

SUMMARY

Ryan Phillips is a licensed Professional Engineer, Certified Construction Manager, Certified Estimating Professional (CEP), certified Planning and Scheduling Professional (PSP), certified Earned Value Professional (EVP), and a LEED Accredited Professional (LEED AP). Ryan earned his Bachelor of Science in Mechanical Engineering from the Colorado School of Mines and his Master of Science in Civil Engineering and Engineering Mechanics from Columbia University. Ryan has experience as a general contractor, having held the roles of field engineer, project engineer, assistant project manager, and project manager on both commercial and residential projects. Additionally, Ryan has provided construction management and consulting services in the fields of construction loan monitoring, estimate review, owner's project representation, payment and performance bond claim analysis, surety completion contracting, cost estimating, cost-to-complete analysis, evaluation of distressed projects, project management, and expert witness testimony, among other fields. He has provided deposition, trial, or arbitration testimony approximately 75 times and has been qualified as an expert in various courts in the fields of cost estimating, building codes, standard of care for owner's representatives, standard of care for general contractors, civil engineering, cost estimating, construction defects, construction management, scheduling, construction damages, and construction claims.

EMPLOYMENT HISTORY

dux, LLC, Founder & CEO, November 2024 - Present

Liberty Mutual Insurance, Surety Engineer, July 2023 – December 2024

The Vertex Companies, LLC, Executive Vice President, April 2009 – March 2023

Colorado School of Mines, Adjunct Professor, January 2022 – May 2022

Milender White Construction Co., Project Manager, June 2004 – April 2009

EDUCATION

Columbia University, Master of Science: Civil Engineering and Engineering Mechanics

Colorado School of Mines, Bachelor of Science: Engineering – Mechanical Specialty

Lassen Junior College, Associate Degree – University Studies



LICENSES/CERTIFICATIONS/TRAINING

Professional Engineer, State of Colorado, No. 48903

Certified Estimating Professional (CEP), Association for the Advancement of Cost Engineering

Planning & Scheduling Professional (PSP), Association for the Advancement of Cost Engineering

Earned Value Professional (EVP), Association for the Advancement of Cost Engineering

Certified Construction Manager (CCM), Construction Management Association of America

LEED Accredited Professional (LEED AP), U.S. Green Building Council

Occupational Safety & Health Administration 30 Hour Training

Lapsed Certifications:

International Code Council:

Residential Building Inspector

Commercial Building Inspector

Building Plans Examiner

Accessibility Plans Examiner

Certified Document Technologist (CDT), Construction Specifications Institute

Xactimate Level 1 Proficiency Certification, Xactware

PUBLICATION/PRESENTATIONS

August 2022, Colorado Defense Lawyers Association, *Qualifying Language in Repair Litigation*

September 2021, Co-Author, Construction Financial Management Association, *Contractor Risk in Transitioning from Private to Public Projects*

December 2020, Continuing Legal Education Accredited Course, *Construction Schedule Delay Claims*

December 2018, Construction SuperConference, *A Review of Updated AIA A201- 2017 General Conditions and Critical Dispute Resolution Provisions*



November 2018, Colorado Defense Lawyers Association, *Cost Estimating Basics in Construction Defect Matters*

September 2018, Construction Financial Management Association Midwest Regional Conference, *Change Order Nuts & Bolts*

August 2018, Midwest Construction Claims Conference, *Construction Documentation Best Practices: Risk Management*

November 2017, Colorado Defense Lawyers Association CLE seminar, *Ethics in Construction Defect Matters and Allocation in Construction Claims*

September 2017, Construction Financial Management Association's Midwest Regional Conference, *Construction Documentation: Successfully Managing Risk & Preserving Claims*

July 2016, Midwest Surety & Construction Claims Conference, *Technical Claim Evaluation & The Expert Report*

August 2015, Colorado Defense Lawyers Association Annual Meeting, *Forensic, Cost and Allocation Considerations in Construction Defect Claims*

June 2015, Association for the Advancement of Cost Engineering's Annual Meeting, *Pacing as a Delay Management Mechanism*

May 2015, Association for the Advancement of Cost Engineering's Cost Management Seminar, Midwest Section, *Recommended Practices for Effective Cost Estimating*

May 2014, Lorman Education Services Seminar, *Construction Management / Design-Building in Colorado*.

July 2012, Colorado Defense Lawyers Association, *Commonly Cited Construction Defects in Construction Defect Lawsuits*

February 2012, Webinar presentation, *Building Code Concerns for Architects, Engineers, and Contractors*

April 2011, Lorman Education Services Seminar, *Building Codes and review of the Construction Defect Action Reform Act*



TESTIMONY HISTORY

Trial Preservation Deposition (August – 2023) SG National v. Hartz Mountain Elmwood Park. Analyzed reported costs relating to alleged failures to maintain a 224,000 square foot commercial property located in Elmwood, NJ.

Trial (February – 2023) David C. Bradford et al. v Michelle Hart et al. Testified at trial regarding the cost to repair a failed floor beam and ridge beam on a single-family home located in Breckenridge, CO.

Deposition (June – 2022) JFD Property, LLC v 1375 Meadow, LLC et al. Analyzed Plaintiff's cost of repair/replacement analysis and provided independent cost of repair estimate relating to the repair of alleged building envelope and structural deficiencies on a single-family home located in Boulder, CO. I also performed an allocation analysis attributing repair costs to the parties responsible for the alleged defects.

Deposition (June – 2022) Lincoln Hospitality, LLC v. Superior Builders, Inc.; and Olsen Performance Team, LLC. Prepared an allocation analysis and cost of repair estimate(s) for correction of alleged construction defects at a hotel located in Limon, CO.

Deposition (June – 2022) SG National v. Hartz Mountain Elmwood Park. Analyzed reported costs relating to alleged failures to maintain a 224,000 square foot commercial property located in Elmwood, NJ.

Deposition (June – 2022) City of Rochester, New Hampshire, Tucson Unified School District, San Francisco Unified School District, The School Board of Palm Beach County, Florida, Unified School District No. 265, Sedgwick County, Kansas v. JUUL Labs, Inc. et al. Analyzed estimated costs to implement various capital improvements relating to vape mitigation measures at five school districts comprised of 140 separate schools with 629 buildings.

Deposition (May – 2022) Civic partners Sioux City, LLC, v. Aly Construction, Inc., Dewild Grant Reckert and Associates Company, OZ Architecture of Boulder, Inc., Prepared a cost estimate to repair alleged defects pertaining to site work, subgrade, and building envelope issues at a movie theatre in Sioux City, IA.

Deposition (February – 2022) Salida Riverfront Condominium Association, Inc., v. Schultz, Inc., et al. Prepared an allocation analysis and cost of repair estimate(s) for correction of alleged construction defects at multiple building townhome buildings located in Salida, CO.

Trial (December – 2021) Denney v. Craig Ringler et al. Provided standard of care opinions for construction management and cost analysis of reasonable amount earned prior to contractor termination pertaining to a custom log home located in Sterling, CO.



Deposition (June – 2021, January – 2023) Riverpark at Harrison – I Condominium Association v. The Harrison Redevelopment Agency. Prepared a cost of repair estimate for the correction of alleged construction defects at this multiple building apartment complex located in Harrison, NJ.

Trial (May – 2021) Colorado Steel Systems, Inc. et al. vs. Dransfeldt Development, LLC, et al. Provided cost opinions pertaining to the correction of allegedly defective work on a metal building storage facility located in Parker, CO.

Deposition (May – 2021) The Town of Breckenridge vs. Tetra Tech, Inc. and ESCO Construction Co. Provided standard of care opinions for construction administration and construction management as well as cost opinions pertaining to the correction of damaged river channel substrate and liner. Project located in Breckenridge, CO.

Deposition (March – 2021) Nicole Bleriot and Joe Orlandino v. Smith Roofing, LLC et al. Provided liability opinions regarding alleged roof installation deficiencies and interior water damage. Also provided cost of repair estimate and analyzed repair costs. Single-family home located in Breckenridge, CO.

Deposition (February - 2021) The Edge at Stapleton, LLC v. Antique Metal Fabrication, LLC et al. Performed allocation analysis and cost of repair estimates for correction of alleged construction defects at a multiple building townhome project located in Denver, CO.

Deposition (January – 2021) Morgan’s Run Homeowner’s Association, Inc. et al. v. BBMC West, LLC. Performed allocation analysis and cost of repair estimates for correction of alleged construction defects at a multiple building townhome project located in Castle Rock, CO.

Deposition (January - 2021) Jennifer & Robert Robinson, et ux., et al., v. Pulte Homes of New Mexico, Inc., et al. Prepared cost of repair estimate pertaining to alleged building envelope and miscellaneous site items at a 124 single-family home development located in Rio Rancho, NM.

Deposition (December – 2020) Northfield Commons Duplex Condominium Association v. North Boulder Residential Development, Inc. et al. (Markel Buildings) Prepared cost of repair estimate pertaining to alleged building envelope and site grading issues at the duplex development located in Boulder, CO.

Deposition (December – 2020) Northfield Commons Duplex Condominium Association v. North Boulder Residential Development, Inc. et al. (Coast to Coast Buildings) Prepared cost of repair estimate pertaining to alleged building envelope and site grading issues at the duplex development located in Boulder, CO.



Deposition (October – 2020) Joshua Gotter and Katherine Gotter v. Michael N. Small et al. Prepared cost of repair estimate pertaining to alleged grading & drainage issues and interior damage relating to a single-family home in Denver, CO.

Deposition (August – 2020) Innovate Property Holding, LLC v. HM & MF LTD, et al. Prepared cost of repair estimates pertaining to alleged building envelope issues and cast in place concrete systems. Project located in Fort Worth, TX.

Deposition (August – 2020) T-Bone Construction, Inc. v. BGE, LLC. Prepared a cost of repair estimate for foundation underpinning and slab replacement of commercial building. Project located in Denver, CO.

Trial (July – 2020) Gravina Siding & Windows, Company v. Paul A. Frederiksen. Prepared liability analysis and cost of repair for alleged deficiencies relating to metal siding installation on a single-family home located in Parker, CO.

Deposition (February – 2020) Vijay Patel and Sonia Martinez v. J.C.H. Davis Contractors et al. Performed a termination review, cost of repair estimate and reasonableness of amounts owed analysis pertaining to the construction of a single-family home located in Fort Collins, CO.

Deposition (December – 2019) CCP Metropolitan District No. 3 v. Lightning Mobile Wash, Inc. Prepared various cost estimates to address alleged issues pertaining to a storm drainage system and erosion control located in Denver, CO.

Trial (December – 2019) South Boulder Congregation of Jehovah’s Witnesses v. Gary West and Clare Gleason. Provided reasonableness of cost opinions and prepared an independent cost of repair estimate to address water remediation and restoration work at a church in Boulder, CO.

Deposition (December – 2019) Coal Creek Village North Paired and Patio Villa Homes Association, Inc. v. CalAtlantic Group, Inc., et al. Provided standard of care opinions concerning the land development construction manager at a residential development located in Lafayette, CO.

Deposition (September – 2019) The Patio Homes at Tulip Creek Association v. Falcon Brook, LLC, Holman Homes, LLC et al. Provided an allocation analysis and cost of repair estimate to correct alleged defects within a multi-family development located in Loveland, CO.

Deposition (September – 2019) Crystal Point Condominium Association, Inc., v. Fisher Development Associates, LLC et al. Provided cost of repair opinions relating to correction of mechanical systems, elevator systems and fire assemblies within a high-rise luxury condominium development located in Jersey City, New Jersey.



Deposition (July – 2019) Kristin M. Russell v. Field West Construction, LLC. Provided an allocation analysis and cost of repair estimate to correct alleged defects at single-family home located in Boulder, CO. Also reviewed the reasonableness of costs incurred to complete construction of said home.

Deposition (July – 2019) Brian M. Cunningham and Vernadene B. Cunningham v. Saint Aubyn Homes, LLC. Prepared a cost of repair estimate to correct alleged defects at single-family home located in Berthoud, CO.

Trial (August – 2019), Deposition (June – 2019) ASI Constructors, Inc. v. Public Service Company of Colorado, d/b/a Xcel Energy. Prepared a schedule analysis and estimate of damages due to delays caused by permitting and design changes on a dam constructed in Georgetown, CO.

Deposition (June – 2019) Jerry K. Bigelow and Laura Brewer v. SBS Century Real Estate Holdings, LLC, et al. Provided an allocation analysis and cost of repair estimate to correct alleged defects at single-family home located in Steamboat Springs, CO.

Deposition (May – 2019) Louis N. Dimuzio v. Thomas Gianni & Sons, Inc., et al. Prepared a cost of repair estimate to correct alleged defects at single-family home located in Prospect, CT.

Deposition (May – 2019) The Linkside at Grapevine v. Toll Dallas TX, LLC. Provided an allocation analysis and cost of repair estimate to correct alleged structural and building envelope defects at this 7-building, 39-unit townhome development located in Grapevine, TX.

Deposition (April – 2019) Michael Ubieta, Jonathan Weaver, Marcy Williams, Paul Wood, and Jessica Wood v. The Augusta Group, LLC, et al. Performed allocation analysis and cost of repair estimates for correction of alleged construction defects at a townhome project located in Denver, CO.

Deposition (April – 2019) Avalon Development Company, LLC v. Overdrive Raceway, LLC. Provided standard of care opinions for Construction Manager as Agent (CMAA) relating to the construction of a commercial steel building located in Colorado Springs, CO. Also provided a cost analysis of billings prepared by CMAA.

Deposition (April – 2019) Residences at Olde Town Square Association v. Travelers Casualty Insurance Company of America, Inc. Prepared a cost of repair estimate to replace asphalt shingle roofs at multiple building development located in Arvada, CO. Also performed a detailed analysis of opposing cost of repair.



Trial (March – 2019) Amber Davis v. Poudre Valley Rural Electric Association, Inc. and Foothills Energy Services, Inc. Prepared various cost estimates to address alleged groundwater issues and water intrusion at a single-family home with barn and approximate 5-acre site located in Weld County, CO.

Deposition (March – 2019) Edge at Stapleton Homeowners Association v. The Edge at Stapleton, LLC, et al. Prepared allocation analysis and cost of repair estimates to correct alleged construction defects at this 36 building, 144-unit townhome development located in Denver, CO.

Deposition (February – 2019, August – 2019) Own It Storage Condominium Association v. Own It Storage, LLC et al. Prepared allocation analysis and cost of repair estimates to correct alleged construction defects at the Own It Storage facility located in Lafayette, CO.

Deposition (January – 2019) Victoria Owners Association v. Wescoin, LLLP et al. Prepared allocation analysis and cost of repair estimates to correct alleged construction defects for a mixed-use structure located in Steamboat Springs, CO.

Arbitration (December – 2018) 1940, LLC v. Hammers Construction. Prepared a cost estimate comparison to furnish and install various water detention systems in Denver, CO.

Deposition (August – 2018) Landmark Towers Condominium Association, Inc. v. Schindler Elevator Corporation. Provided opinions regarding subcontractor responsibility pertaining to design and construction of elevator systems in Greenwood Village, CO.

Deposition (August – 2018) Jeremy & Lisa Collins v. Real Property Management and See Me Solar, LLC. Analyzed reported costs to correct alleged construction issues and provided standard of care opinions for restoration contractor in Littleton, CO.

Arbitration (August– 2018) TRC Residential, LLC v. Bryan Wilson and Julie Wilson. Provided liability opinions regarding alleged defects and standard of care opinions for general contractor regarding a single-family home addition and renovation in Denver, CO.

Deposition (August – 2018) The Greenstones Owners Association, Inc. and CDC Development Company v. AVI, Inc., et al. Provided cost of repair and allocation opinions regarding a multi-family project in Boulder, CO.

Deposition (August – 2018) KDB Homes, Inc., v. Arapahoe Utilities, et al. Provided reasonableness of cost and allocation opinions regarding underdrain system servicing residential development in Aurora, CO.

Deposition (August – 2018) Villa Maison Homeowners Association, Inc., v. Auto-Owners Insurance Company. Provided report of findings and cost relating to alleged hail damage on condominium project located in Denver, CO.

Arbitration (May – 2018) Daniel J. Altorfer and Katherine Altorfer v. Gore Range Homes, LLC, et al. Provided expert opinions regarding the standard of care for general contractor relating to cost accounting practices and provided an estimate to repair alleged construction defects on a single-family home in Silverthorne, CO.

Trial (May - 2018), Deposition (April – 2018) The Rocky Mountain Conference of Seventh-Day Adventists v. Fleisher Smyth Brokaw, LLC, and Michelle Brokaw. Provided opinions regarding the standard of care for Defendant Owner’s Representative on the remodel of a commercial structure in Littleton, CO.

Deposition (February – 2018) The Promontory at Briargate Business Campus Association Inc., v. Oriz Capital Markets, LLC et al. Prepared a cost of repair estimate to correct building envelope defects for a commercial building multi-family condominium development in Colorado Spring, CO. Also provided allocation opinions assigning repair costs to the parties most likely responsible for the alleged defects.

Deposition (January – 2018) The Sage Condominium Community, Inc., v. Senderro Construction Services, Inc., et al. Prepared a cost of repair estimate to correct building envelope defects for a multi- family condominium development in Austin, TX.

Deposition (November – 2017) Mountain Vista Builder Services, LLC v. R&M Parker Tech Center, Inc. Provided reasonableness of cost opinions and allocation of repair costs for site/utility repairs for multi- family development in Aurora, Colorado.

Deposition (May – 2017) One Queensridge Place HOA v. Perini Building Company, et al. Prepared cost of repair estimates to correct alleged construction defects on the Queensridge Place, two-building, twenty-story condominium development in Las Vegas, NV.

Arbitration (April – 2017) Newmont CC&V Mining Corporation v. FLSmidth USA, Inc. Consulted regarding tracking of costs to repair structural deficiencies and mining process equipment on a High- Grade Gold Mill located in Victor, Colorado. Authored report regarding reasonableness of repair and replacement costs.

Deposition (March – 2017) The Cascades Lake Towers Condominium Association, Inc. v. Cascades of Tyler Joint Venture, L.L.P., et al. Prepared allocation analysis and cost of repair estimates to correct alleged construction defects for a three-building, eighty-two-unit residential development in Tyler, TX.



Deposition (January – 2017) Heritage at Vista Ridge Owners Association, Inc. v. Boulder Creek Builders, LLC and Six Point REH II, LLC. Prepared allocation analysis and cost of repair estimates alleged construction defects for a thirty-four-unit duplex residential development located in Erie, CO.

Deposition (January – 2017) AP Mountain States, LLC D/B/A Adolfson & Peterson Construction v. Short Eliot Hendrickson, Inc. Evaluated claims made by the Contractor against the project Architect under a design-build arrangement.

Arbitration (December – 2016) Deposition (November – 2016) The Conservatory Homeowners Association, Inc. v. KDB Homes, Inc. Prepared cost of repair estimates to correct issues pertaining to the underdrain system servicing this approximate 1,400 home community.

Deposition (October – 2016) Western Equipment & Truck Inc. v. Growling Bear Construction. Estimated the cost to complete a partially finished commercial building located in Platteville, CO.

Deposition (August – 2016) Open Range Construction Company v. Daniel Blasco and Abigail Blasco. Prepared expert report specifying the cost to repair several alleged construction defects and incomplete work at the Blasco pool house located in Divide, CO.

Deposition (April – 2016) Liberty at Registry Ridge Community Association, Inc., v. Caribou Construction, et al. Prepared expert report specifying the cost to repair several alleged construction defects at the Liberty at Registry Ridge development located in Fort Collins, CO. Work also included allocation of damages.

Deposition (February – 2016) Coates et al. v. Vision Development Group et al. Prepared expert report detailing the cost to repair several alleged construction defects at this eleven-building duplex home development located in Castle Rock, CO. Work also included allocation of damages.

Trial (July – 2015) Karen Hayward v. Dong Pham and Hoa Bui. Prepared expert report and trial testimony on behalf of homeowner Defendant regarding slip and fall matter.

Deposition (November – 2015) Richard Goodman v. Heritage Builders, Inc., et al. As an expert for the Plaintiff, I analyzed the reasonableness of Plaintiff's cost to repair certain construction defects and performed an allocation of costs to the parties most likely responsible.

Trial (April – 2015) Juan Maestas v. Kenneth J. Privette and Erika M. Barcelon. Prepared expert report and trial testimony on behalf of homeowner Defendant regarding slip and fall matter.

Arbitration (Nov – 2014) Deposition (September – 2014) Iacoboni Site Specialists, Inc., v. C3, LLC. Prepared and evaluated differing site condition claim on behalf of Plaintiff subcontractor.



Deposition (Apr – 13) Nunn Construction, Inc. v. Pioneer Sand Company, Inc. et. al. Issued a report reviewing the reasonableness of cost in a subrogation matter related to utility trench settlement.

Arbitration (February – 13) Karen Frame and Sam Simakis v. Timber Creek Homes, Inc. Prepared expert report for causation of damages associated with construction defects and prepared associated cost to repair estimate.

Deposition (August - 2012) Condominium Association for the Residences at Penterra Plaza, Inc. v. SHLP Union Plaza LLC, et al. Prepared cost of repair estimate primarily related to alleged glazing deficiencies on high-rise residential building.

Deposition (Nov-2011) Superior Steel Connectors v. RK Specialties Inc. et al. Retained by Surety to review allegations of the use of grease at welded locations within a cleanroom environment.

Trial (Nov-2010) Brannan Construction v. Twin Peaks Utilities & Infrastructure and Safeco. Testified on behalf of the defendant regarding contractor default and cost to complete.

Hearing Testimony, District Court of Boulder County, Granite Re v. Trinity Mechanical, Inc. Acting in the role of court-appointed Receiver on behalf of a mechanical subcontractor, I testified regarding various financial and accounting risks pertaining to a temporary restraining order motion against the former principals of the mechanical subcontractor.

REPRESENTATIVE PROJECTS & CLAIMS

Subcontractor Default Insurance Claim, Evaluated a subcontractor default insurance claim in excess of \$50,000,000 for corrective work emanating from the failure to properly install structural couplers on part of a \$17 billion dollar chip manufacturing facility in Taylor, TX.

Subcontractor Default Insurance Claim, Evaluated a subcontractor default insurance claim in excess of \$13,000,000 for additional costs incurred relating to a defaulted precast supplier on the \$1.7 Billion Buffalo Bills New Highmark Stadium in Buffalo, NY.

Surety Consulting, Performed project monitoring, reletting and claim analysis for a heavy civil contractor located in Texas doing work for the Texas Department of Transportation. Work included monitoring projects in excess of \$200M and performing a relet in which a new heavy civil contractor was retained to complete a \$70M project following the Principal's termination. Claim analysis included review of affirmative claims primarily attributed to project delays and pavement distress issues.



Surety Consulting, Performed a surety relet for the renovation of, and addition to, a testing facility for the Texas Department of Transportation wherein the Principal was terminated.

Surety Consulting, Performed project monitoring and managed completion efforts for the landscaping scope of work following a Principal's default on the KCU Dental school in Joplin, MO.

Surety Consulting, Managed completion efforts following the Principal's default on the renovation of a historic building located in Sacramento, CA.

Surety Consulting, Monitored \$100M of heavy civil work for a financially unsound contractor located in Rapid City, SD.

Subcontractor Default Insurance Claim, Evaluated a subcontractor default insurance claim in excess of \$8,000,000 for additional costs incurred relating to a defaulted electrical subcontractor on a school remodel and addition project in New York.

Surety Consulting, Evaluated a claim on a performance bond for a mechanical contractor allegedly responsible for improper installation of a void system on a judicial center located in Kaufman, TX.

Receiver, Appointed by the Boulder County District Court as the Receiver for a failed mechanical subcontractor with annual revenues of \$14-\$16M. Responsible for managing completion efforts of unfinished projects, obtaining accounts receivable, clearing debts, liquidation of assets, performing routine business operations, seizing all assets, and managing all existing construction contracts.

Construction Consulting, Performed preconstruction services for interior repairs pertaining to biogrowth emanating from mechanical chases in a high-rise building located in Tulsa, OK.

Construction Management, Project manager for the completion of an addition to a high-end single-family custom home located in Wheatland, WY.

Construction Management, Project executive for repairs to balconies and building envelope for a four-unit condominium located in Golden, CO.

Surety Consulting, Provided consulting services related to cost tracking and claim analysis to correct deficient work performed by a previous contractor on a water treatment facility project in Shenandoah, IA. The work included an overpayment analysis.

Construction Consulting and Construction Management, Project executive for the restoration of building envelope, balcony and roof repairs for a condominium development in Wichita, KS.



Construction Consulting, Analyzed the development proforma and performed loan monitoring for the construction of the Alta Pinehurst development located in Lakewood, CO.

Construction Consulting and Construction Management, Retained cost expert for Florence High School construction defect matter. The education facility experienced differential movement causing trip hazards, loss of structural integrity, cracked concrete, damaged masonry and drywall. Monitored repair efforts.

Surety Consulting, Acted as consultant to the Surety regarding metal roofing subcontractor default and termination on the Colorado Army National Guard HAATs project located in Gypsum, CO. Provided cost to complete estimate and analysis of damages and scope of work.

Construction Consulting, Performed loan monitoring services for the construction of the Aspen Meadows Neighborhood located in Longmont, CO. Reviewed contractor payment applications, inspected the work and construction progress and made recommendations to lender for payment to contractors.

Construction Consulting, Provided conceptual cost estimate for proposed repairs to the Las Animas County Jail Conversion project located in Trinidad, CO.

Construction Consulting and Construction Management, Project manager for the restoration of building envelope issues of a single-family home in Castle Rock, CO. Work consisted of removing and replacing masonry and siding; removing and resetting windows; interior mold remediation; and restoration of interior finishes.

Construction Consulting, Provided cost estimating services for the restoration of single-family home, Morgan Residence, in Denver, CO.

Construction Consulting and Construction Management, Project manager for the completion of the Southgate Project in Greenwood Village, CO. Project involved the completion and closeout of sanitary sewer installations involving multiple jurisdictions.

Construction Consulting, Performed building envelope review and monthly construction loan monitoring for lender on multi-family project in Longmont, CO.

Construction Consulting and Construction Management, Project Manager for the completion of the Dillon Road Rehabilitation Project in Louisville, CO.

Construction Consulting and Construction Management, Project Manager for the completion of the White Fawn – Deer Creek Sewer Replacement Project in Monument, CO.

Construction Consulting, Provided post litigation cost estimating services for the rehabilitation of a mixed use, office, retail, and residential condominium project in Boulder, CO (Via Broadway).



Construction Consulting and Construction Management, On behalf of the Surety, acting as Project Manager for \$6M millwork package on the new Ralph Carr Justice Center in Denver, CO. Overseeing subcontracting and assignment of millwork installation, providing cost to complete analysis, and general project management duties for the design/build millwork scope of work.

Construction Consulting, Construction Consultant for the Centennial School District’s new K-12 “Net Zero” energy efficient school in San Luis, CO. Prepared Prime Contract between Owner and General Contractor. Work included cost estimating and analysis and typical construction administration services.

Construction Consulting, Construction Consultant for the surety of the roofing subcontractor at Legacy Academy in Elizabeth, CO. Worked to cure numerous water infiltration issues on a metal roof.

Construction Management, European Village of Homes at The Landmark: Provided preconstruction services for the European Village of Homes at The Landmark for Everest Development. Tasks performed include project scheduling and phasing, bid preparation and analysis, constructability review of plans and specifications, homeowner upgrade pricing, and development of the project budget to be used as the basis for the Guaranteed Maximum Price.

Construction Management, Solace Confections: Project Manager for the construction of a 1,300-square-foot chocolate shop within a mixed-use development. Design-build Mechanical, Electrical, and Plumbing were coordinated to integrate within the existing buildings’ HVAC system. Utilized extensive value engineering, providing the owner with an improved return on investment without sacrificing quality. The construction duration of 45 days required an organized and efficient purchasing plan to ensure milestones were met.

Construction Management, Project Manager for repair and replacement of several deficient and incomplete items left by the previous general contractor. Work included selective demolition and replacement of elevated exterior concrete patios, completion of utility tie-ins, sidewalk removal and replacement, installation of patterned concrete crosswalks, remodeling of office building, joint sealants and waterproofing. Coordinated directly with tenants to minimize disturbances to existing businesses. Work also included the selective demolition and grinding of the movie theatre steps to achieve proper code compliance.

Construction Management, Staybridge Suites: Project manager for the construction of an extended stay hotel located near Denver International Airport. Responsibilities included developing and executing subcontracts and purchase agreements with vendors. Daily interaction with field superintendent and subcontractors to guarantee schedule milestones were met. Worked directly with ownership to understand and accomplish their end needs. Mitigated risk to



ownership and employer by ensuring quality control and safety procedures were followed. Reviewed production reports and determined trade staffing needs for self-performed concrete work to maintain safety, quality, schedule, and cost goals.

Construction Management, Museum Residences: Served as Project Engineer on the Museum Residences at the award-winning Denver Art Museum. Responsible for material procurement and coordinating delivery dates with construction activities to eliminate schedule delays. Reviewed submittals and shop drawings from all subcontractors. Ensured all subcontractors and vendors were apprised of project changes and coordinated directly with mechanical, electrical and plumbing contractors to eliminate conflicts and ensure quality standards were met. Compiled and submitted cost estimates to ownership and issued directives to subcontractors for all project changes. Worked directly with the owner's consultant and construction architect in the development of exterior closure details for the various atypical elements created resulting from the unique building design.

Construction Management, Brunetti Lofts: Served as Project Engineer on the construction of a low-income 23-unit housing project in Denver, CO. Responsibilities included material procurement, submittal review and coordination, change estimate preparation and submittal, schedule updating, layout, trade supervision, and pay applications.

Construction Management, Residence Inn Downtown Denver: Assisted in the coordination of submittals and building layout of the Residence Inn at Downtown Denver. Responsibilities included: site layout and control, review of submittals and coordination with architects, project monitoring, production reporting and tracking of self-performed concrete.

Construction Management, Globeville Townhomes: Field engineer responsible for quality control and supervision of trades. Assisted superintendent in scheduling and coordination of subcontractors and provided layout for all concrete activities and site work. Communicated and implemented all project changes with subcontractors and architect. Managed punch list operations and project closeout.

