

# CURRICULUM VITAE

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## PERSONAL DATA

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## EDUCATION:

Bachelor of Science Civil Engineering  
University of Cincinnati College of Engineering, Cincinnati, Ohio, 1980

## PROFESSIONAL REGISTRATION:

Kentucky No. 16305  
Ohio No. 56621

Indiana No. PE10100319  
Texas No. 60629

## PROFESSIONAL EXPERIENCE:

### Experience Summary:

**Property Condition Assessment:** Substantial experience in property condition evaluation including structure, foundations, exterior wall systems, windows, slabs on grade, elevated floor systems, roofing, pavement, site drainage, retaining walls, mechanical, electrical, plumbing, vertical transportation systems, and Americans with Disabilities Act (ADA) compliance. Property evaluations have typically included developing an opinion of costs for immediate repair items such as obvious code violations or components that have exceeded their useful life and projected major repair items. Projected repair costs have been over periods of as much as 20 years with consideration to projected inflation and building location. Projected costs were based on published repair and replacement cost data such as Means Repair and Remodeling Cost Guides and personal experience. Property evaluations have often included environmental site assessments or environmental transaction screens, asbestos evaluation services, lead paint testing, radon testing, lead in water, and in some instances, indoor air quality studies. Experience includes building evaluations in nearly every State in the United States including Hawaii as well as Saudi Arabia.

**Roof Evaluation, Repair Design, Bidding, and Contract Administration:** Technically proficient in areas of roof problem evaluation, renovation and repair design. Experience includes the majority of commonly used roofing systems included asphalt and coal tar built-up, roll roofing, hot asphalt, torch-applied and cold applied modified bitumen, the majority of elastomeric (single-ply) systems, composition shingle, and standing seam metal roofing systems. Repair designs have included thermal and vapor transmission analyses for determining need and location of vapor barriers and life cycle cost analysis of repair and replacement options. Designs typically included determining as-built conditions, conceptual repair and replacement designs and preliminary budget estimates utilizing

published repair and remodeling data. Repair design documents typically included roof plan drawings, details, technical specifications, and administrative and bidding requirements and budgetary cost estimates utilizing published cost data. Contract administration typically included conducting pre-bid meetings with prospective bidders at and providing recommendations to the Owner regarding the successful bidder. Contract administration also typically included review and acceptance of contractor submittals, review of proposed change orders, and periodic site visits to document the construction progress to date, compliance with design documents, and adherence to projected construction schedules. Contract administration also typically included technical overview of roof inspection personnel, reviewing and approving progress payments, and preparation of a final punch list for final payment.

**Building Façade and Window System Evaluation and Repair Design:** Substantial experience in evaluating window and wall system problems and remedial repair designs. Wall system experience includes stone, brick, unit-masonry, exterior insulation and finish systems (EIFS), pre-cast including architectural concrete, and cast-in-place concrete wall systems. Window system experience includes, punched window and window wall systems, curtainwall systems, butt glazing, and sloped glazing systems on low, medium and high-rise buildings nationwide. Experience also includes a variety of sealant types.

**Mold Evaluation and Repair Design:** Substantial experience in evaluation of mold, mildew and other interior moisture related problems. Experience includes subterranean as well as aboveground construction. Experience includes evaluation of wall and wall flashing assemblies, waterproofing, insulation, climatic data, performing vapor transmission analyses of existing and wall sections as well as testing of vapor transmission and relative humidity conditions.

**Pavement Evaluation, Repair Design, Bidding and Contract Administration:** Technically proficient in pavement evaluation and repair design of asphaltic and Portland cement concrete pavements in numerous states. Evaluations are typically performed using criteria and terminology of the “*Distress Identifications Manual for the Long-Term Pavement Performance Project*”, Document SHRP-P-338 of the Strategic Highway Research Program of the National Research Council for identifying the types and levels of pavement distress. Evaluations typically have included an opinion of costs for various repair type and service life options to allow cost/value decisions. The opinion of construction costs are typically based on published data with input from local paving contractors and batch plants. Design experience includes evaluation of traffic type, load, frequency and desired pavement service life options using current reference standards including the American Association of State Highway and Transportation Officials (AASHTO). Repair designs typically include striping designs including conformance with Americans with Disabilities Act (ADA) parking, signage and building access requirements. Repair designs included surface milling and overlays as well as full depth asphalt and base replacement. Asphalt mix designs were more recently typically Superpave mixes with consideration to the predominant state department of transportation mixes for highway and parking lot pavements in the project area. Bidding and Contract Administration typically included pre-bid meetings with prospective bidders, recommendations to the owner for a successful bidder, and providing contract and construction administration including technical support of on-site construction inspection technician. Contract administration typically included review and acceptance of

contractor submittals, review of proposed change orders, and periodic site visits to document the construction completed to date, compliance with design documents, and adherence to projected construction schedules.

**Expert Testimony:** Expert testimony including engineering evaluation services have been provided for construction related issues involving mold and mildew, roofing, and pavement problems in Ohio, Indiana and Kentucky.

**Building Area Measurement:** Completed as-built measurement of 500,000 square feet of retail space and several million square feet of industrial space in the first year of implementing this new service. Measurements have been completed in conjunction with and separately from property condition assessments. Developed procedures and equipment mix for completion of area measurement and as-built drawing preparation utilizing a hand held computer and laser that virtually draws a electronic (CAD) drawing in the field. As-built work measurements include measuring the exterior walls and interior partition walls, common areas, vertical penetrations, stairways, ramps, handrails, toilets, wash basins, window and door opening location and dimensions, ceiling heights, electrical panels, water heaters, cabinets and counters, leveling plates, slab penetrations, columns, hose bibs, water service, gas service, HVAC vent and duct penetration, rooftop HVAC unit identification, size and location, and other penetrations and appurtenances. Exterior building elevations and storefronts have been measured and representations have been drawn. Area measurement standards utilized include American National Standards Institute/Building Owners and Managers Association International (ANSI/BOMA) Z65.1-2006 *Standard Method for Measuring Floor Area in Office Buildings*, Building Owners and Managers Association International/Society of Industrial and Office Realtors (BOMA/SIOR) 2004 *Standard Methods for Measuring Floor Area in Industrial Buildings*, and the International Facility Managers Association (IFMA) “Standard Practice for Building Floor Area Measurements for Facility Management” for the first time in 1996. The American Society for Testing and Materials publishes it as ASTM E 1836-08.

Employment and Professional Experience:

1997 to Present - Hunt Consulting, Inc., Union, Kentucky

President and founder of this specialty-engineering firm specializing in facility evaluation and repair design services. Projects have included property condition assessment (due diligence) and roofing and pavement evaluation and repair design, mold and mildew evaluation, for commercial, industrial, institutional, multi-family and residential facilities. Structures include high, medium and low-rise office buildings as well as single story and high-bay structures.

Roof and pavement evaluation repair design, bidding and construction administration projects include projects in Indiana, Illinois, Iowa, Kentucky, Louisiana, Michigan, Nebraska, Ohio, Pennsylvania, Tennessee, and Virginia performed for a major retail firm. Projects typically included an opinion of construction costs for cost/value assessment by owners.

Property condition assessment of numerous industrial and warehouse facilities included intended for acquisitions by a major industrial firm completed in California, Connecticut,

Florida, Georgia, Idaho, Indiana, Kansas, Kentucky, Maryland, Nevada, New Hampshire, Ohio, Oklahoma, South Carolina, Utah, and Wisconsin. Numerous property condition assessments have been performed as a sub-consultant to several large national engineering firms. Notable property condition assessments include the Miamisburg Mound, former Department of Energy (DOE) site located in Miamisburg, Ohio. This project performed for the City of Miamisburg included 55 buildings formerly utilized as office, industrial as well as production facilities. Property evaluations have typically included developing an opinion of costs for immediate repair items such as obvious code violations or components that have exceeded their useful life and projected major repair items. Projected repair costs have been over periods of as much as 20 years with consideration to projected inflation and building location. .

Mold and Mildew analysis and remedial repair design including commercial and low and high-rise office buildings in Ohio and Indiana.

Concrete slab evaluation and/or remedial repair design experience includes residential and commercial buildings in Indiana and Ohio.

Building area measurement and as-built drawing preparation on buildings completed in conjunction with, and separately from property condition assessments.

1996 to 1997 - Atlanta Testing and Engineering, Inc. (Currently QORE), Florence, Kentucky  
Office manager and Senior Engineer responsible for establishing, providing technical leadership, and having overall responsibility for an engineering consulting service office specializing in facility evaluation and repair design services, environmental engineering and geotechnical engineering. Project experience includes pavement evaluation and repair design for several retail, and commercial restaurant facilities in Ohio, Kentucky and Indiana; property condition assessment and environmental site assessments performed in Ohio, Kentucky, Indiana, Michigan, and South Carolina.

Mold and Mildew analysis and remedial repair included a commercial office building in Indiana.

1991 to 1995 - Law Engineering & Environmental Services, Inc. (Currently Law/MACTEC), Florence, Kentucky

Principal Materials Engineer, Principal Environmental Engineer and Office Manager with overall responsibility for establishing, staffing, training, business development, profitability and providing technical leadership for a branch office. Provided principal leadership and technical review for facilities evaluation services including property condition assessments, mold and mildew analyses, and roof evaluation and repair design; environmental and asbestos assessments; geotechnical explorations; and construction materials testing and inspection for soil, concrete, steel, and roofing. Projects were completed nationwide. Notable projects included providing project oversight for quality control testing, inspection and engineering at the Delta Airlines expansion project at the Cincinnati/Northern Kentucky International Airport.

1989 to 1991 – Law Engineering & Environmental Services, Inc. (Currently Law/MACTEC), Louisville, Kentucky

Senior Materials Engineer and Department Manager with overall responsibility for technical leadership, staffing, training, business development and profitability for a Construction Materials Engineering and Testing department. Notable projects included the Texas Commerce Center a high-rise building in Louisville, Kentucky which included high-strength concrete mix design evaluation and testing, as well as curtainwall, roofing and plaza deck evaluation and inspection.

1986 to 1989 - Law Engineering & Environmental Services, Inc. (Currently Law/MACTEC), Houston, Texas

Project Materials Engineer and registered professional engineer in roofing evaluation and repair design. Notable projects include roof evaluation and repair design at the five complete prison systems for the Texas Department of Corrections including over 1.3 million square feet of roof area with numerous roof system designs including standing seam metal roofing system and a residential gabled roof retrofit; three complete facilities for the Texas Department of Mental Health and Mental Retardation with nearly one million square feet of roof area including a historic roof structure; and the Frank Erwin stadium in Austin, Texas which included roof and substrate evaluation for this sports stadium with a cementitious wood fiber deck system. Also designed and monitored construction for a retrofit permanent davit for suspension of window washing scaffolding from a saw-toothed 55 story high-rise building in downtown Houston.

1985 – Moisture Systems, Inc., Houston, Texas

Project Roofing Engineer responsible for roof failure investigations and repair design of replacement roof systems for commercial and industrial facilities. Performed design review of curtainwall and roof systems for numerous high-rise buildings on the Dallas skyline.

1984 – AAMCO Roofing, Inc., Houston, Texas

Vice President responsible for roof replacement designs, sales and construction quality control for commercial, multi-family residential and industrial facilities.

1982 to 1983 - Law International, Yanbu, Saudi Arabia

Project Engineer and Project Manager responsible for construction materials evaluation and testing including concrete, steel and soils. Performed geotechnical explorations and foundation recommendations for numerous sites related to development of the Yanbu Industrial City. Notable projects include foundation recommendations for a 100-meter tall mosque minaret, in-place settlement monitoring of a building under construction, foundation recommendations and testing for construction of an island created by dredging in the Red Sea, and evaluation of cracking in pre-stressed concrete bridge beams. Also served as project manager on a major dredge fill earthworks project in Yanbu.

1980 to 1982 - Law Engineering & Environmental Services, Inc. (Currently Law/MACTEC), Houston, Texas

Staff materials engineer responsible for evaluation and testing of roofing, soils and concrete materials. Notable projects included project management of quality control testing during fabrication of pre-stressed concrete bridge beam at plants in Oklahoma City and Tulsa, Oklahoma, Albuquerque, New Mexico, and Gulf Port, Mississippi. Notable

roofing experience includes moisture surveys utilizing nuclear devices, condition assessment and construction quality control monitoring of low and mid-rise commercial office buildings. Also provided construction monitoring of deck coating applications and concrete embedded PVC waterproofing system for a major mall's parking garage in the Galleria area.

1978 to 1980 – Goettle Construction Company, Cincinnati, Ohio

Engineering co-operative work program while attending the University of Cincinnati. Provided quality assurance during installation of hollow steel piles at the Southerly Sewerage Treatment Plant in Cleveland, Ohio. Duties included measuring pile deflection by using light and depth measurements. Also monitored installation of auger-cast tie-backs for retaining wall construction, took seismic readings within buildings during an adjacent pile driving project in downtown, Cincinnati and monitored sheet pile installation for river cell construction.

1973-1977 – H. C. Nutting Company, Cincinnati, Ohio

Engineering technician performing soils and concrete testing, driven steel, auger cast pile and caisson foundation installation inspection. Performed laboratory testing of soils compaction moisture density relations (proctors), Atterberg Limits, tri-axial strength, shear strength, and tensile, flexural, and compressive strength of concrete. Performed roof moisture analyses using nuclear gauges and roof installation inspection. Notable projects included the Zimmer power plant in Moscow, Ohio; a previously nuclear plant that was later converted to coal.

## **PROFESSIONAL MEMBERSHIP AND ACTIVITIES:**

American Society of Civil Engineers: Local and National Member.

American Society for Testing Materials (ASTM): Participated in developing the ASTM E 2018-99, *Property Condition Assessment: Baseline Property Condition Assessment Process*.

## **TRAINING AND SEMINARS:**

American Society for Testing Materials (ASTM): Participated in developing the ASTM E 2018-99, *Property Condition Assessment: Baseline Property Condition Assessment Process*.

American Society of Civil Engineers (ASCE): Local and National Member

Roofing Consultants Institute (RCI): Seminar

Creating a Commercial Inspection Business: Inspection Training Associates (ITA) Seminar

Resource Conservation and Recovery Act (RCRA): Seminar

Indoor Air Quality: Seminar

Solving Water Intrusion and Mold Problems in Kentucky: Seminar

HMA Mix Design Technology, Asphalt Institute: Seminar

Asphalt Binder Testing and Technology: Asphalt Institute, Seminar

Firestone Building Products University: Seminar

Green Building Rating Systems for Existing Buildings: Seminar

Maintenance of Surface Areas and Related Structures: Seminar

## **PUBLICATIONS:**

Plant Modernization - The Roofing Equation,  
Journal of the American Institute of Plant  
Engineers, January/February, 1990

The Post Recession CMBS and Property Condition Assessment Market,  
Consultant and Equity Owner Perspectives, Co-Authored, September, 9, 2009.