

ROBERT HARP

Project Manager, Construction Defect Services

EDUCATION

Professional Aviation Ground School, 1992

US Navy Flight Engineer School/S.E.R.E. School, 1989

Southern Oregon State College, Undergraduate Studies 1979 to 1981

Continuing education in negotiating, building science, water intrusion, mold remediation, OSHA

EXPERIENCE

Robert Harp has been working in the construction industry for over 20 years, including five years as a Superintendent and 16 years as a Construction Manager. In this time, he has managed the construction and completion of more than 350 new single-family homes and numerous multi-family residential buildings. His projects have ranged from individual homes in the half-million dollar range to a recent subdivision of 45 homes with a total value of \$28 million.

Since joining Pinnell/Busch as a project manager for Construction Defect Services, Robert has been a key factor in achieving equitable settlements for our defendant clients. As the plaintiff's expert, however, he is often able to help achieve settlements that are 100% of the amount claimed.

Robert's extensive experience as a Builder and Construction Manager make him a valuable member of the Construction Defects team at Pinnell/Busch. His hands-on experience provides him the detailed knowledge of the construction process and best practices for quality construction that precludes construction defects. This, with his expansive skill set and wide range of experience, enable him to provide reliable expert advice to attorneys and clients as well as expert testimony for mediation, arbitration, and at trial if necessary.

During the course of investigations, Robert is able to identify latent deficiencies and potential failures and clearly communicate those issues to attorneys and clients, giving them a clear understanding of complex technical issues. These skills can greatly benefit attorneys, insurance carriers and clients in making informed decisions. He also knows not to over-react to minor workmanship issues that will not degrade performance. In addition, he can develop an economical scope of repairs and then estimate the cost of those repairs to aid in settlement negotiations or to support expert testimony.

In addition to his technical skills, Robert is an experienced project manager. He has overseen all aspects of construction – from the office to the field. He is adept at managing the array of administrative and financial responsibilities that a large-scale residential project requires: scoping the project, working with the designers, estimating, permitting, creating budgets and schedules, managing the bidding process and awarding sub-contractor and vendor contracts, tracking and reporting progress, and managing contractor licensing and insurance requirements. He is adept at managing all aspects of both new construction and remediation of construction defects.

Robert served in the U.S. Navy for six years and credits that experience with providing him the communication and relationship-building skills that serve him well as a Project Manager. He prides himself on his reputation for professionalism and his ability to establish rapport with all team members from contractors to architects and engineers, and clients to building officials and field crews.

REPRESENTATIVE CONSTRUCTION DEFECT PROJECTS

Robert's construction defect investigation and remediation experience includes the following representative projects:

- ◆ **Bayberry Condominiums** – Seven building townhome project. Investigated exterior cladding system for the townhome project to determine the source of water intrusion and the extent of related damage. Developed preliminary report that detailed defects, responsibility and estimated cost of repairs. Assessed responsibility for defective work and assigned associated allocations.
- ◆ **Madison Heights Condominiums** – 22 building condominium development. Investigated exterior cladding system and waterproof deck installation for the condominium project to determine source of water intrusion and extent of related damage. Investigated geotechnical issues with compaction and settlement. Developed preliminary report that detailed defects, responsibility and estimated cost of repairs. Assessed responsibility for defective work and allocated associated costs.
- ◆ **Graystone Condominiums** – 24 building condominium development. Investigated exterior waterproof decking systems for the condominium project to determine source of alleged water intrusion and extent of related damage. Developed preliminary report that detailed installation methods, product performance and lack of defects.
- ◆ **The Ridge Apartments** – Eight building, multifamily apartment complex. Investigated exterior building envelope consisting of a vinyl siding system for the apartment complex to determine the source of water intrusion and the extent of related damage. Developed repair scope that detailed defect correction, responsibility and estimated cost of repairs. Solicited multiple estimates for repairs.
- ◆ **Mountainside General Dentistry Building** – Commercial office building. Investigated exterior EIFS cladding system on the office building to determine the source of water intrusion and identified the responsible parties and extent of related damage. Developed a preliminary report that detailed defects, responsibilities, and the estimated cost of repairs with allocations.
- ◆ **The Mews at Tualatin** – Five-story, mixed use commercial and residential building. Investigated exterior EIFS cladding system and associated components to determine source of water intrusion, responsible parties and extent of related damage. Developed preliminary report that detailed defects, responsibility, and the estimated cost of repairs with allocations.
- ◆ **Shadow Hills Apartments** – Four-story multifamily complex. Construction Management and Water intrusion case. Investigated exterior cladding, developed a preliminary repair scope, and solicited bidders. Operating as Owner's Agent for the repair process, developed repair specifications and photo-documented exposed damage during repairs for use in possible future litigation.
- ◆ **The Drentlaw Residence** – Single family, multi-level hillside construction. Water intrusion and construction defect case. Investigated exterior cladding system to determine installation deficiencies, source of water intrusion and extent of related damage. Developed detailed preliminary report of defects, created repair scope, and solicited repair bids. Assessed responsibility for defective work and assigned associated costs.

- ◆ **The Sellwood Lofts** – Mixed use, four-story building includes a public library, real estate office, residential units, and parking facility. Building envelope is composed of brick, stucco and exterior insulation finish system. Investigated exterior to determine source of water intrusion and construction defects. Developed preliminary report detailing defects and created repair scope.
- ◆ **The Rounds at Beaverton** – Sixty five unit residential complex over commercial space. Water intrusion and construction defects case. Investigated exterior cladding system to determine installation deficiencies and the source of water damage. Developed preliminary report that detailed defects and methods of investigation.

REPRESENTATIVE CONSTRUCTION MANAGEMENT PROJECTS

Prior to joining Pinnell/Busch, Robert's experience included the following construction management projects:

- ◆ Construction Manager, residential new construction, Riverside Homes, Beaverton, OR. Completed 244 production homes, over an 8-year period with a total project value of approximately \$85,000,000.
- ◆ Construction Superintendent, multi-family rehab, Avalon Bay Communities, Bellevue, WA. Remodeled 280 apartments and homes in five buildings. Rehab budget was \$8,000,000.
- ◆ Construction Manager, residential new construction, Stonebrook Homes, Inc., Sherwood, OR. Completed 58 production homes, with a project value of \$11,000,000.
- ◆ Project Manager, residential new construction, Pyramid Development, Inc., Newberg, OR. Completed 16 custom homes, with a total project value of \$4,500,000.

ORGANIZATIONS

Licensed Consultant (Active NRH Consulting, 2007)
Associated General Contractors
Northwest Wall & Ceiling Bureau