

GREGORY MOCKFORD, AIA, CSI

Principal

Vice President - Construction Defects & Envelope Design Services

EDUCATION AND PROFESSIONAL CERTIFICATION

Bachelor of Architecture – University of Oregon 1975

Registered Architect – State of Oregon; Professional License Number 2174

Registered Architect – State of Utah; Professional License Number 8709753-0301

Registered Architect – State of Washington; Professional License Number 10983

A.I.A. Continuing Education course study

C.S.I. Construction Specification Institute

LEED - Leadership in Energy & Environmental Design - Level-one training and certification

EXPERIENCE

A registered architect in the state of Oregon, Gregory Mockford has over 30 years experience in designing and constructing a wide range of public and private construction projects. He has developed and built institutional facilities, retail and office buildings, apartment complexes, business parks and corporate headquarters. Greg has overseen projects ranging from under \$1 million to over \$35 million.

Experienced in all aspects of the industry, Greg has served as owner's representative, architect and contractor's project manager, providing programming, managing development, creating design documents and overseeing the construction of numerous projects. Greg fully understands the differing perspectives of the owner, architect and builder. Greg believes the key to project success comes from understanding the critical relationships among these roles, and he actively works to establish and maintain trust among all project team members. In scheduling and coordinating projects to ensure effective, timely completion, he emphasizes communication among project managers, superintendents and architect/engineers.

Construction Defects

Greg currently heads the defect investigation practice, overseeing investigations as varied as singlefamily dwellings to multiple story office buildings. His 17 years as a construction project manager enable him to immediately understand the systems involved in a building and the implications of defects. As a registered architect, he brings a highly qualified background in building design, which is invaluable when assessing building defects and failures.

Greg's knowledge of the design and construction process gives him the insight to investigate, analyze and present the facts regarding construction defects disputes. Projects include exterior envelope design and water intrusion. Greg is also called upon to critique project design, evaluate architectural standards of care and examine costs in construction disputes. Greg is an expert in miscellaneous specialty trades, where he analyzes the quality of installations and how the work measures up to project specifications and code requirements. When preparing the scope of repairs, Greg is able to assess responsibility for defective work and accurately allocate liability for clients.

Litigation Experience

Greg brings non-biased, credible expertise to panel members, mediators, judges, juries and opposing parties. Complimenting 29 years in the design and construction industry, Greg has several years of experience supporting successful claims negotiation, mediation, arbitration and litigation. Greg's involvement and continuing experience in the construction industry keep him abreast of current laws and new developments made in construction claims investigations. His comprehensive knowledge and wide-

ranging experience allow him to provide clients a multitude of services in the legal environment. Greg has served as an expert witness in a number of mediations, arbitrations and trials.

Examples of Greg's litigation expertise include:

Trial Testimony

- Andersen Residence; Portland, OR
- Brookings Apartments; Brookings, OR
- Naylor v. Swanson Group Inc.; Buxton, OR
- Huntington Residence; White Salmon, WA
- Rose City Dental; Portland, OR
- Springville Townhomes Investments LLC v. DR Horton et al; Portland, OR
- Jones Residence; Carson, WA
- Shawa Commercial Building; Astoria, OR
- Montara Owners Association v. Suttles Construction, Inc. et al; Portland, OR
- Johnson v. BC Homes Inc., et al; West Linn, OR
- Jones Architecture v. Toutle River Ranch, Inc.; Longview, WA
- Washington Park Condominium Owners Association v. J.R. Johnson, Inc., et al.; Portland, OR
- Citadel Apartments; Astoria, OR
- Linden Village Condo Assoc. v. Linden Village LLC et al; Milwaukie, OR
- Simons v. Kolwitz; Lincoln City, OR
- Oregon Cambodian Buddhist Society v. S. Kem Design & Construction, Inc.; West Linn, OR
- One Lake Place Condominium Assoc. v. Pyramid Investments, LLC; Vancouver, WA
- Wilsonville Holiday Inn; Wilsonville, OR
- Truitt v. Pacific Plumbers Corp.; Klamath Falls, OR
- Q Condominiums v. Legend Homes Corporation, et al; Hillsboro, OR

Arbitration Testimony

- Port of Portland v. Brundidge Construction; Portland, OR
- Shilo Inn v. TouchStone Granite & Marble; Seaside, OR
- Maya's Tacqueria; Portland, OR
- Ohlsen v. M.G. Arnett, Inc. dba Bear Construction; Beaverton, OR
- Weintraub v. DeFlorio; Portland, OR
- Montgomery Residence; Beaverton, OR
- Bigelow v. Hilb; White Salmon, WA
- Cecchini v. Tim Ralston, Apollo Custom Homes, et al; Hillsboro, OR

- James Deloretto v. European Construction Inc.; Portland, OR
- Huch Residence; Mulino, OR
- Shadow Hills Apartments; Corvallis, OR
- Murdock Residence; Fairview, OR
- Davenport Residence; Portland, OR
- Coos Bay Toyota; Coos Bay, OR
- Behrmdt Residence; Portland, OR
- Warnshuis Residence; Newberg, OR
- Winkel v. Moe; Portland, OR
- Villa de Mariposa LP v. Seabold Construction, Inc. v. MJ Hughes Construction Co., Inc., et al; Portland, OR
- Robert Gray Partners, Inc. v. Oregon College of Art and Craft; Portland, OR
- Santiam Memorial Hospital; Stayton, OR
- Tualatin Valley Fire & Rescue, North Wilsonville Station 56; Wilsonville, OR
- Kenneth & Michelle Cartwright v. Baseline Landscapes, LLC; Salem, OR

Dispute Resolution and Partnering

Greg has achieved fair and timely resolution of disputes on many major construction projects. His technical expertise, people skills and experience with the owner, contractor and architect/engineer give him an exceptional ability to determine the facts, analyze the issues, and present his findings in a persuasive manner. This has been especially helpful in his success at applying the Project Re-Alignment methodology for quick and fair settlement of construction disputes.

Greg has also facilitated pre-construction partnering and alignment sessions to create cohesive project teams across discipline and ownership lines. Representative successes include:

- A \$70 million high school in California that was 4 months behind schedule, facing millions of dollars in claims and litigation costs, and not expected to be completed in time for school. As a key member of the realignment team, Greg interviewed the parties (the school district managers, their construction manager's project staff, the general contractor's project team, the architect and engineers, and six key subcontractors that had the majority of the claims) and analyzed the claims. In only 75 days, he and his team of technical experts prepared findings of fact that defined the responsibilities for the delays and allocated costs to each party. He then assisted the lead facilitator in persuading the parties to accept the recommendations and move on to completing the second phase of the project.
- Phase II of the Stafford Creek Prison in Aberdeen, Washington was approximately twelve months behind schedule and subject to a potential \$3.5 million claim from the general contractor and subcontractors. As the lead member of the technical assistance support team, Greg worked with the Department of Corrections, the contractor, and both of their technical experts to analyze the schedule and allocate the costs between the parties. The facilitated settlement was based largely on Greg's recommendations.
- Partnering session for contractor and low-income housing developer for Oleson Woods project to improve interpersonal communication skills as well as set up timely and clear procedures for changes to the contract. This project was under pressure to reduce costs. Greg was able to help

the team create tools and align attitudes to enable working together rather than as adversaries.

Construction Management and Development Projects

One of Greg's greatest strengths is in managing the successful construction of major projects.

Representative projects include:

- Wilsonville Summit Apartments: \$30 million, 326-unit, luxury apartment complex; Wilsonville, OR.
- Tanasbourne Corporate Park-Phase I: \$4 million, 70,000 SF brick office building with park and road development improvements; Hillsboro, OR.
- Jubitz Truck Stop: \$5 million development, including an 80,000 SF hotel, restaurants, shopping mall and theater; Portland, OR.
- Wieden & Kennedy Headquarters: \$28 million, 65,000 SF conversion of a warehouse to an office building; Portland, OR.
- East Precinct Community Policing Facility: \$8 million, 35,000 SF police facility and community center, with a 3-level, 105-auto, pre-cast concrete parking garage; Portland, OR.
- Yoshida Office Building: \$4 million, 72,000 SF brick office building; Portland, OR.
- NW 23rd & Everett Retail Building: \$2 million, 10,000 SF brick retail building; Portland, OR.
- Washington Green Shopping Center: \$3 million, 55,000 SF masonry retail building project; Portland, OR.
- St. Helens Public Library: \$1 million, 30,000 SF facility; St. Helens, OR.
- Suburban Medical Clinic: \$2 million, 58,000 SF steel-frame medical office building; Portland, OR.
- Koll Woodside I & II: \$8 million, 229,000 SF flex-space project; Beaverton, OR.
- Sequent Computer-Phases I & II: \$10 million, 168,000 SF corporate headquarters and computer assembly facility; Beaverton, OR.
- Koll Business Center-Phase II: \$5 million, 89,000 SF business park; Tigard, OR.
- OECO Corporation: \$5 million, 176,000 SF electronics manufacturing facility; Milwaukie, OR.
- Freightliner Corporation-International Computer Facility: \$4 million, 85,000 SF steel-frame office building and computer facility; Portland, OR.

Technical Assistance to Small Businesses

Greg also serves as a technical resource and advisor for disadvantaged businesses (M/W/ESBs and DBEs) endeavoring to win construction work. Through multiple programs in the Portland metro area, he provides direct expertise and review in the fields of design, estimating, constructability and construction and project management. He provides technical assistance to small business clients seeking to bid on large projects. With his special expertise in all phases of project start-up, project management and close-out, Greg brings a valuable perspective to the task of leading small business owners through all phases of managing a project. Greg's recent, similar projects include:

- Port of Portland, DBE Mentor Protégé Program, 2004-2005. Selected as technical assistance provider for the Port's on-going Mentor Protégé program. Scope of services included assistance with three key areas: engineering and project management, construction management, estimating and bidding.

- Housing Development Center, Housing Authority of Portland's Contractor Support Program, 2003-2005. Training, support and technical expertise in estimating, project management and

for M/W/ESB subcontractors who bid on the HOPE VI development project in Portland.

Scheduling and Estimating

A Senior Project Manager for 15 years, Greg provided primary project team leadership in developing and managing construction CPM schedules to meet or beat project deadlines. In addition, he coordinated conceptual budgets and detailed estimates during contract negotiations. Greg selected and contracted with suppliers and subcontractors to maximize economic and schedule opportunities, as well as overseeing projected financial outcome reporting. He also developed planning and feasibility analysis, in preliminary estimates and schedules. During construction, he has overseen suppliers and sub-contractors and coordinated field construction activities. In managing and scheduling projects, Greg utilizes MS Project, Access, GroupWise, Timberline and Primavera-SureTrak, as well as Excel and Microsoft Word.

Architectural Practice

As an architect and designer, Greg Mockford has developed programming, planning, design and construction documents for numerous projects and providing administration for such projects as:

- Tacoma General Hospital: A six-level concrete frame addition and remodel; Tacoma, WA.
- Eau Claire Estates: A multi-building high-rise, mixed-use and residential project; Calgary, Canada.
- Grand Avenue Mall: An adaptive reuse of an urban shopping mall for the Rouse Company; Milwaukee, WI.

Coaching and Training

Greg has trained project managers, construction superintendents and project owners in project management tools and techniques, including scheduling, estimating, bidding, reading plans and change order management. He also offers training in construction defects and how to avoid claims. Greg has been a speaker at the following 2005 seminars sponsored by Lorman Seminars as well as Half Moon Seminars:

- What to Do When Construction Projects Go Bad in Oregon
- Solving Water Intrusion and Mold Problems in Oregon
- Mold and Moisture
- Tricks, Traps and Ploys Used in Construction Scheduling in Oregon
- How to Avoid Claims
- Standard of Care for Design Professionals
- OSB Construction Law Section – Smith Freed & Eberhard P.C. Lunch & Learn Series – Construction Law: Interrupting Building Codes
- 16th Annual Oregon Construction Law – Construction Defects: Unique Construction-Related Issues and Developments
- OSB Advanced Construction Law – Construction Project Overview from Concept to Construction