

**GARY O. CRAWFORD**

**PROJECT MANAGER**

**REGISTRATION**

Professional - International Conference of Building Officials  
Licensed General Contractor - (1991 - 1992)

**EDUCATION**

A.S.'s Construction & Business Management, Edmonds Comm. College, 1983  
Certificate's - Project Management, Building Inspection, Materials Management

**EXPERIENCE**

From 1991 to Present: Independent Consultant - Provided construction management expertise to a variety of construction companies with multiple projects. These past projects included concrete construction, high rise buildings, hi-tech & biotech facilities, underground utilities, and a major, multiple hanger expansion at a large aircraft/aerospace company. The responsibilities included cost estimates, preparing and analyzing schedules, prepared cost accounting and analysis systems, negotiated subcontracts, prepared contracts, change orders and managed construction progress through tenant completion. The cost systems have included both the System and CSI formats to match accounting and construction cost systems for a common understanding. Scheduling and analysis experience ranges from planned construction to as-built and compressed as-builts derived from the contemporaneous records on projects as large as \$800 million. Construction management experience has included mechanical/electrical coordinator, project engineer, project manager and construction manager. In addition, Mr. Crawford has experience in Value Engineering assignments along with constructibility reviews and commercial projects. Some of the major projects involved were Boeing's Peace Shield and P3-IV Update programs, McNeil Island Correction Facility, Filmore Center - San Francisco, Peterson School - Kodiak, Manhattan Square, Henry Jackson High School, Mt. Baker Development and First Ave. Bridge Duwamish Water Pipe.

Performed review of contemporaneous project records, inspection reports, compile schedule information and analyze, review cost data (overhead, directs, delay, change orders) and assemble into a detailed report consistent with the claim presentation.

From 1971 to 2007: Construction Projects - Performed construction duties that included mechanic, operator, master mechanic, equipment manager, project engineer, mechanical/electrical coordinator, estimator, scheduler, project manager, construction manager and vice president of operations. The projects included schools, hospitals, hi-tech and bio-tech facilities, mid rises, office buildings, recreation parks, manufacturing plants, process piping, tenant improvements, malls, specialty aircraft facility and banks. These projects have included concrete construction, post tensioning steel, structural steel and detailing, shotcreteing, earthwork, mechanical and process piping, HVAC, electrical, fire-protection, utilities, control systems and specialty equipment. These projects have ranged in value from \$1 million to \$800 million. Mr. Crawford has been innovative in tenant improvement projects in the biotech industry producing on time or ahead of schedule projects, under budget, with award winning performance.

**AWARDS**

Associated General Contractors of America - The Biomembrane Institute. Award for construction excellence in the respective class for design, type of construction, and project cost range.

**ACHIEVEMENTS**

Constructed the first Class 1 Clean Facility (hi-tech) in the Pacific Northwest at National Semiconductor.  
Constructed the first AIDS Test-Manufacturing lab with FDA approval at Genetic Systems.

**PROFESSIONAL AFFILIATIONS**

Associated General Contractors of America - International Conference of Building Officials

**Selected Past Projects**

- Contractor defense of construction management project controls at a 14 building (low rise, mid-rise, high rise) complex in a economically depressed area of a major city. Three-phase claim comprised of construction liability and delay, damage by subcontractors with finished product and deficient warranties.
- Contractor claim for delay due to steel delivery and submittal turnaround at a school on an island in Alaska. Schedule analysis of plan vs. as-built data for delay time and associated costs.
- Contractor claim for delay due to added rework of building construction because of improper quality lumber that had to be removed and replaced. Condominium project in Bellevue.
- Contractor claim for delay and cost overruns at a correctional facility due to weather and site conditions and project inaccessibility. The project was located on a small island in Puget Sound.
- Contractor claim for delay and cost overruns at a development near Bellingham because of unforeseen earth conditions that created increased blasting and spoils removal.
- Contractor claim for delay and cost overruns on a federal contract for the updating of the P3 Orion aircraft with anti-submarine warfare technology. \$800 million dollar claim with schedule analysis and compressed as-built data included with cost information.
- Contractor claim for delay and cost overruns on a federal contract for the air defense warning system for Saudi Arabia. \$1.2 billion dollar claim with schedule analysis and compressed as-built data included with cost information.
- Contracted to project engineer the steel fabrication and erection on a \$71 million high school building project for the Seattle School District. Prepare submittals, shop drawings and erection drawings for the steel installation on an existing building restoration and a new PE/PAC building for the general contractor, Lease Crutcher Lewis.
- Contracted to cost engineer on a \$80 million GC/CM building project for the City of Bellevue. Maintain cost accounting records, cost proposals, subcontract changes, and budget proposals for presentation to City of Bellevue and the general contractor, Lease Crutcher Lewis.
- Contracted to maintain a cost and schedule analysis on a hi-tech building project for the Masca Corporation semiconductor plant. Maintain cost accounting records, cost proposals, subcontract changes, and budget proposals for presentation to Masca Corporation and the general contractor, Obayashi Corporation of America.
- Contracted to create cost control and resource scheduling documentation for a nationwide cost accounting program for Enserch Environmental on the Primavera program within the specific guidelines furnished by corporate staff.
- Contracted for construction management procedures, schedule analysis, and change order cost controls in a claim investigation for an earthwork contractor on a large school project. Review plans, specifications, and bid estimates for concurrence with the scope of work.
- High Bay Airplane Factory Complex (5 buildings @ 777 Program) -Team leader in the construction review, scheduling, and cost control analyses for a major expansion project at the Boeing Everett plant. The areas of responsibility for reviews included design, permits, construction, computing, equipment, tooling, relocates, and support services for the 777 program.

**Selected Past Projects**

High Bay ASAT Factory Bldg. (Boeing 777 Program) - Scheduled a 9-month fast track project on an automated spar building. Produced an integrated schedule, work breakdown structures, and cost reports to meet Boeing specifications. This project was started with 60% drawings and constructed as the design progressed to a completed building for ASAT tool assembly in the time scheduled.

Immunex GMP Bio Tech Plant (2 buildings) - Produced schedule and cost analysis for the entire project along with producing a data base (Paradox software) for document control that was maintained for review and compliance by the FDA. Also, reviewed specifications and material procurement by the mechanical/electrical subcontractors and Flour Daniel's for the above FDA compliance.

Continental Plaza - Kirkland On site management and cost control of the construction activities with cast in place P/T slabs in a 4 story office building with an exterior gunite garage area. Duties included bidding, take-offs, estimating, cost scheduling, administration, materials, contracts, and T.I. design and construction.

The Biomembrane Institute. - On site cost and construction management for Otsuka Pharmaceutical in design, permits, and construction of a Bio-medical facility. Duties included design of facilities, administration of construction, cost analyses, and contracting of work. Laboratories included GMP, Organic, and General Lab space with equipment and maintenance areas. This laboratory space won an AGC award for design and construction in tenant improvements within a dollar category.

National Semiconductor - Scheduled construction work, coordinated mechanical/electrical work, detailed finish work, and maintained administration field logs. This was a fast track remodel of an existing building into a 35,000 s.f. Class 1 Clean facility, the first in the Pacific Northwest. This project was completed in 8 months, ahead of schedule and under budget.

Otsuka Pharmaceutical - Installed 100,000 s.f. of tenant construction of Bio-chemical laboratories and animal laboratory space. Transition of office space into labs with emphasis on Class P3 & P4 Clean rooms. Duties included administration, bidding, take-offs, scheduling, cost controls, materials, change orders and subcontract negotiations. Marketed for future expansion of Biomembrane Institute on a construction management basis with value engineering.

Genetic Systems - Constructed the first Aids Test Manufacturing Facility, approved by the Federal Drug Administration, for Genetic Systems. This was a remodel of an office/warehouse space that was converted into P1 labs and manufacturing space. Duties included administration, site operations, take-offs, equipment, scheduling, cost controls, materials, change orders and subcontract negotiations within a three month schedule to get an edge on the competition for this type of facility.