

## **WALTER LEMON**

Certified Professional Estimator

### **EDUCATION**

B.S., Construction Engineering, Arizona State University, 1974

International School of Construction Estimating, 1976

Certified Professional Estimator, ASPE, 1982

### **EXPERIENCE**

Mr. Lemon has over 40 years in the construction industry. His father had him hand mixing mortar and stucco, stocking block, lumber and roofing material at the house he was building for the family when Mr. Lemon was seven years old. He grew up in the industry.

In order to supplement the GI Bill income, Mr. Lemon, would work weekends for his father as a painter, plasterer, laborer, cement and block mason and framer. During the summer months he would pick up work in these trades to increase his knowledge in the industry and save money for the next semester.

After graduating in December of 1974, he began work for a mid-sized firm in Tempe, Arizona as a project scheduler and junior estimator. Mr. Lemon's duties included the initial CPM scheduling for all of the company's projects and maintaining the monthly updates. As an estimator, he was initially responsible for quantifying and pricing general conditions, concrete and framing work on the projects. He eventually became a Senior Estimator/Project Manager for the firm. At that time his estimating duties included: assembling a complete estimate, setting up bid day procedures, contacting subcontractors during the bid process and posting bids on bid day. His project management duties included: writing subcontracts and purchase orders, reviewing and submitting monthly billings, assembling and submitting final operational and instructional manuals, as-built drawings and warranties, pricing change orders, scheduling and overseeing the project engineers on his assigned projects.

In 1985, Mr. Lemon joined a new concrete subcontracting firm in Phoenix. His position was Vice-president of Estimating. He also qualified for the State contracting license for the company. His duties included: setting up a computerized estimating system, quantifying and pricing the projects, purchasing material and equipment and scheduling the projects.

Mr. Lemon returned to the general contracting business in 1987 as a Chief Estimator for a contractor specializing in remodel and tenant improvement work in the Phoenix area. He initialized the computer estimating system, was responsible for setting up preliminary budget estimates based on schematic plans, updating the budgets as documents were developed, the complete bidding process based on completed documents and preparing reports for the clients for their review.

In 1990, Mr. Lemon and his family relocated to Oregon when he accepted a position of Senior Estimator with the Donald M. Drake Company. In this position he was responsible for the complete review of the documents, writing subcontracts and purchase orders, coordinating with subcontractors and suppliers, quantifying and pricing the general conditions, concrete, framing

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and specialty work, setting up the bid procedures for the hard bid projects assigned to him, developing project schedules, and updating and modifying the estimating data base.

He has bid over \$1 Billion worth of work in the last 8 years and has been successful on over \$250 million worth of profitable projects.

Mr. Lemon has also estimated extensively in the CM/GC market in which project GMP budgets are assembled based on documents less than ten percent complete. In this market he has assembled over \$100 million worth of budgets and has never been more than 3% off of the final bid value of the job.

During the school years of 1992-93 and 1993-94, Mr. Lemon taught classes at Clackamas Community College in beginning estimating and blueprint reading. He has also given classes for AGC and ABC in the same subjects. He has given seminars for various subcontracting and MWBE organizations on project cost control systems and estimating.

In 1995, Mr. Lemon, began "L Cubed Consulting". A firm which specializes in providing estimating for clients in preliminary budgets and change orders. He also provides services for firms involved in claims litigation.

In the 25 years he has been involved in the "professional" part of estimating, Mr. Lemon has worked on projects from \$2,000 home remodels to \$125 million prisons. His experience in the field and office has given him a truly unique background for the challenging profession of assembling accurate costs for building projects.

### **PROFESSIONAL ASSOCIATIONS**

- ◆ American Society of Professional Estimators, 1978 - Present
- ◆ American Arbitration Association
- ◆ Board of Design Review, City of Beaverton, Vice-Chairman