



Diane E. Niro

Design Engineer-Construction Administrator

Professional Experience

Ms. Niro has over five years experience in the field of construction administration in the architectural field. She is responsible for managing numerous construction and renovation projects to assure quality control and customer satisfaction. She has proven to be able to develop productive relationships with customers, contractors and staff personnel at all levels.

Ms. Niro joined Creative Housing Solutions Inc. in 2003 providing construction administration, identification of project scopes, Physical Needs Assessments, Physical Accessibility Section 504 Plans, and Utility Allowance Calculations using the engineering method.

Ms. Niro has a Bachelor's Degree in Engineering. Prior to joining Creative Housing Solutions Inc., her experience includes 17 years experience in Control System Design and Project Management as well as Vendor Liaison and Contract Negotiations. She was company representative for technology transfers, UL/CSA inspections, and US Coast Guard witness tests.

Representative Projects

Lorain Metropolitan Housing Authority (2003-Present)

- Leavitt Homes Building Exterior Renovations Phases I, II, III, IV, and IV (2003-Present)
 - Exterior façade replacement, windows, roofing, chimney liners, landscaping, common area improvements, physically accessible parking spaces, concrete porch and walkway replacements, grading and interior plaster repairs
- LMHA Agency Wide PNA Assessment and 504 Physical Accessibility Plan (2007)
 - Physical Needs Assessments at 17 Residential Developments
 - 504 Physical Accessibility Assessments and Transitions Plans at 17 Residential Developments
- Wilkes Villa Fire Restoration (2007)
 - 8 Residential Units
- Riverview Plaza Apartments – Balcony & Concrete Repairs (2006)
 - Concrete balcony and ramp repairs, patio and walk replacement, site furnishings and landscaping work
- Scattered Sites Siding Repairs (2006)
 - Siding demolition and replacement, repairs at interior water damage

- Leavitt Homes Heat Pump Prototype (2006)
 - Heat pump installations at 3 residential prototype
- Riverview Plaza Apartments – Landscaping and Plaza Improvements (2006)
 - Parking area expansion and resurfacing, reconstruction and plaza construction, retainer walls and landscaping
- Elyria Commercial Building Demolition (2005)
 - Demolition of commercial building, grading and conversion to gravel parking lot
- Westview Terrace Development Interior Renovations/Improvements (2005)
 - Interior bathroom renovations, exhaust installation, and closet renovations at 150 residential units
- Leavitt Homes and Westview Terrace Furnace and Duct Replacement (2005)
 - 350 Residential Units and 1 office space
- Scattered Sites Porch, Patio and Site Work (2003-2006)
 - Replacement of concrete patios, porches, walks, driveways and landscape work at 31 Scattered Sites residential single family homes, Phases I, II, and III
- Oberlin Homes – New Construction Single Family Home (2004)
 - Demolition of fire unit and construction of new three-bedroom single family fully physically accessible home
- Albright Terrace & Scattered Sites General Construction (2003)
 - Albright Terrace - 50 Residential Units
 - Scattered Sites – 36 Single Family Homes
- Kennedy High-rise Kitchen and Bath Renovations (2003)
 - 177 Residential Units and 7 public spaces

Youngstown Metropolitan Housing Authority (2003-Present)

- Highrise Site Improvement and Landscaping (2007)
 - Plaza and entrance renovations, exterior public space renovation, interior reception and office relocation and renovation, security systems, parking lot and lighting renovations
- Elevator Construction – Struthers and Lowellville High-rise (2006)
 - Installation of 2 additional elevators at each high-rise building
- Site Work – YMHA Residential Developments (2005)
 - Installation of signage, landscape and site lighting, renovations of plazas, parking lots, trash dumpster screening at 7 residential developments
- YMHA Agency Wide Section 504 Physical Accessibility Transition Plan (2005)
- Amedia Plaza Street Entrance Renovation (2005)
 - Entrance renovations and new signage at main entrance of YMHA Offices
- Gutknecht Tower Plumbing Upgrades (2003)
- Site Work – YMHA Residential Developments (2005)
 - Installation of signage, landscape and site lighting, renovations of plazas, parking lots, trash dumpster screening at 7 residential developments
- Section 504 Physical Accessibility Transition Plan (2005)
- Building Plumbing Improvements and 2 residential unit upgrades
 - Installation of signage, landscape and site lighting, renovations of plazas, parking lots, trash dumpster screening at 7 residential developments
- Youth Building – Renovation Survey and Site Plans (2005)
- Westlake Terrace Hope VI Office Conversions
 - Conversion of four townhouses into Hope VI Resident Services Offices (2004)
- Westlake Terrace Site and Façade Improvements (2004)
 - Residential roof replacement, rear façade upgrades, porch and concrete replacement, addition of playgrounds and landscaping

- Westlake Terrace Site and Façade Improvements (2003)
 - Front residential façade upgrades, porch and concrete replacement, site landscaping and lighting
- Victory Apartments Unit Conversions (2003)
 - Conversion of 20 existing efficiency and one-bedroom units to 5 physically adaptable units and 5 fully physically accessible units

Dayton Metropolitan Housing Authority – Dayton, OH

- Section 504 Handicap Accessibility Transition Plan – 43 Developments

US Virgin Island Housing Authority (2006)

- Physical needs assessments for PHA housing developments, St. Thomas (2006)

City West – Cincinnati, OH

Utility Allowance Calculations for 7 PHA Housing Developments (2006)

Lake County – Lake County, IL

Utility Allowance Calculations (2004)

Education

Bachelors of Engineering, Cleveland State University, Cleveland, Ohio 1992

Bachelors of Science in Electronic Technology

“Cross-over” BSEE Courses

Lorain County Community College, Elyria, Ohio

Associates of Science; Engineering Technology, 1987

Associates of Science; Computer Systems Hardware, 1987

Associate of Arts; General Studies, 1986