Avoidance”
    - “High Performance Buildings: Integrating the Wall and Roof Air Barriers”
    - “Flashing of Curtainwall and Storefront Systems in Commercial Applications”

- 
- “Roofing and Design Professional Warranties”
  - “Masonry Movement Joints”
  - “Curtainwall Failures – Design or Products”
- 2016 RCI Building Envelope Technology Symposium, Houston, TX
- “The Performance of Weather-Resistant Barriers in Stucco Assemblies”
  - “Aluminum Windowsill Anchors and Supplemental Waterproof Flashing Design Practices”
  - “The Ideal Third-Party Warranty: A Risk-Managed Approach”
  - “Playing Against a Stacked Deck: Restoration of a Stone Fine Façade”
  - “Everyone Loves a Pool, But What’s Lurking Beneath the Surface?”
  - “Design Principles for Tower and Steeple Restoration”
  - “When the Numbers Don’t Work: Engineering Judgement Tips for Historical Buildings”
  - “Air Barrier Integration: Don’t Entangle Yourself With These Common Pitfalls”
  - “Upgrading the Performance of Heritage Windows to Suit Modern Design Conditions”
  - “Design Considerations for Renewing Podium Waterproofing”
  - “Fully Soldered Metal Roofing: More Complicated Than You Think”
- 2016 GCI Education Seminar, West Palm Beach, FL
- “Silicone Construction Products Installation and Quality Control” presented by Dow Corning
  - “Cetco” presentation
  - “Siplast” presentation
  - “Sto” presentation
  - “Thermocromex” presentation
  - “Tremco” presentation
- 2015 RCI Building Envelope Technology Symposium, Nashville, TN
- “Too Hot to Keep Your Cool”
  - “Curtain Wall Sunshade Challenges”
  - “Starting Over: Re-Skinning Deteriorated Masonry Walls in Occupied Condominium Towers”
  - “Common Deficiencies with Public School Building Envelopes”
  - “Authenticity vs. Stability: Challenges in Restoring the Sun Building”
  - “Conventional and Nonconventional Repair of Curtain Wall Systems”
  - “Horizontal Above-Grade Waterproofing”
  - “How to Evaluate Moisture Durability Issues Due to Air Leakages in Highly Insulated Walls”
  - “When the Field Performance of Masonry Does Not Correlate with Lab Test Results”
  - “Replacing a Failing Building Enclosure: A Challenging Canadian Case Study”
  - “Challenges in Preservation Engineering: Restoring a 100-Year-Old Historical Terra Cotta Façade”
- 2015 Architect’s Newspaper: “Facades +”, Miami, FL
- 2013 RCI Building Envelope Technology Symposium, Minneapolis, MN
- “Building Envelope Solutions for 1960’s Vintage Construction”
  - “The Last Few Feet: Parapet Design, Issues, and Repair”
  - “Creative Solutions for Challenging Curtain Wall Conditions”

- 
- “A Review of Research Conducted to Determine the Effectiveness of Air Barrier Installations”
  - “Evaluating As-Built Properties of Masonry Wall Systems Using Investigative Laboratory and In-Situ Testing Techniques”
  - “Developments in Wind Testing of Building Envelope Systems”
  - “On the Edge: Defensive Strategies for Roof Perimeters”
  - “Does My Wall Assembly Have to Comply with NFPA 285?”
  - “Monitored Field Performance of Conventional Roofing Assemblies – Measuring the Benefits of Insulation Strategy”
  - “Evaluation of Panelized EIFS Wall Assembly System”
- 2012 The Snell Group: “Infrared Thermography Level 1”, Palatine, IL
- 2012 The Association of Energy Engineers: “Fundamentals of Building Commissioning”, Orlando, FL
- 2011 GCI Education Seminar, West Palm Beach, FL  
“Energy Ratings and Code Compliance” presented by National Fenestration Rating Council (NFRC)
- 2010 GCI Education Seminar, West Palm Beach, FL  
“Glazing Systems for High Velocity Hurricane Zones” presented by Crawford Tracey Corp.  
“Sustainable Glazing Design” presented by Viracon
- 2009 GCI Education Seminar, West Palm Beach, FL  
“Understanding Air Barriers” presented by Tremco Inc.  
“Weather System Coatings and Products for Remedial Applications” presented by GE Construction Products  
“Blast Resistant Glazing Systems and Testing” presented by Hurricane Test Laboratory