



## Experience

### PRINCIPAL - CONSTRUCTION PROJECT MANAGER

Amento Group, Seattle, WA / 2013-Present

#### Building Envelope Consultant

- Experience in inspecting, investigating, and overseeing installation of a variety of commercial and residential cladding materials, including EIFS, siding, masonry, stucco, metal panels, window walls, and curtain walls. Provide investigation recommendations and frequency for long-term building health.
- Perform general consulting for buildings experiencing leaks and requiring waterproofing maintenance.
- Lead clients through project planning processes specific to their needs by outlining procedures, options, and next steps.
- Coordinate, manage and conduct Property Condition Assessments, inspections, and investigations of commercial facilities, condominiums, apartments, and single-family residences; prepare findings and recommendations reports and presentations.
- Prepare and present reports of investigation findings and observations to HOAs, asset managers, developers, and contractors.
- Provide expert services and litigation support for construction defect claims. Collaborate with Amento Group's Building Forensics & Investigation team, attorneys, and contractors to establish scope details and pricing based on investigation results. Review and analyze contractor estimates for repairs.
- Perform course of construction inspections for commercial and residential projects.

#### Construction Project Manager

- Manage the Building Forensics & Investigation Team. Amento Group conducts hundreds of investigations and condition assessments annually.
- Collaborate with Amento Group's Architectural Department to develop scopes of repair and project manuals for use in bidding, permitting, and project execution.
- Prepare, update, and monitor construction budgets and preliminary schedules.
- Manage bidding process. Assist clients in contractor interviews and selection process.
- Prepare, negotiate, and facilitate execution of contracts between owners and contractors.
- Meet with contractors and construction team on a regular basis during the course of repairs. Prepare meeting records of decisions and progress.
- Prepare formal change orders. Collaborate, review and respond to Requests for Information, Change Proposals or other contractor concerns.
- Review and approve pay applications for owners. Perform inspections and documentation of components in accordance with RCW 64.55.030.
- Assist with project close out inclusive of liens, waivers, and warranties.

## **PROJECT MANAGER/HEAD ESTIMATOR**

Tatley-Grund, Inc., Seattle, WA / 2008-2012

### Project Manager

- Manage construction rehabilitation projects ranging from \$50,000 to \$1,800,000. Prepare, negotiate, and execute contracts with owners and their representatives. Develop critical path construction schedules. Research and procure long lead material items. Prepare, negotiate and execute subcontracts. Prepare Requests for Information, Change Order Proposals, Submittals, and construction documentation.

### Head Estimator

- Prepare construction estimates for remediation projects ranging from \$50,000 to \$30,000,000. Provide expert cost witness services for litigation and mediation. Review building conditions and develop scopes of repair. Solicit, procure, and analyze subcontractor and vendor quotes. Prepare labor and material estimates for self-performed work.

## **PROJECT MANAGER/FIELD SUPERINTENDENT**

Sound Siding LLC, Kent, WA / 2005-2008

- Manage multi-family and single-family siding and painting projects ranging from \$10,000 to \$1,800,000. Manage material and labor budgets. Staff ranged from 15-75 employees. Conduct quality control reviews, monthly progress billing reviews, and safety meetings. Update project budgets and schedules. Prepare Requests for Information, Change Order Requests and project schedules.

## **SOLE PROPRIETOR/FOREMAN**

Fine Finish Contracting, Kent, WA / 1996-2000 (employee) 2002-2005 (owner)

- Estimate, manage and perform all aspects of high-end residential finish carpentry and painting projects.

## Education

### **WASHINGTON STATE UNIVERSITY**

Online

- Bachelor of Arts, Operations and Management, 2013

## Professional Affiliations

### **BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA)**

Seattle & King County

- Industry Partner, 2016-Present

### **MASTER BUILDERS ASSOCIATION (MBA)**

King & Snohomish County

- Associate Member, 2014-Present

### **COMMUNITY ASSOCIATION INSTITUTE (WSCAI)**

Washington State Chapter

- Business Partner, 2014-Present