



Experience

CONSTRUCTION PROJECT MANAGER

Amento Group, Seattle, WA / 2016-Present

Building Envelope Consultant

- 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

- 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 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.

FIELD TECHNICIAN

Amento Group, Seattle, WA / 2013

- Documentation of visual and destructive building investigations.
- Inspect installation of waterproofing components in new construction and remediation repairs.
- Third-party inspector for condominium renovation projects.

PROJECT MANAGER/ESTIMATOR

Johnson Statewide Caulking, Tempe, AZ / 2012-2016

- Provide general contractors and other clients with accurate estimates based on take offs from site plans. Review contracts, schedule manpower with the general contractor, attend weekly project meetings, review billings, produce change orders.

SPECIAL PROJECTS & TESTING DIVISION MANAGER

Tatley-Grund, Inc., Seattle, WA / 2006-2012

- Manage Special Projects and Testing Division (a project manager, superintendent, and 10+ field staff). Primary clients were condominium associations, apartment complexes, and property management firms. Responsible for sales, estimating, budget management, scheduling of personnel and management of my own projects in addition to oversight of projects run by another Project Manager.

SUPERINTENDENT/PROJECT MANAGER

Tatley-Grund, Inc., Seattle, WA / 2003-2006

- Simultaneous management of multiple projects. Manage and coordinate 8 to 10 technicians and subcontractors. Quality assurance reports and daily project logs/safety logs. Review plans and specifications with project team, including architect/engineer, construction manager, homeowner association board of directors, and association manager.

BUILDING ENVELOPE SURVEY/TESTING TECHNICIAN

Tatley-Grund, Inc., Seattle, WA / 1999-2003

- Receive and review specifications for individual projects. Perform building envelope surveys/audits for verification of compliance to project plans and specifications. Perform diagnostic pressure differential tests of fenestration products and wall systems. Provide assistance to architect/engineer by making investigation openings in exterior cladding.

Professional Affiliations

SEATTLE BUILDING ENCLOSURE COUNCIL (SEABEC)

National Institute of Building Sciences, Seattle Chapter

- 2019 Symposium Committee Chair
- Member, 2007-2012, 2016-Present
- Board of Directors, 2007-2012

BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA)

Seattle & King County

- Industry Partner, 2016-Present

MASTER BUILDERS ASSOCIATION (MBA)

King & Snohomish County

- Associate Member, 2016-Present

COMMUNITY ASSOCIATION INSTITUTE (WSCAI)

Washington State Chapter

- Business Partner, 2016-Present