

Project Manager

EDUCATION

B.A., Interior Design, University of New Haven, 2000

A.A.S., Architecture, Dutchess Community College, 1988

EXPERIENCE

Greg is a seasoned professional with 30 years of career experience in the fields of construction management, contract management, manufacturing operations, architecture and facilities engineering. Greg has managed commercial and residential projects with budgets ranging from \$100K to \$4MM.

Greg's thorough understanding of building systems and processes stems from his experience in project estimating, documentation, budgeting, negotiation, and administration of contracts and subcontracts. His focus, precision and objectivity lead to concise data gathering and reporting, enabling him to provide our clients with practical solutions to complex issues. He has worked closely with envelope consultants and attorneys in Portland and Seattle, providing project management, estimating and expert witness testimony on defect litigation for over eight years prior to joining Pinnell Busch.

His previous supervisory experience includes overseeing unionized maintenance trades and aerospace manufacturing employees. With the implementation of task scheduling systems, he reduced overtime by 13%; with a focus on continuous improvements to employee morale and attendance, productivity increased by over 10%. He has also assisted in the design and detailing of cutting-edge systems for building envelopes, and served as the branch manager for a Portland area repair contractor.

In May 2013, Greg brought his professional skills to the Pinnell Busch team. His precise and thoughtful approach to complex cases facilitates a positive working relationship and team approach with our clients.

DEFECTS INVESTIGATIONS AND ENVELOPE CONSULTING

Greg's expertise in construction from the ground up enables him to provide our clients with assessments of root cause/corrective action, industry compliance, and cost appropriateness. His ability to zero in on the underlying issues of a case, report observations and provide recommendations for course of action is a key component in helping clients resolve difficult cases. His work, in collaboration with architects, owners and contractors, assures completion of envelope repairs in compliance with construction details and industry standards. Project types range from single and multi-family leads in personal injury investigations

SCOPE OF SERVICES:

- ◆ Analysis of investigation findings, claims investigation and determination of needed repairs
- ◆ General inspection of structures; interior and exterior inspections of building components
- ◆ Comparison of building design with current building conditions
- ◆ Comparison analysis of defects allegations
- ◆ Development and implementation of investigation scopes
- ◆ Bids acquisition from qualified contractors
- ◆ Assistance in arbitration, trial preparations and presentations
- ◆ Budget management and preparation
- ◆ Cost study comparisons
- ◆ Preparation of observation reports
- ◆ Oversight and documentation of contractor repairs

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- ◆ Participation in expert's meetings
- ◆ Presentations of findings, repair scopes and costs
- ◆ Quantity take-offs
- ◆ Research and analysis of building codes and compliance
- ◆ Installation procedures research
- ◆ Project documents review and organization to identify critical documents
- ◆ Work with owners and architects to assess building conditions prior to repairs
- ◆ Collaboration with architects and other design disciplines for critical envelope detailing
- ◆ Products research and recommendation for use on building envelopes
- ◆ Detail and plan review for appropriateness of design
- ◆ Participation in project communications and site project meetings with contractors and architects
- ◆ Observation and inspection of ongoing construction for compliance to construction documents
- ◆ Work with contractors and architects to review and approve project documentation and maintenance requirements prior to completion of work

REPRESENTATIVE PROJECT EXPERIENCE

Construction Defect

- ◆ **Olive 8** – Construction defect case, litigation support for interior tile in an 18 story, 250-unit high-end hotel in Seattle. Reviewed contract documents, investigated field conditions in comparison with construction documents, prepared targeted repair protocol, and assessed cost/risk to insurance providers.
- ◆ **The Olivian**- Construction defect case, litigation support for balcony railings safety claim in a 26 story, 150 unit, high-end apartment tower in Seattle. Reviewed contract documents, investigated field conditions in comparison to construction documents, with emphasis on targeted repairs and costing, for approximately 350 alleged safety violations.
- ◆ **Arbor Roses SFH** – Construction defect and water intrusion case, litigation support for 66 single-family homes. Prepared unique scopes of repair and cost estimates, and assessed contractor's cost estimates for each home. Investigated field conditions in comparison with plaintiff findings and allegations, and prepared targeted repair protocol, as well as assess cost/risk to insurance providers.
- ◆ **Belmont Lofts** – Construction defect and water intrusion case, litigation support for a 3 story, 12-unit mixed use residential/retail/commercial building. Reviewed contract documents, investigated field conditions in comparison with construction documents and plaintiff findings, prepared targeted repair protocol, and assess cost/risk to insurance.
- ◆ **Ross Residence** – Dispute resolution between homeowner and insurer, water damage claim, for a single-family residence. Reviewed damages to home and compared multiple estimates from repair contractors against insurer's proposal for reimbursement to owner. Provided analysis of contractor estimates and procedures for claim resolution resulting in expedited claim resolution without litigation.

Envelope Consulting

- ◆ **OHSU Vollum Institute** – Envelope consulting, collaboration with architect and representation of owner for restoration of 23-year-old research institute. Work in conjunction with hospital staff,

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architect and contractor in identifying project requirements, executing project details, and reviewing project documentation through the integrated project design process. Provided research and recommendations on cladding components and installation methodologies. Provided ongoing review of repairs by contractors to verify compliance with construction documents. Attended regular project team meetings and walk-thrus, with an eye towards long-term sustainability.

- ◆ **Child's Residence** – Construction defect and envelope consulting case, represented owner on 26,000 square foot custom estate. Provided investigation and analysis of project conditions and contract documents to support litigation. Investigated more than forty intrusive openings and prepared recommendations for repair of building envelope and structural defects. Solicited bids from repair contractor and worked with contractor on active repairs to property.
- ◆ **Canterbury Woods Condominiums** – Envelope consulting for a forty-year-old condominium conversion containing 150 residential units. Reviewed ongoing repairs acting as owner's representative. Performed building assessment to assist owner with ongoing maintenance and repair needs. Prepared report on findings and provided repair recommendations, along with qualified repair contractors. Oversaw repairs to ensure compliance with industry standards and responded to various owner inquiries for ongoing repairs.
- ◆ **Scholl's Village** – Envelope consulting case for fifteen-year-old condominium complex, containing 150 units. Acting as owner's representative, oversaw targeted repairs to building envelope to ensure compliance with design build documents including siding, windows, and roofing and deck waterproofing.
- ◆ **Erickson Fritz Apts.** – Envelope consulting case for over 100-year old building-pair, including 30 units. Worked in conjunction with architect on envelope detailing and oversight of construction of envelope in compliance with design documents. Performed observations of envelope elements and authorized completion and construction sequencing for related envelope component. Final review of construction prior to construction closeout.
- ◆ **Woodland Square Apts.** – Envelope consulting case for new construction of 70-unit affordable housing building. Work in conjunction with architect on envelope detailing and oversight of construction of envelope in compliance with design documents. Performed observations of envelope repairs and authorized completion and further sequencing for related envelope component repairs.

PROFESSIONAL DEVELOPMENT

- ◆ AutoCAD and other proprietary CAD
- ◆ Aerial Lift Certification (Operator)
- ◆ OSHA Construction Safety: 40-Hour Training
- ◆ InstallationMasters Level RLC-1 Certified Window Installer Training, based on American Architectural Manufacturers Association (AAMA), American Society for Testing and Materials (ASTM), and California Association of Window Manufacturers (CAWM) accepted practices and standards of window installation
- ◆ Building Envelope Council continuing education seminars and monthly meetings