

Multi-disciplined Construction Experts
CA License No. 1070436

Construction Management Advisor + Litigation Support
Forensic Consultation + Expert Witness



Joe Scerbo is a distinguished construction consultant, expert witness, and construction management advisor with over 36 years of experience in the construction industry. As a licensed General, Electrical, and HVAC Contractor in California for 25 years, Mr. Scerbo has cultivated specialized expertise in Building Envelope, Mechanical, Electrical, and Plumbing (MEP) systems. His extensive background includes significant experience in solar energy systems, battery energy storage systems (BESS), microgrid controllers, generators, design-build projects, as well as coordination with local utility jurisdictions such as PG&E.

Mr. Scerbo brings extensive expertise across multiple sectors, including single-family, multifamily, hospitality, commercial construction, renewable energy, and utility-scale infrastructure projects. Well-versed in framing, flashing, metal and composite roofing, concrete, exterior cladding systems such as Portland Cement Stucco, underground construction, MEP issues and opines on standard of care for contractors, construction managers, inspection companies and specialty sub-contractor services. He has hired and supervised engineering and design teams for Design-Build projects and Construction Defect cases, ensuring precision and compliance. Attorneys seeking a trusted expert with a proven track record of delivering detailed analysis, credible testimony, and actionable recommendations will find him an invaluable partner. His ability to distill complex technical issues into clear, unbiased insights, combined with his commitment to clarity, precision, and integrity makes him a go-to resource for navigating construction litigation and design-build challenges.

Other specialties Mr. Scerbo is sought out for include contract reviews and claims analysis, construction cost estimating, change order negotiations, cost evaluations, coverage determination, construction defect analysis, destructive testing oversight, project management, code and industry standards review, litigation support, and peer review.

Mr. Scerbo has led investigations into system failures, start-up, commissioning and design problems involving Lighting, Energy Management, Access Control, CCTV, Security Alarm Systems, Automated Controls, Exterior Cladding Systems, Fire Sprinkler & Suppression Systems, Data Rooms, Battery Energy Storage Systems, Ventilation, Fire Alarms, Solar, Generators, EV Chargers, HVAC, Chillers, Refrigeration, Fire Investigations, Uninterruptible Power Systems (UPS), Motor Controls, Machinery, Appliances, Equipment and Products. He has been disclosed as a designated expert on a numerous number of cases and consulted on over a hundred cases for advice as well as field investigations, document evidence evaluation and material findings.

Affiliations

Westcon Construction Association
National Fire Protection Association (NFPA), member
1997-2003 (IBEW) LU 595, member
International Brotherhood of Electrical Workers
Forensic Expert Witness Assoc. (FEWA), member
National Electrical Contractors Assoc. (NECA), past member, NorCal Chapter

Licenses

CA, B General Contractor #1124663
CA, C10 Electrical Contractor #1124663
CA, C20 HVAC Contractor #1070436, inactive
CA, Alarm Company Qualified Manager #ACQ6091

Education

- A.O.S. Electrical Construction & Maintenance Degree
SUNY Alfred State College, NY – 1989-1991
- Supervisory Management and Construction Law
Diablo Valley College, Pleasant Hill, CA – 1998
- Electrical Estimating, Western Electrical Contractors Assoc.
Rancho Cordova, CA – 2005
- Air Cooled Generator Certified, Generac 2019, expired.
- Liquid Cooled Generator Certified, Generac 2022, expired.
- CA General Certified Electrician, DIR 2003, expired.
- Factory Certified training CSST Gas Pipe
- Lutron Factory Certified, Radio RA, 2007
- MEWP Scissor & Boom Lift Certified 2001

**Danliv, Inc., Senior Principal – Danville, CA
2020 - Present**

Danliv, Inc. licensed in the state of California as an Engineering, General, Electrical and Lock and Security Equipment Contractor providing Multi-discipline of Construction Expertise. Offering Construction Management, Consulting, Public Work Consulting, Litigation Support, Forensic Consulting and Expert Witness services.

Danliv, Inc. helps clients, school districts, and local public work departments on government contracts for outside consulting on Feasibility Studies, Construction Management Services, Facilities Assessments, Electric Vehicle Site Assessments, Electric Vehicle Charging Site Development including Site Survey, Assessment, Power Feasibility and state and local incentive management and Site EV Operator.

Specific tasks and Major Projects have Include:

- Outside consultant of Utility Scale Inverter Supplier located in Fremont, CA.
- Litigation Support of independent Expert Witness Consultant in N. CA.
- Expert Witness and Consultant on construction defect cases.
- Expert Witness and Consultant on personal injury cases.
- Developer of an EV charging site located at a large apartment complex in Pleasanton, CA. Prime contractor on the design and installation of (10) type 2 EV chargers. Procured and obtained CA State EVSE incentives. Site operator over a 5-year contract period. – Contract Value \$120,000.00
- Developer of an EV charging site located at a large apartment complex in Livermore, CA. Prime contractor on the design and installation of (10) type 2 EV chargers. Procured and obtained CA State EVSE incentives. Site operator over a 5-year contract period. – Contract Value \$120,000.00

**Blackstone Global, Senior Principal I – Walnut Creek, CA
1/2024 to 2/2025**

At Blackstone Global, Joe Scerbo specializes in construction consulting and forensic analysis for defect litigation. His responsibilities include conducting thorough visual inspections, preparing detailed cost-to-repair estimates, composing comprehensive reports, and delivering expert testimony. He performs field investigations encompassing visual surveys and destructive testing, with a focus on Building Envelope, HVAC, Electrical, and PV Solar systems.

Mr. Scerbo reviews and analyzes documentation to evaluate construction sequencing, administration, and compliance with local building codes and industry standards. He provides expert consulting on lighting, EV charging installations, EVSE, and ADA requirements. Additionally, he offers specialized expertise in testing for below-grade

construction, waterproofing and stucco defects in both commercial and residential properties.

Blackstone Global Continued

Specific tasks and Major Projects have Include:

- Plaintiff assessment of an apartment complex consisting of (8) buildings with (20) units each. Categorize construction defects, oversee and perform forensic inspections over a twelve-month period, partake in destructive testing for a variety of divisional trades, write an executive summary and two addendums, participate in multiple mediation events.
- Initial site assessment on a 9-story apartment complex with exterior tile cladding deficiencies.
- Participated in a plaintiff 125Kwh Battery Energy Storage System (BESS) standard of care case.
- Expert witness and consultant on construction defect cases including solar on single family dwellings for plaintiff and defense cases,
- Site inspections and destructive testing on numerous single family dwelling units.
- Participate in countless number of mediation events for both defense and plaintiff.
- Author preliminary executive summaries, allocations, cost of repairs and betterment reporting for litigation support as first or second chair designation.

**Gentec Services, Inc., CEO/ Owner – Livermore, CA
1/2003 to 12/2023**

Senior Executive in Construction and Energy Markets with over 33 years of experience, including extensive work in construction defect litigation and expert testimony. Joe Scerbo is a natural team builder responsible for overseeing the technical competency of an entire organization including technical sales of over \$3 Million a year.

As the CEO and founder of GENTEC Services, Inc., Joe Scerbo led the company for 20 years, driving strategic growth and operational excellence. A seasoned industrial journeyman electrician since 1989, with proven ability in managing multi-million-dollar technical sales and enhancing organizational capabilities within the energy, electrical, HVAC and general contracting, experienced in all phases of repair, construction, and design/build.

Specific tasks and Major Projects have Include:

- **Project: Stratford Schools, Milpitas**
Contract amount: \$1.4M
Scope of work: Private Pre & Kindergarten design/ build electrical & lighting
- **Project: Seguin Moreau Napa Cooperage – Solar PV System**
Contract amount: \$220K
Scope of work: 180KW solar array on business

General contractor: Shamrock Renewable Energy Services, Inc.

- **Project: Hendry Wines – Solar PV System**
Contract amount: \$180K
Scope of work: 145KW ground mount solar array on business
General contractor: Shamrock Renewable Energy Services, Inc.
- **Project: Patterson GMC**
Contract amount: \$88K
Scope of work: 50kw 480v DC Fast Charger
- **Project: Uncle Credit Union, Livermore CA**
Contract amount: \$47K
Scope of work: Design/build - 45 kw 3 phase NG backup generator
Percent completed to date: 100% 9-30-2021
- **Project: European Wine Resources, Richmond CA**
Contract amount: \$52K
Scope of work: Design/build - 50 kw 3 phase Diesel backup generator
- **Project: Dome Construction Corp. SSF Solar PV**
Contract amount: \$70K
Scope of work: 450KW solar array on service building and carports
General contractor: Shamrock Renewable Energy Services, Inc.
- **Project: Nippon Foods, Fairfield CA**
Contract amount: \$398K
Scope of work: 400KW solar array on service building and carports
General contractor: Shamrock Renewable Energy Services, Inc.
- **Project: Dublin Toyota**
Contract amount: \$480K
Scope of work: 450KW solar array on service building and carports
General contractor: Shamrock Renewable Energy Services, Inc.
- **Project: FESTO, Santa Clara CA**
Contract amount: \$40K
Scope of work: Design Build of power for sales office in Santa Clara
General contractor: Rossi Builders
- **Project: FESTO, Livermore CA**
Contract amount: \$240K
Scope of work: Design Build of IR testing & Load Bank Distribution
- **Project: USPS Northern CA Lighting Retrofit Rollout**
Contract amount: \$1M
Scope of work: Lighting Retrofit USPS facilities throughout northern CA
General Contractor: G4S
- **Project: LSTC, Walnut Creek CA**
Contract amount: \$110,000.00
Scope of work: (8) new HVAC split systems in 3 story building upgrades.
- **Project: Audi Livermore, CA**
Contract amount: \$175K

Scope of work: New lighting & electrical for showroom and service bay
General contractor: Simile Construct

- **Project: USPS W. Sacramento Processing & Distribution Center**

Contract amount: \$540K

Scope of work CCTV, fiber, Cat6, access door controls on 1M sq. ft facility

General contractor: G4S

- **Project: Target Energy HVAC Retrofit, N CA**

Contract amount: \$70K

Scope of work: Retrofit rooftop HVAC with VFD at 16 Targets around bay area

General contractor: Master Technology Group, Minnesota

Contra Costa Electric (EMCORE Group) Foreman – Livermore, CA 11/2000 to 1/2003

Contra Costa Electric is an electrical construction firm offering total electrical construction, engineering, facilities maintenance, utility, sound and communications and renewable energy services throughout California.

Specific tasks and Major Projects have Include:

- Dispatched from IBEW LU 595 to Lawrence Livermore National Laboratory (LNL) in Livermore, CA. Became a foreman supervising up to (14) wireman electricians and apprentices to work on the NIF – National Ignition Facility which produces Nuclear Fusion.

Blocka Construction, Inc. (BCI) General Foreman & Project Manager – Fremont, CA 5/1997 to 11/2000

Blocka Construction Inc. (BCI) is a unique company that is comprised of three divisions – industrial/commercial electrical, industrial sheet metal/mechanical, and general engineering. Founded in 1991, BCI began by performing small industrial contracts for New United Motor Manufacturing Inc. (NUMMI).

Specific tasks and Major Projects have Include:

- Dispatched from IBEW LU 595 to Berkely Farms milk processing plant, became foreman over seeing process and controls of new plant ground up construction in Hayward, CA.
- Foreman for process and controls at new Passenger Paint ground up facility at NUMMI car manufacturing plant in Fremont, CA.
- General Foreman for blanket contracts at NUMMI car manufacturing plant, installation of 12Kv networked grid via cable tray installation and high voltage cabling.
- Oversaw all 12Kv and 115Kv utility shutdowns at NUMMI for preventive maintenance quarterly.

- Upgraded 4160v plant compressor operations at NUMMI.
- Oversaw high speed casting machine retrofit at US Pipe Foundry in Union City, CA.