

DAN CADD

Defects Investigator, Expert Witness, Construction Manager, Estimator

EDUCATION

George Fox University 1974-1975

Continuing education in construction management, safety, communications, marketing and technology

EXPERIENCE

Dan Cadd has been working in the construction industry for more than 30 years. He was the owner and general manager of a residential/light commercial remodeling company for 20 years. Dan also spent a decade managing all aspects of a natural stone fabrication and installation business. He has both broad and deep experience in general business and project management, estimating (including building pricing and estimating systems), complaint resolution, and fabrication and safety supervision. Because of Dan's extensive expertise in construction, 10 years ago he was asked to start giving his opinion on construction defects cases. He started doing construction document review, documenting site conditions and doing moisture intrusion mapping. This became an increasingly larger part of Dan's business until he came to Pinnell Busch more than a year ago to serve as a full-time construction consultant.

AREAS OF SPECIAL EXPERTISE

Dan's extensive experience as a repair and remodeling contractor make him uniquely qualified to investigate structures to identify potential defect issues and damages. He pulls from his experience as both a general contractor and various specialty subcontractors to help him determine if design, sequencing, products and/or specific sub-contractors may have contributed to the issues at hand. He is also qualified to propose scopes of repairs, create conceptual estimates, and allocate percentages of responsibility to those who contributed to the defect damages.

Finally, Dan also has marketing and design experience which are beneficial in explaining and demonstrating the issues in reports and exhibits during discovery, arbitration or trial processes.

Defects Investigation and Expert Testimony

Dan provides complex, accurate and detailed defects investigation and testimony services on a wide variety of projects and issues for the commercial and residential construction community. His analysis, reports, presentations, and testimony identify the causes of and responsible parties in defect claim disputes. This can help clients limit their exposure to claims against them, recoup expenditures caused by others, and/or get their projects back on track.

Commercial and Institutional

- ◆ \$9.6 million claim of defects case at Montara Condominiums - investigated, wrote reports and limited scope of repair, acquired contractor estimates, consulted at expert's meeting, prepared exhibits and provided expert testimony. Client's liability was reduced by 90 percent.
- ◆ \$1.5 million claim of defects case at King's Square Condominiums - investigated, evaluated repair estimates and produced conceptual estimate, consulted at expert's meeting and mediation. Clients liability was reduced by two-thirds.
- ◆ \$2 million claim of defects case at Macadam Village Apartments - investigated, wrote scope of repair and produced conceptual estimate.
- ◆ \$3 million claim of defects at Briar Creek Condominiums - investigated, wrote report, consulted at expert's meeting and prepared analysis comparing various sub-contractors' work. The clients \$1 million liability was reduced by more than two-thirds.
- ◆ \$2 million claim of defects at Springville Meadows Condos – investigated and prepared exhibits.

Commercial and Institutional - continued

- ◆ \$2 million claim of defects at Brownstone Orenco Condominiums - investigated, prepared exhibits and consulted at expert's meeting and judicial settlement conference. Client's liability was reduced from \$750,000 to less than a third.
- ◆ \$3 million claim of defects at Chinookway Apartments – investigated and analyzed other investigator's photographic evidence and scope of repair.
- ◆ \$2 million claim of defects at the Royal Ascot Apartments – investigated and analyzed conditions allowing moisture intrusion.
- ◆ \$1 million claim of defects at the Magilana Residence – investigated, conducted destructive testing (DT), wrote scope of repair, acquired repair estimates. Provided limited repair scope and prices to complete, which allowed client to settle for half of the original demand.
- ◆ \$1 million Salem Hospital Parking Garage – conducted document review to index and organize thousands of project documents and plans.
- ◆ \$120,000 plus annual cost for Cambridge Condominiums – investigated underground stream rights and responsibilities, tested and documented stream volume at various times of year, documented chain of custody for samples testing. Annual cost was reduced to around \$12,000.

Residential

- ◆ \$400,000 claim of defects at the Calverly Residence – investigated, conducted destructive testing, wrote scope of repair and acquired repair estimates. Provided limited repair scope and prices to complete, which allowed client to settle for less than half of the original demand.
- ◆ \$600,000 claim of defects at the Bigeh Residence – investigated, oversaw destructive testing, wrote scope of repair and acquired repair estimates. Provided limited repair scope and prices to complete, which allowed client to settle for around half of original claim.
- ◆ Claim of defects at the Andersen Residence – investigated, produced damage map and was available at trial. Provided evidence that damages were not limited to areas the client worked on, so that others shared responsibility for the cost of repairs.
- ◆ Claim of defects at the Huey and Wood Residences – investigated, reviewed and compared neighboring houses' repair costs, which reduced liability for the client on the Huey residence.
- ◆ Payment dispute at the Hachem Residence – investigated and produced estimate to complete repair/remodeling project after owner fired original contractor, prepared expert testimony for trial. Documented actual costs to complete project for homeowner/contractor negotiations.

Estimation and Construction Management

- ◆ \$3 million Riverscape Condominium – Managed and estimated project, oversaw design and installation of all slab and tile work.
- ◆ \$1 million Portland Light Rail project – Project managed, including tracking man hours, materials, and payroll.
- ◆ Project management and estimation for various high profile natural stone artwork projects including:
 - Stack of coins at the Koin Tower
 - Children's maze at Waterfront Park
 - Portland Library granite staircase
 - California Museum of Science and Industry (CMSI) multiple granite art pieces

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ORGANIZATIONS

Dan has been a long-time volunteer as a construction project manager and site supervisor for:

- ◆ Habitat for Humanity, Forest Grove, Cornelius, and Newberg
- ◆ Twin Rocks Friends Camp, Rockaway Beach, OR

LICENSES

Dan was a licensed and bonded contractor for nearly 25 years, and is proud of the fact that in that time, and under the following licenses, he did not receive a single formal complaint:

- ◆ CCB# 131217 Cadd Ventures Inc. dba Pacific Custom Construction (formerly Nulife Painters and Jack Cadd Painting)
- ◆ CCB# 112528 Marble Granite & Tile Inc.
- ◆ CCB# 154584 Caddco