

CURRICULUM VITAE (CV)

REIF McELROY

Aquatech Consultancy, Inc.
One Commercial Blvd. Suite 201
Novato, CA 94949

415-884-2121

Sacramento Office
659 Lincoln Way, Suite 204
Auburn, CA 95603

530-913-1818 Cell

reif@noleak.com
reif.mce@gmail.com

AREAS OF EXPERTISE

Reif McElroy has more than 30 years of diverse experience in general construction and construction consulting. Reif is an active licensed building & engineering general contractor with extensive experience in construction, management, and cost estimating. Reif has experience in construction litigation relating to construction defects, construction management, cost estimating for both civil and building construction, and contractor and developer standard of care. Past experience enables Reif to incorporate a comprehensive approach to forensic investigation, evaluation, specifications and overview of design and constructability for various types of clients and building systems.

As an experienced building envelope consultant working with various building investigation teams throughout California, Reif's expertise has provided component assessments using destructive and nondestructive techniques for identification of moisture infiltration. He is competent in construction cost estimating, on-site project management, and quality control for various types of buildings and building systems.

- Licensed General Engineering Contractor- Since 1994
- Licensed General Building Contractor- Since 1995
- Sr. Construction Manager
- Sr. Cost Estimator –for Building & Civil Construction Projects
- Construction Quality Control Manager (QCM)
- Certified Building Official CBO / International Code Council (ICC)
- Expert in Defective Construction Analysis- (Building Envelope & Structural)
- Insurance Loss Analysis
- General Carpentry and Framing (Metal & Wood)
- Lath & Plaster Systems
- Waterproofing Systems (Below & Above Grade)
- Log & Timber Frame Construction Systems
- Structural Insulated Panel Systems (SIPS)
- Earthwork / Excavation / Paving / Wet & Dry Underground Utilities
- Subgrade Remediation (Helical Piers, Grout Injection, Lime Treatment)
- Expert in Title 25 Division 1 Chapter 2 Mobile Home Park CCR's
- Architectural design details / Constructability Details
- Water intrusion repair and restoration of building envelopes
- ASTM / AAMA Certified testing procedures (Building Envelope)
- Certified Cost Estimator (ASPE) for Building & Civil Engineering
- ADA Accessibility Compliance
- Plan and Code compliance-CBC, CEC, CMC, 2001 Through 2017
- Real Estate Development Standard of Care
- Construction Standard of Care
- Modular Building Systems Experience
- ADA & Code Compliance Inspections
- Quality Control Inspections (building envelope, underground pipelines, & paving)
- On-site inspections and testing
- Deposition, Jury & Courtroom experience

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REIF McELROY

- **Building Investigations-**

Since 2000 Reif has worked with various professional building investigation teams throughout California, Nevada, Oregon, Washington, and Arizona. I can provide qualified personnel to assist owners, architects, engineers, various construction consultants and legal teams with building evaluations and investigations on Type V, wood framed construction, and Type I & II construction.

Investigation work includes:

- Commercial, Individual Residential, Multifamily, Senior Housing, Mix-Use, and civil site work improvements.
- Building exterior sidings, roof systems, glazing systems, flashings and window conditions
- Concrete & Foundation failures (surface and subterranean)
- Dry rot and mold caused by water intrusion
- Building and site structural conditions, related to damage or CD.
- Mechanical & Electrical operations and conditions
- Site review of asphalt paving, concrete and area drainage.
- Underground wet and dry utilities, forensic review of failures and repair methods
- ADA Compliance of buildings and facilities

- **Budgets and Cost Estimates** – Prepare detailed itemized budgets and cost estimates for construction defect repair, remediation, and restoration per Construction Specifications Institute (CSI)

PROFESSIONAL HIGHLIGHTS / EMPLOYMENT

Employment History

Aquatech Consultancy, Inc.

Building Envelope Consultant / Construction Management

Novato & Sacramento Ca / Sparks Nevada

June 2012- Present

Perform construction forensics investigation including building code, contract, industry standards compliance, destructive and nondestructive testing, site observations, quality control, repair recommendations, and cost estimating. Provide litigation support and consultation. Provide construction management for site assessments, coordination of building envelope related investigation, design review, specifying, and construction management and quality control for repairs and remediation.

Reif McElroy Construction / Consulting

Principal Construction Manager & Consultant

Sacramento, CA

May 2000- June 2012

Sr. Consultant and Construction Manager for Reif McElroy Construction. Licensed General Engineering and Building Contractor active as both a contractor and construction defect expert witness.

Construction Manager (CM) representing Owners, Developers, Prime-Contractors in management of general engineering, new & rehabilitation of buildings and facilities construction projects. Sr. CM in pre-construction & Design- Build projects. Cost Estimator for both budgets and construction bid cost. On site Safety and Quality Control (QC) manager.

Construction Manager in forensic investigations of building envelope and structural deficiencies for commercial, industrial, multifamily and residential type construction projects. Assist in the scope, means & methods of repair in conjunction with team architects, structural engineers and MPE consultants. Develop detail cost estimates of repairs in CSI format. Provide expert advice in construction methods, code compliance, and standard of care.

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Loomis CA

The C&R Construction Group, Inc.
Vice President / Operations Manager

June 2008- February 20, 2011

- Executive Manager overseeing all new construction as well as repair and Restoration of commercial, mix-use and multifamily projects. C&R is both a general engineering contractor (A) and general building contractor (B). In addition to its building division, C&R has various licensed divisions engaged in site development i.e. grading, paving, concrete and underground wet and dry utilities. *Duties* include providing design assist, cost budgets and constructability analysis during the preconstruction phase. General Operations Manager for all field activities. Review and attend all General Engineering and Building Repair pre-bid walks, determine means and methods to construction approach during bid and construction process.

S.D. Deacon Corporation
Division Manager / Repair & Restoration

Citrus Heights, CA

April 2006- June 2008

Division Manager & Executive Construction Manager for repair & restoration division for a large commercial general building contractor. Repair and Restoration Division provided building envelope repair, aided in developing means and methods for various types of building envelope repairs for commercial, retail, condominiums, and multifamily apartments projects throughout California.

**RMC Construction & Development
& Associated Companies**
RME / Vice President of Operations

Northern California

June 1994- April 2006

- RMC Construction & Development Company;
Affiliated & Owned Companies: Western Homes
Western Log Homes, Inc.
McTAC Engineering & Construction JVP

RMC Construction & Development

Executive Manager overseeing all new construction as well as repair and restoration of commercial, mix-use and multifamily projects. RMC is both a general engineering contractor (A) and general building contractor (B). RMC Construction designed and built numerous custom log, timber and SIP panel homes throughout the western United States under the **Western Log Homes** and **Western Homes** companies.

June 2004-April 2006 RMC Purchased SIP Builders Inc.

Vice President of Operations for **SIP Builders Inc.**; A Design, Build and Manufacture of large custom homes and multifamily developments throughout the Western United States. SIP Builders was a Structural Insulated Panel (SIP) manufacture of homes and commercial building packages. SIP Builders was acquired by RMC Construction & Development to fabricate and produce Structural Insulated Panel Systems (SIPS) for Western Homes and a host of independent sales teams in various states.

February 1994 – September 1998 / Formed JV Partnership

RMC Construction Company entered into a joint venture agreement with The Allison Company a C-34 pipeline contractor owned by Dorsey Allison. The JV Partnership was formed as **McTAC Engineering & Construction**. Partnership formed to completed specific site development projects for several Southern California real estate developers. MacDonald Development, SDC Development, and Rancon Reality in the San Bernardino Area, and a select few government projects for the USFS design / build contracts for the Grass Valley USFS maintenance facility and various snowmobile groomer facilities throughout Northern California. In September 1999 partnership was dissolved upon completion of projects and warrantee period expiration.

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El Dorado Hills, CA

HK Merron Construction

Vice President / Executive Project Manager

Feb 1992- May 1994

- General Contractor for Private, Public Works, and Federal construction projects. Executive Project Manager for public school’s projects throughout the Bay Area, and multiple engineering projects in the Sacramento area, and Southern California.

Moorefield Construction

West Sacramento, CA

Director of Construction

Dec. 1990 – Feb 1992

- Director of Construction / Project Manger for Northern California operations. In 1990 I opened, established, and managed a new Northern California office for Moorefield Construction a southern California general contractor engaged in retail, grocery and commercial construction projects.

SDC Real Estate Development Company

Newport Beach, CA

Director of Construction & Architecture

April 1988 to Nov 1990

- SDC Development Company (formally Santa Anita Development Co.) Director of Construction & Architecture for large commercial & industrial real estate developer in California and Arizona real estate markets. Over saw architectural design, and construction of all development projects.

Near-Cal Corporation

Anaheim, CA

Project Manager

May 1982 to April 1988

- Project Manager for midsize commercial & Industrial contractor in the Southern California market place.

Shooter & Butts Landscape & Construction

Atherton, CA

Field Superintendent / Heavy Equip. Operator

June 1979 to May 1982

- Field Superintendent overseeing general engineering operations for mid size landscape / engineering contractor in the Northern California / Bay Area market.

Marin County Fire

Woodacre CA

Firefighter Tech 1 / Wildland Fire fighter

May 1976- September 1979

- Wildland Firefighter Type 2 for two years, graduated to Engine Boss & EMT.

CONSULTANT SERVICES

Consulting services provided for Owners, Real Estate Developers, Prime Contractors, and Consultants.

- Client- **AIMCO Capital** / Multiple Apartment complexes in Northern California.
- Service Provided- Voluntary construction repairs on multiple apartment complexes through -out California. Assist property owner in completing a cost matrix to establish tax credit goals, and establish a working budget for building envelope and interior repairs.
- Services Dates- July 2006 – May 2009

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- Client- ***Peak West Development*** / Multiple Apartment Complexes in California.

Services Provided- Design assist with rehabilitation of apartment complexes throughout California. Assist property owner in establishing budget cost and project schedules incorporating tenant relocation and construction activities. Provide Construction Personnel & Management services during the construction process.

Service Dates- September 2007 – February 2009

- Client ***Arikat Real Estate & Finance Inc.***

Services Provided- Real estate development services, condition assessment reports, cost estimates for both new and rehab commercial retail center and mix-use projects, provide pre-development and pre-construction services, preparation for entitlements, establish MEP teams, and perform construction management services.

Service Dates- January 2006 – to February 2012

- Client- ***AFCO International Co. of Chantilly, VA***
AFCO International Co. Afghanistan

Service provided- AFCO is the lead Real Estate Developer & Construction Company of the 10,000-acre Mix-Use Real Estate Development project in Kandahar Valley, Kandahar Afghanistan. Project began development in 2003 Under Overseas Private Investment Corp. (OPIC) and later became known as Aynomina Development (“a place to live”) under AFCO International. I was retained by AFCO’s primary Share Holder Mahmoud Karzai and Ashland Kandahari to visit development in May-June 2011 to work out various land planning and construction deficiencies. Scope of review included civil engineering, building construction, and various infrastructure problems encountered during the development of a 500 acre residential and commercial phase of development which began in 2003 to 2011.

Reviewed waste water treatment facility to advise on corrective design and construction issues, discussed coal fired electrical plant purchase and set-up, reviewed hydrology issues for the present and future expansion of the development, as well as general mass grading and paving problems.

During visit reviewed completed single family homes, multifamily townhouses, and commercial structures for current use of construction techniques and ways to improve construction techniques and practices to advance means and methods of construction to modern technologies.

Service Dates- January 2011- September 2012

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EDUCATION & TRAINING

- College of Marin, Marin County CA - 1976 to 1978
Associate Degree in Hydraulic Engineering / Fire Science

License:

- Active California Contractors License for General Engineering (A) and General Building (B) License # 867156 since 1994.

Professional Training:

Associated General Contractors of America (AGC)-

- Contract Document & Construction Law 1989
- Managing Construction Cost 1989
- Construction Management 1988
- Estimating Cost & Procedures 1987
- Managing the Risk of Mold in Const. 2003
- ICC Certified Building Official 2006-Present
- Construction Compliance Certification Program (CCCP) June 2010-2012
- Condition Assessment of Structural Evaluation of Existing buildings 2010
- CPM in Construction Management 2010-2012
- CQC- US Army Corps of Engineers- 2006-2010
- Operating Engineers Local 3, San Jose CA 1979-1982

PROFESSIONAL MEMBERSHIPS

- Sealant Waterproofing & Restoration Institute (SWRI)
- International Code Council: Certified Building Official (ICC)
- American Society of Professional Estimators (ASPE)
- American Concrete Institute Member (ACI)
- The Construction Specifications Institute (CSI)
- The Forensic Expert Witness Association (FEWA)
- Western Construction Consultants (WestCon)

Cases and trial listings available upon request.

Designating Mr. Reif McElroy as an expert witness and or the use of this resume in legal proceeding without specific written approval is prohibited.

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EXPERT WITNESS & INVESTIGATION SERVICES LITIGATED

Sampling of Closed Cases

- Plaintiff- Attorney- Joan Lewis Vs Real Log Homes
Massie Berman & Millerick –
Andrew Berman
 - Type of Litigation- Manufacture, design documents & construction
defects of 6000 square foot custom log home.
 - Scope of Services- Scope included Investigative services, Invasive testing and
inspections, Compilation and interpretation of data, defect
Documentation and cost to repair. Provided Expert Witness Deposition and
trial testimony & presentation.
 - Case Status- March 2000 Judgment for Plaintiff – June 2002
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- Plaintiff- Attorney- Type of Litigation- William Weddington Vs. Patricia Tsubokawa Reeves
aka Reeves & Associates; Reeves & Ashley, LLP
Drath, Clifford, Murphy & Hagen, LLP – John Drath
 - Scope of Services- Provide detail cost to construct custom log / timber
home. Supplemental Declaration provided for trial.
 - Case Status- April 2006-Trial Start June 2006- Case Settled
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- Defendant- Attorney- Snowcrest Condominium v. Franklin Street
Properties, et al.
Bustamante O’Hara Gagliasso / Andrew Stearns
Vitale & Lowe / Suzanne A. Tollefson
 - Type of Litigation- Repair estimates for 30 condominium units at
Kirkwood, CA
 - Scope of Services- Investigative services, non-invasive testing,
Compilation and interpretation of data, defect
documentation, alternative means & methods of
const. repair & cost of repair.
 - Case Status- Settled November 2006
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- Defendant- Attorney- Newman v. Left Coast Builders, Inc., et al.
Clapp Moroney Bellagamba Vucinich
Robert Bellagamba

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Type of Litigation-	Repair estimates for drainage, waterproofing and related interior finish repairs caused by water intrusion for custom residential home.
Scope of Services-	Review repair methods and procedures with Geo Tec and structural engineering consultant. Work up cost estimates for repair. Preparation for Deposition.
Case Status-	Settled February 21, 2007
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• Plaintiffs- Attorney-	Channel Lumber Co vs. Rossi Development Co. Christopher Hogan / Law Offices of Christopher Hogan
Type of Litigation-	Construction Defects Granite Creek Apartments, Rocklin CA.
Scope of Services-	Investigation and destructive testing, cost estimates, means and methods for repairs of cement lap board siding, underlayment & flashing, second level decks, stair cases, roofing and flashings. Expert deposition testimony provided.
Case Status-	Open- November 2005- Settled December 2007
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• Defendant- Attorney-	Krueger v. Del Webb California Corp (Pulte Homes) Clapp Moroney Bellagamba Vucinich Robert Bellagamba
Type of Litigation-	Repair estimates for exterior water intrusion, interior repairs, and site drainage work.
Scope of Services-	Review repair methods and procedures with Geo Tec and structural engineering consultant. Work up cost estimates for repair.
Case Status-	Settled May 2007
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• Defendant- Attorney / Consultant-	Merzon Industries / Camden Pointe, Spanos Park Liability Management Systems Wiss, Janney, Elstner Associates (WJE)
Type of Service / litigation-	Destructive Testing & development of repair methods for large class action law suit relating to window product failure.

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Scope of Services- Provide Support personnel and equipment to complete water testing on numerous residential windows throughout Northern California and Southern California Tract homes. All testing per ASTM standards. Provide equipment and personnel to complete repairs. Develop repair methods with LMS and cost estimate of repairs for 600 homes.

Case Status- Closed. November 2006 –Released by LMS June 2008

- Plaintiff- Surama Hospitality, LLP
- Attorney- Berliner & Cohen
Ann Liroff

Type of Litigation- Compile full repair scope and alternative construction repair cost.

Scope of Services- Review / modify plaintiff’s construction deficiency repair scope, complete repair cost associated with water intrusion issues in stucco cracks, exterior windows, window flashings, wall to roof flashings, roof leaks related to roofing for four story wood framed Hotel. Structural defect repairs, mechanical defect repairs, and consequential damages related to poor construction means and methods.

Case Status- Settled June 2007 / Repairs began September 2007 completed January 2008.

- Plaintiff- Harry & Darla Whitlock v Modern Manufactured Homes
- Attorney- Law Office of Eugene P. Haydu

Type of Litigation / Scope
Site review of conditions; establish cost to repair areas of water intrusion and foundation repair for a Skyline Manufactured home.

Case Status- Retained 7-2008- Settled April 2009

- Plaintiff- Maria Ligeti & Gordon Campbell v. HBOS dba Destiny Homes, et al.
- Attorney Sacramento County SC Case no. 07AS03375
Law Office of Eugene P. Haydu

Type of Litigation/Scope
Site review with Preliminary Assessment Report of findings, assist in determination of means – and – methods of repair related to structural defects, water intrusion, Standard of Care, & Code compliance for both Manufacture and Set-up Contractor for customized triple wide manufactured home with (2) additional “tag” units, and free standing garage.

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• Plaintiff-	West Capitol Courtyard II LP (West Sacramento Housing Development Corp) v. Brown Construction Yolo County SC., Case No. CV08-2202
Attorney	Law Office of Eugene P. Haydu
Type of Litigation-	Construction defect litigation.
Scope of Services-	Construction Cost to repair based on expert architects preliminary observations, destructive testing and Subsequent site reviews. Work to include full siding and Roofing removals and reconstruction on 50-unit affordable housing project including leasing and laundry facility, and related site work corrections.
Case Status-	Open October 2009- Case Settled November 2011

• Plaintiff-	Susan Chavez & Kathryn Caldwell vs. Thomas Baker, Lewis & Bristow Builders Sacramento County, Case No, 34-2010-00086176
Attorney	Palmer J. Swanson
Type of Litigation-	Contractor Standard of Care. Site Reviews, document analysis, Deposition & trial testimony.
Case Status-	Open August 2010- Case Settled March 2012

Details, case numbers, attorney, and consultant phone numbers and references are available. Case information is available upon a limited bases depending upon case status.

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