

RICHARD BRAND, AIA, CPM, PMP, NCARB

PRINCIPAL PROJECT DIRECTOR | EXPERT WITNESS

213.663.9661 | brandx3@icloud.com | 1528 6th St. Apt. 501 | Santa Monica, CA 90401

Experienced program, project, construction manager and architect responsible for managing multibillion-dollar, multi-site new construction and renovation projects throughout the United States. Proven leadership skills for executing design and construction contracts on time and under budget.

Expert Witness in the Field of Architecture and Construction Management

Core Competencies

- Developed Construction Management Program Policy and Procedures for \$35B K-12 Bond Program
- Developed Design Build Contract Bid and Award Policy and Procedures for \$35B K-12 Bond Program
- Experienced Program Manager/Owner's Representative/Construction Manager/Architect for Public Agencies and Private Construction Projects
- Developed Design Build Construction Contract Agreements for Nationwide Federal Construction Programs
- Directed Construction Management Services for a \$1B Hotel Project with a Chinese developer in Beverly Hills
- Developed Lease Lease-Back/GMP Preconstruction Contract Agreements for Public Bond Projects
- Developed Design Build Program Governance Structure to Control Design and Construction Cost and Schedule Operations
- Managed Program Finances and Developed Risk Mitigation Procedures
- Developed Schedule and Budget Performance Metrics and continuously assessed Program Performance against established benchmarks
- Directed the Design and Construction of over 12 Secretary of the Interiors Landmarked Renovation Projects
- No publications authored in the last 10 years
- No cases where I testified as an expert at trial or by deposition in the last 4 years

SELECTED PROFESSIONAL ACCOMPLISHMENTS

EXPERT WITNESS

ROUND TABLE GROUP

Circa Hospitality Group II LLC d/b/a, The D Las Vegas

TBD | Las Vegas, Nevada

Client representing The D Las Vegas casino and hotel is involved in litigation regarding ADA access compliance to the casino and hotel. Provided Expert Witness review opinion on investigation, reports and correction items.

CURTIS DESIGN

\$TBD | Salt Lake City, Utah

Client representing CAD drafting service firm for the Architect of Record is involved in litigation regarding an on-site safety incident. Provide Expert Opinion on on-site safety policy and procedures by General Contractor, subcontractor, and Architect of Record.

SLAM DUNK / BIG CHICKEN RESTAURANT

\$TBD | Santa Clarita, California

Client representing Slam Dunk / Big Chicken Owner in on going litigation against the Architect of Record related to the failure of the Architect to recognize existing building conditions that have significant impacted restaurant operations and consumers. Provided Expert Opinion on whether Architect failed to provide adequate design services in accordance with their contract.

COLLINS COLLINS, LLP

Los Angeles Community College

\$38M, Los Angeles, California

Client representing Architect in ongoing litigation with Owner related to failure of the Architect to perform construction administration services in accordance with the Construction Documents and Best Practices.

ROUND TABLE GROUP

Rimrock Construction, LLC

\$6.5M | Logan, Utah

Client representing General Contractor in ongoing litigation related to the construction of a \$21.7M college dormitory at Utah State University. Provided Expert Opinion on whether the State's Architect provided flawed construction documents and related scope of problems. Also, provided Expert Opinion on the manner in which the project was managed by the Architect/Engineer through the course of construction.

BENNETT TUELLER JOHNSON & DEERE

Tom Stuart Construction, Inc.

\$5.5M | Logan, Utah

Client representing General Contractor in ongoing litigation related to the construction of a \$19.8M student living dormitory. Provided Expert Opinion on whether the Owner's Architect provided flawed construction documents and related scope of problems. Also, provided Expert Opinion on the manner in which the project was managed by the Architect/Engineer through the course of construction.

HOSPITALITY

WANDA ONE BEVERLY HILLS HOTEL AND CONDOMINIUM

\$1B | 1.6M SF | Beverly Hills, CA

Director of Construction for the development and management of 14 RFP bid packages and General Contractor selection, design reviews, constructability reviews, Bid proposal development, reviews, and contract award. Also managed the development of two architects design (Richard Meier Partners and C/RTKL) for the project through permit approval and general contractor selection. Supervised the selection of the insurance broker, geotechnical components,

commissioning, material testing and FF&E (furnishing, fixtures, and equipment). Project design included two, white concrete residential towers along the western edge of the property. The facility was designed to obtain LEED Gold certification.

DOUBLETREE HOTEL

\$150M | 320,000 SF | Orange County, CA

Project Architect/Construction Manager responsible for design and construction administration services of the project. The Double Tree hotel project boasts 460 rooms, and a 20-story building with two ballrooms and restaurants.

HILTON SUITES HOTEL

\$120M | 256,000 SF | Orange County, CA

Project Architect/Construction Manager responsible for design and construction administration services of the project. This project is Hilton's first all-suite, 10-story hotel with 230 suites and a 7,000 SF atrium.

MERIDEN HOTEL

\$164M | 350,000 SF | Newport Beach, CA

Project Architect/Construction Manager responsible for design and construction administration services of the 4-star hotel in Newport Beach, CA. The project is a 10-story, 480-room hotel with two ballrooms, three restaurants and upper level pool and deck.

WESTIN HOTEL - LAX

\$180M | Los Angeles, CA

Project Architect/Construction Manager responsible for design and construction administration services for the 4-star hotel at Los Angeles International Airport which included a 13-story, 780-room hotel with 50,000 SF conference room and 800 car above grade parking garage.

FOUR SEASONS HOTEL AT LOS ANGELES

\$225M | Los Angeles, CA

Project Architect/Construction Manager responsible for design and construction administration services for the 5-Star hotel in Los Angeles, California which included a 17-story, 285-all suite hotel with restaurants and conference centers.

HEMMETER DEVELOPMENT RESORT HOTELS

\$1B | 1,500,000 SF+ | Palm Springs, CA

Project Architect for Langdon Wilson Associates responsible for design and construction administration services of a 5-star destination resort. I directed the preparation of schematic and design development drawings, in conjunction with Hemmeter Development, for the Sunterra Resort in Palm Springs, California which included three, 1,000-room hotels with separate ballrooms, exhibit spaces and meeting rooms in excess of 500,000 SF.

FEDERAL | COUNTY | CITY

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND HALL OF JUSTICE
PROJECT MANAGEMENT SERVICES

\$460M | 470,000 SF | Los Angeles, CA

Sr. Construction Manager for the \$460M Design Build renovation project that included seismic improvements, hazardous materials abatement, a new 1,000-car parking garage, while reaching a LEED Gold status. Responsible for the cost management and risk assessment on 70+ change orders with a design and construction value of over \$36M. Also responsible for the design and construction management of the County of Los Angeles Sheriff Department, District Attorney's tenant improvements, and the IT system for Core and Shell. The project included renovations for a 470,000 SF, 14-story, high-rise, historic landmark building that was built in 1928.

Value Add: Responsible for the cost management, risk assessment, constructability reviews, and GC negotiations on over 70+ change orders with a design and construction value of over \$36M while maintaining the overall budget and schedule.

UNITED STATES POSTAL SERVICE NATIONAL PROGRAM

\$1.5B | Multiple SF | Multiple U.S. Locations

Led a nationwide \$1.5B USPS construction management program that included 40+ new Design-Build construction projects and 60 Design-Bid-Build modernization projects, including a 32-story Historic Landmark post office building in downtown Minneapolis, MN. Developed the program approach for execution of contracts including construction, design criteria/performance specifications, prioritization of tasks and supervision of staff, labor and budgets, design/construction schedules, and management of profit and NOI. Performed CM-at-Risk services of the design and construction for the removal of four underground fuel oil storage tanks and installation of two new fuel oil storage tanks in downtown San Francisco. Services include preparing bid solicitation package with contractors and negotiation of construction services to remove the existing UST's and the installation of the new UST's.

Managed site development for real estate projects which included advertising, community contact meetings, engineering reports, geotechnical investigation, ALTA topographic/boundary surveys, Phase I and Phase II environmental investigations, site utilization plans, cost estimating, constructability reviews, scheduling and negotiations with state and local governing agencies for USPS properties in Hawaii, California, Minnesota, Michigan, Florida, and Costa Rica. A sample of the range of projects are the following:

- Directed the preparation of a Design/Build Solicitation package and Construction Management services for the \$500M, 920,000 SF Pontiac Michigan Processing and Distribution Center in Pontiac, MI. The project included 550,000 SF of fixed mechanization which was developed to 95% completion. Services included preparation of 10% building design, outline specifications, bid package, bid review, and award using the Skire WEB Project Management System
- Directed the preparation of a Design/Build Solicitation package and Construction Management services for the \$250M 32 story renovation of the Minneapolis Main Post Office in Minneapolis, MI. Services included preparation of 50% bridging document package, outline specifications, bid package, bid review, and award.
- Directed the preparation Design/Build Solicitation package for \$18M carrier annex in Santa Monica, CA. Services included preparation of design, specifications, bid package, bid review, and award.
- Architect of Record for the \$22M renovation of the Pasadena Main Post Office, Federal Historic Landmark. Project included ADA upgrades, asbestos abatement, public service lobby renovation and HVAC, electrical, security systems, and IT improvements.
- Architect of Record for the \$18M renovation of the Santa Barbara Main Post Office, a Federal Historic Landmark. Project included ADA upgrades, asbestos abatement, public service lobby renovation and HVAC, electrical, security systems, and IT improvements.

- Architect of Record for the \$25M renovation of the San Luis Obispo Main Post, a State Historic Landmark. Project included ADA upgrades, asbestos abatement, public service lobby renovation and HVAC, electrical, security systems, and IT improvements

CITY OF LOS ANGELES ZOO
BUREAU OF ENGINEERING SERVICES
\$30M | Multiple SF | Los Angeles, CA

Architect of Record / Construction Manager, responsible for the management of the architecture/engineering design and construction administration of the City of Los Angeles Campo Gorilla Expansion Exhibit, Winnick Family Children's Contact Yard and Muriel's Ranch, and the "Pride of LA" Lion Exhibit projects. Also managed the design and construction administration of various Zoo projects within budget and schedule.

COMMERCIAL

515 S. FIGUEROA
\$152M | 437,700 SF | Los Angeles, CA

Construction Manager for a 21-story, Class A office building. Provided onsite construction administration services to facilitate construction of the project, reduce change orders, and to keep the construction of the project on schedule.

444 FLOWER STREET
\$311M | 891,000 SF | Los Angeles, CA

Construction Manager providing onsite construction administration services to facilitate construction of the project, reduce change orders, and to keep the construction of the project on schedule. Four-Forty-Four South Flower is a striking, 48-story, stainless steel and glass office tower situated at the center of downtown Los Angeles. This landmark tower is LEED Gold certified (2010), has earned the BOMA Earth Award (2012) and has been an Energy Star Label recipient for the past eleven consecutive years.

801 SOUTH GRAND AVENUE
\$281M | 803,000 SF | Los Angeles, CA

Construction Manager providing onsite construction administration services to facilitate construction of the project, reduce change orders, and to keep the construction of the project on schedule.

818 SOUTH FIGUEROA
\$290M | 830,000 SF | Los Angeles, CA

Construction Manager providing onsite construction administration services to facilitate construction of the project, reduce change orders, and to keep the construction of the project on schedule.

EDUCATION

LOS ANGELES UNIFIED SCHOOL DISTRICT
FACILITIES SERVICES DIVISION – PROJECT EXECUTION
\$35B | Multi-Campus | Los Angeles, CA

Principal Project Director / Design & Construction Training & Construction Lead for revising and developing new Policies and Procedures using electronic programs and applications for managing, executing, and approving RFQs,

RFPs, Bid Award, Contract Execution, Construction Management, Constructability Reviews, Owner Move-in and Project Closeout for general construction contracts including Design Bid Build, Design Build, Professional Services (A/E, Inspection and Testing Services, Consulting Services). Also responsible for developing Training Videos and quizzes for new staff and review materials for existing staff.

Value Add: Developed new electronic (paperless) construction management policy and procedures to manage the Bid Issuance, Contract Award, Construction Management, and Project Close-out on numerous Design Bid Build and Design Build projects ranging from \$50M to \$250M.

ORANGE UNIFIED HIGH SCHOOL DISTRICT
EL MODENA HIGH SCHOOL SCIENCE CENTER

\$25,000,000 | El Modena Campus, | Orange, CA

Sr. Construction Manager of a new \$25M, 2-Story STEM building with 8 classrooms located in the center of an active high school campus.

LOS ANGELES UNIFIED SCHOOL DISTRICT
DESIGN BUILD PROCUREMENT POLICES AND PROCEDURES

\$28B | Multi-Campus | Los Angeles, CA

Principal Project Director for developing new Design Build Policies and Procedures for Request for Qualifications, Request for Proposals, Instruction to Bidders, Bid Evaluation and Award, Construction Services Agreement, General Conditions, Division 01, and Post – Award Construction Administration. Responsible for creating new Design Build Project Manual for internal LAUSD departments. Responsible for training LAUSD staff on the use of the new Design Build Policies and Procedures.

Value Add: Developed a new internal LAUSD approach to reduce design and construction schedules by 3-4 years savings the taxpayer's significant costs and allows the students to occupy new buildings sooner than ever before.

LOS ANGELES UNIFIED SCHOOL DISTRICT
NEW CONSTRUCTION AND MODERNIZATION PROGRAM

\$28B | Multi-Campus | Los Angeles, CA

As the Senior Design Manager, Richard supervised a team of design and construction administration staff, including ten design managers for 44 new school facilities. Project budgets ranged from \$15M to \$250M, with a total construction budget of nearly \$1.5B. Projects included major renovation of 6 active campuses that included seismic/structural retrofits, LEED Silver HVAC upgrades, hazardous material removal, Fire/Life Safety upgrades, and exterior building improvements that included new windows, doors, and roofs. Working with Contracts and Construction Depts, developed 17406 procurement program including A/E contract revisions, General Contractor Construction RFPs, Agreements, Constructability Reviews, and General Conditions and General Requirements.

Value Add: Developed and implemented an accelerated design schedule using a "tiger team" approach that reduced the schedule by four months to obtain \$500M in state funding.

LOS ANGELES COMMUNITY COLLEGE DISTRICT SUSTAINABLE BUILDING BOND PROGRAM

\$82,000,000 | Los Angeles, CA

Supervised 12 construction management staff for the new \$82M Van de Kamp Innovation Campus including the LEED Gold New Education Building, LEED Gold and BREEM certified renovation of the historic landmark Van de Kamp Bakery Building, the New Central Plant Building, and associated site improvements. Richard developed and

implemented a three-month accelerated construction schedule to accommodate programmatic changes in schedule without significant budget impact.

Value Add: The program for the project was changed from a small community college to a chart high school and tenant spaces after DSA approval and midway through construction. I was responsible for accelerating the design/construction schedule to meet the program change without significant impact to the program budget.

ANAHEIM UNION HIGH SCHOOL DISTRICT PROJECT MANAGEMENT SERVICES

\$255,000,000 | 32 Campuses | Anaheim, CA

Program Director for the start-up of the \$255M Measure H Bond program for the Anaheim Union High School District. The project encompassed new construction and modernization on 32 campuses over a ten-year period. Directed and managed seven design/construction projects simultaneously including a \$2M DROPS (Drought Relief Outreach for Public Schools) Grant.

RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT

\$95,000,000 | Multiple SF | Los Angeles, CA

Program Director responsible for the development of Lease Lease-back/GMP contract language for the general contractor and architect, and later developed a similar system for Measure G and E bond programs. These bond projects included the \$43M STEM project, \$28M Johnson Student Center, and \$21M Orange Education Center. Directed and managed seven design/construction projects simultaneously and developed WEB based program and Dashboard management systems.

GLENDALE UNIFIED SCHOOL DISTRICT

\$286,000,000 | Multiple SF | Glendale, CA

As the Sr. Construction Manager, responsible for the overall program management of the District's 30-school program as well as the construction manager for the design of ten oversized relief grant (ORG) projects including the management of three separate architectural teams on an accelerated design schedule in order to obtain \$40M in OPSC state matching funds. Directed program management/construction management, master planning, program controls, ADA transition planning, education specification development, sustainability/LEED/CHPS and Proposition 39 consulting (including ASHRAE audits), information technology consulting, value engineering, program schedule development, constructability reviews, cost management and estimating. Also oversaw the design and construction management of the construction of the \$20M College View School, two-story, 54,000 SF special needs classroom and administration replacement campus.

Value Add: Managed the Design Build photovoltaic solar contract including conducting a cost reduction analysis that saved the District \$270K.

EDUCATIONAL LABORATORY FACILITIES

CALIFORNIA INSTITUTE OF TECHNOLOGY, LABORATORY AND OFFICE RENOVATION

\$40,000,000 | 700,000 SF+ | Pasadena, CA

Owner's Representative for over 700,000 SF of laboratory expansions and renovations of aeronautical engineering, chemical engineering and behavioral biology laboratories, computer facilities, and administrative offices. Developed phased construction projects including temporary relocation of user groups to mitigate disruption to ongoing laboratory

research during construction. Performed A&E design services, construction management, project closeout, and assisted in user move-in.

Value Add: Worked closely with Nobel Prize winning scientists and their post-graduate students to create state of the art chemical, biology, aeronautical laboratories.

EDUCATION & REGISTRATIONS

BACHELOR OF ARCHITECTURE, University of Arizona, Tucson, AZ

LICENSED ARCHITECT, State of California C18405

LICENSED ARCHITECT, State of Utah 13327220-0301

CHAIRPERSON, LANDMARKS COMMISSION, City of Santa Monica Landmarks Commission

MEMBER, American Institute of Architects

MEMBER, National Council of Architectural Registration Boards

BOARD MEMBER, Santa Monica Downtown Neighborhood Association

CERTIFIED PROJECT MANAGER, Arcadis

PROFESSIONAL PROJECT MANAGER, Parsons