

DAVID R. YORK, AIA CSI

Senior Project Manager, Construction Defect Services

EDUCATION

Master of Arts with minor emphasis in Urban Studies, 2005, Western Seminary

Bachelor of Science, Architectural Studies, 1977, Washington State University

Bachelor of Architecture, 1978, Washington State University

EXPERIENCE

With more than 30 years experience in architectural design, construction management and construction oversight, David York brings a broad and in-depth understanding of building design, envelope systems, construction, preservation, and restoration/rehabilitation to his work as a Senior Project Manager in Construction Defect Services and Envelope Consulting for Pinnell/Busch.

Building Envelope Consulting and Oversight

As a building envelope design consultant, David applies his extensive experience with building envelope systems to helping architects and developers rethink envelope technology, details, and best practices. This additional service is provided through architectural design firms, or directly to owner clients, and helps avoid design errors while achieving a more economical envelope system that will perform satisfactorily for the building's life when maintained as specified. It enables architects to integrate the latest envelope design features into their work without adversely impacting design aesthetics or costs.

David's oversight of building envelope construction helps ensure that the project is built as designed and identifies any unexpected difficulties with system implementation. His oversight includes review and testing of mockups, monitoring of installation procedures, and inspection of the building envelope. David works well with field crews, providing professional guidance, answering questions, and adjusting sequencing to achieve best practices. This significantly reduces installation errors and minimizes the possibility of future problems for the owner or the architect being drawn into litigation.

His envelope consulting assignments have included a wide variety of projects including three major multi-family developments, and a new 20,000 square foot office condominium where he assisted the home owners' association or developer on remedying defects and damage and observing the construction to be confident of high quality work.

Historic Preservation

David's experience in rehabilitation and restoration of historic buildings includes six years as Director of Design for 'Livable Oregon' where he investigated and assessed hundreds of projects in downtowns throughout Oregon, documented their condition and need for stabilization or rehabilitation, and recommended repair. Assessment of roofing, siding, doors and windows, flashing and penetrations was a major part of the work. This extensive experience with facades and roofing systems has given him the knowledge that he now uses in his building envelope consulting efforts.

David's historic preservation experience began while serving as the architect's project manager for rehabilitation of the Directors Building in Portland, Oregon, where he oversaw gutting and rebuilding the six-story building, creating parking in the basement, and adding two floors of penthouse on the roof, while preserving the façade and listing the building on the National Register for Historic Places. Other projects while working for architectural firms or for his own company have included investigation, documentation, and recommendations for repair of neglect and lifecycle degradation on a wide variety of buildings including mid-rise commercial and retail structures. This has included projects in Oregon,

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Washington, Texas, and Oklahoma.

Construction Defect Investigation and Documentation

David has both a broad perspective of the urban environment and in-depth knowledge of specific defect issues and how to remediate them. This overarching view has enabled him, for example, to identify the true source of a water penetration problem that others have missed and provides him the intuition to seek out evidence of latent defects that have or would eventually damage the building.

As a professional, David is experienced both with the high-level perspective required for urban design and the detailed focus required for field investigations and analysis of defects. Additionally, his extensive background in project management and construction means and methods helps him to understand the process and sequencing necessary to unravel a claims case. His skills at envelope document review, defect investigation, report writing, remediation scope definition, specification writing, and cost estimating are crucial for successful investigation and reporting of defects.

David has investigated and documented a wide variety of projects including single family and multi-family residential in addition to commercial and retail buildings.

Oversight of Defect Remediation, and Owner Representative Services

David has provided construction oversight and owner's representative services on a wide range of large projects. He is currently acting as the Owner's Representative on the Columbia Shores Condominium Projects and the Orenco Station Town Center Complex for both new construction and remediation of the building envelope for existing structures.

Project Management

As with other types of projects, good project management skills are essential to success. David's extensive experience in managing architectural design and construction oversight on mid-rise commercial and retail buildings, single family and multi-family residential, tenant improvements, build-out, and historic preservation has given him the experience to ensure economical, on-time, quality work. In addition, his experience in contract administration ensures that the contractor performs according to the contract.

Professionalism and Personal Skills

David has the professionalism and personal skills to gain the confidence and cooperation of the owner, architect, contractor, subcontractors, and others involved in a project. His communication skills enable him to clearly and succinctly describe his observations, recommendations to clients, and directives to field crews.

REPRESENTATIVE PROJECT EXPERIENCE

A sampling of David's larger projects includes:

- ◆ Kruse Woods One, Lake Oswego, Oregon; 60,000+ sf; Job Captain
- ◆ Uptown Shopping Center, Portland, Oregon; 40,000 sf; Project Manager
- ◆ Directors Building, Portland, Oregon; 60,000 sf renovation and addition; Project Manager
- ◆ Beaverton Foursquare Church, Beaverton, Oregon; 40,000+ sf; Owners Representative
- ◆ Eastridge Covenant Church; 40,000 sf; Project Manager
- ◆ Parkway Town homes; Owners Representative and Envelope Consultant
- ◆ Foxhall Row homes; Owners Representative and Envelope Consultant
- ◆ Morello Town homes; Owners Representative and Envelope consultant

- ◆ Beaverton Mall, Beaverton, Oregon; 60,000 sf; Project Manager
- ◆ Historic Geiser Grand Hotel, Baker City, Oregon; 25,000 sf; Preservation Consultant
- ◆ Eugene Hotel, Eugene, Oregon; Envelope Consultant
- ◆ Galleria Building, Portland, Oregon; Preservation Consultant
- ◆ Carnegie Library, Albany, Oregon; Preservation Consultant

PROFESSIONAL AFFILIATIONS

- ◆ American Institute of Architects
- ◆ Construction Specifications Institute
- ◆ National Trust for Historic Preservation
- ◆ Oregon Downtown Development Association
- ◆ National Trust Main Street Center state architects board, 1996-1997
- ◆ Co-chair of Portland Mayor's taskforce on non-structural seismic stabilization, 1996
- ◆ Livable Oregon, Director of Design, 1992-1997
- ◆ Historic Preservation League of Oregon

LICENSES

David is a registered architect in Oregon and Washington:

- ◆ Oregon # 2623
- ◆ Washington #5713