



Bradley W. Hughes

**General Contractor/
Building Envelope Consultant**

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Licensed General Contractor (723912),
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C-39 Roofing & Waterproofing Contractor (723912),
State of California
California CSLB Industry Expert
Registered Home Improvement Contractor
Graduate, Control Data Institute, Anaheim, CA
Associate of Science Equivalence Diploma
Computer Technology
Tile Roofing Institute Certification
Continuing Education Seminar/Credits:
Fiber-Reinforced Polymer Composites
Continuing Education Seminar/Credits: Concrete
Repair Basics and Extreme Environments
Continuing Education Seminar/Credits: Positive and
Negative Side Waterproofing Techniques
National Roofing Contractors Association Member
Roof Consultants Institute (IRBC) Member

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EXPERIENCE

Mr. Hughes' work experience provides unique qualifications at BHA, Inc. As a senior project manager professional, he is actively involved in a variety of construction defect and insurance claim related projects which include multimillion dollar high-rise buildings, multi-family developments, city municipalities and manufacturing facilities, healthcare/hospital facilities, hotels, industrial complexes and commercial/residential assignments.

He has testified during deposition and trial in matters of general construction, roofing systems, above/below-grade waterproofing, building envelopes, fenestration units and assemblies, as well as, to the standard of care and practices accepted in the construction industry. He provides quantified documentation of existing conditions; analysis of contract documents and defect allegations; coordinates repair scope protocol; and prepares complex cost estimate scope with associative costs and backup documentation.

Mr. Hughes with more than 30-years' experience in the construction and litigation industries continues to serve advisory and facilitator roles at BHA, Inc. lending contractor expertise and synergistic approach to integrated organizational alliance with the firm's design team. Through years of experience, training and knowledge, Mr. Hughes' aptitude provides clients with vital information, concise explanation and comprehensive resolution for complex defect claims.

As both re-construction and new construction superintendent, Mr. Hughes supervised subcontractor trade forces of up to eighty personnel in large multi-family and single-unit construction defect repair projects. The specialized nature of remediation services mandated unique protocols for coordination, means and methods, budgeting



and invoicing, job-cost tracking, scheduling and critical-path oversight, permits and building department inspections, mock-up presentation, building materials procurement, and documentation of repair methodology.

He has the specialized experience pertaining to the administrative aspects of private sector bidding and review processes, submittal and shop drawing analysis, as-built plan revisions, associated cost, specialized repair scope, documentation, reporting, and coordination inherent in this type of construction activity.

Under executive order, Mr. Hughes was requisitioned to develop, mobilize and facilitate the firm's first property maintenance construction program in California to promote economic growth and company diversity. This monumental challenge included the collaboration, advertising and structuralized protocols set-forth by Mr. Hughes to each individual district branch office. Other relevant assignments were the initial acquisition for all associated service vehicles, machinery, equipment, supplies and storage, tools and personnel to perform the program. Running concurrently with these actions, Mr. Hughes was directly involved with the firm's sales marketing campaign by virtue of attending meetings with property management companies and homeowner associations.

At Pullman Concrete and Masonry, Mr. Hughes was a job foreman and superintendent. His tenure began with specialties in hardscape refinishing, staining, and restoration. In addition, Mr. Hughes was involved with several asphalt repaving and re-stripping projects, as well as residential remodels and commercial tenant improvements. As experience increased his responsibilities also included precision concrete coring and cutting for retrofitting applications to facilitate the installation of various trades' upgrades.

Within a short period of time Mr. Hughes was tasked to provide and develop Xactimate estimates and budget forecasts for potential clientele, and was involved with contract administration and supervision of subcontractors.

Serving contemporaneously as a field supervisor, superintendent and entry-level manager, Mr. Hughes' innovative approach to project leadership, including mobilization skills, offered revitalization at JG Construction. Some programs accredited to Mr. Hughes for completion and jurisdictional approval during his employment were new construction (ground-up) nationally recognized restaurant projects, as well as, complete restoration and renovation of nationwide department stores. In addition, Mr. Hughes was involved with several residential remodel projects and commercial tenant improvements which included complete interior/exterior demolition and re-construction tailored to design expectations for new occupants.

As construction manager for RKT Real Estate Development & Management, Mr. Hughes' contribution was extensive. Along with estimating proposed re-construction, tenant improvement and reha-



bilitation projects; Mr. Hughes supervised and coordinated multifaceted construction crews pertaining to many Southern California projects.

Serving as a profound construction trade expert; negotiations, endorsements and contract agreements became focal point with nationally recognized financial institutions to obtain projects. It soon became realized Mr. Hughes' efforts with RKT propelled him into a position of status and prestige notable to the company president which earned him an affiliate company. GZ Construction, in partnership with RKT, became Mr. Hughes' pilot program in which all tasks and activities previously conducted under the RKT trademark, where now undertaken by Mr. Hughes at his newly developed firm, GZ Construction. Continued interaction and education with the industry's most current and up-to-date building materials and installation techniques brought both respect and notoriety for Mr. Hughes under the GZ Construction banner. Mr. Hughes advocated repair dynamics to the very edge of sustainability, compatibility and performance under his direction, while staying in concert with the clients' needs and budgetary constraints.

Management responsibilities included:

Business and leadership development, standard operation procedure protocols, construction risk and safety analysis, damage assessment, property claims and resolution, recognition award programs, client relations and project procurement, estimating, accounts payable/receivable, partnership and internal expansion program, social responsibilities, strategic alliance activities, revenue analysis, business modeling and diversification, project scheduling, cost projections, bidding and proposals, payroll disbursement, expenditure evaluations, building code and industry compliance, energy code compliance.

Mr. Hughes was a Construction Manager for the Glendale Medical Center in Glendale, California. He managed a staff of specialists with diverse construction disciplines. His duties required specific knowledge of electrical systems, installation and repair of new roofing applications, drywall, concrete, HVAC systems, carpentry, plumbing, painting, plaster finishes, hard surface flooring, acoustics, acoustical ceiling grid systems, etc. Mr. Hughes also developed budgets, provided estimates, and was involved with contract administration and supervision of subcontractors.

Mr. Hughes also amassed construction experience as an electrician with D.G. Fjelstrom Electrical. He supervised and installed electrical systems and equipment for a variety of project types. He installed below-grade electrical distribution, power feed panels, sub-panels, switchgear, pools, spas, lighting, and power circuit feeds, power, relays, and disconnects for HVAC and other equipment. In addition to the normal duties and responsibilities of a qualified field electrician, Mr. Hughes provided inspection services, interpretation of design drawings, repairs, upgrades, bidding, negotiation, and contract administration.



As a working superintendent for the J. A. Fowlie Company, Inc., Mr. Hughes was involved with numerous applications of built-up, tile, and composite shingle roofing systems, along with various concrete installations. While at Fowlie, his responsibilities included the installation of various roofing applications to custom homes, apartments, condominiums, and commercial buildings. Mr. Hughes was also responsible for the installation of concrete slabs, foundations, and concrete hardscapes. Additionally, he worked with a variety of deck systems, and gained intimate knowledge of the interface of all building components.

AREAS OF SPECIALIZATION

Roofing

- (Steep Slope) Installation and maintenance of various roof coverings, such as concrete and clay tile, asphalt/composition shingle, wood shake, prefabricated metal panels, slate
- (Flat) Installation and maintenance of various roof coverings, such as built-up (tar and gravel)/torch-down, rolled asphalt, thermoplastic polyolefin, PVC membrane, ethylene propylene diene monomer rubber, spray-applied foam
- Service calls requiring emergency and temporary repairs
- Coordination and supervision of vendors and subcontractors including take-off analysis

Acoustical Ceilings

- Commercial tenant improvement installation and repair of suspended ceiling systems, including laser layout, wall brackets, main tees, cross tees, wire hangers, and tile panels

ADA Accessories and Bath Partitions

- Plan review and coordination per ADA design standards/guidelines and criteria for commercial Remodels/tenant improvements
- Installation of ADA components/devices and bath partitions

Cabinetry and Countertops

- Shop fabrication and field installation of kitchen/bath cabinetry for residential use
- Installation of solid surface and laminate countertops
- Field measurements
- Coordination and production of millwork drawings and samples, millwork and electrical/plumbing layout, appliance cut-sheets
- Demolition of existing millwork components
- Custom furniture projects



AREAS OF SPECIALIZATION *(continued)*

Ceramic Tile Work

- Coordination and oversight of trade subcontractors pertaining to the installation of residential tile work
- Performed floor and shower tile repairs for residences, building owners, and homeowner associations

Concrete Installation (Site) and Epoxy Coatings

- Installation of concrete slabs, foundations and hardscapes for residential purposes
- Coordination and hands-on supervision of trade subcontractors, including heavy equipment operators, for commercial repairs and replacement
- Preparation and installation of epoxy coating systems for residential garage concrete slabs

Demolition and Abatement

- Residential emergency service calls related to flood damage
- Insurance claim damage assessments and estimates
- Coordination and containment for asbestos removal in a health care environment
- Coordination and hands-on supervision of trade subcontractors for multi-family building demolition and reconstruction
- Project debris clean-up for single-family tract homes

Doors and Windows

- Field installation in residential, facilities health care, and commercial applications with associated hardware
- Maintenance and repair in a facilities and multi-family environment
- Field testing to determine water intrusion causation and mechanism of failure
- Glass and glazing repair
- Emergency service call repairs and board-ups

Drainage Systems

- Cost evaluation, planning, preparation, and execution of large French drain system with laterals for residential surface drainage and underground water table control purposes
- French drain installation integrated with retaining walls for residential and commercial properties
- Coordination and supervision of trade subcontractors, including heavy equipment operators
- Installation of sump pit pumps and drainage lines



AREAS OF SPECIALIZATION *(continued)*

Drywall Installation and Finishing

- Installation and/or hands-on supervision of interior and exterior drywall panels, including tape, mud, and texturing for commercial tenant improvements and residential housing
- Material ordering and shipments
- Coordination and interface with trade subcontractors

Electrical and Security Systems

- Installed residential and commercial electrical systems including below-grade applications
- Performed testing, repairs, troubleshooting, and regular maintenance for residences and homeowner associations
- Estimated tools, equipment, and supplies for various jobs
- Supply ordering and pick-up from vendors
- Coordination and interface with trade subcontractors

Environmentally Controlled Rooms

- Assisted in the construction and development of thermal-controlled clean rooms for IBM/Data General main frame computers in a commercial environment with outside vendors and technicians

Fences and Gates

- Design, drawings, and development of property and private gates and fences for homeowner association
- Production and installation of mock-up for homeowner association board members
- Coordination and hands-on supervision of trade subcontractors for commercial repairs and replacement
- Repair and maintenance of residential privacy fences and footings

Finish Carpentry and Millwork

- Field installation in residential, facilities health care and commercial applications associated with door frames, chair rails, interior wainscot, base and crown moldings, shelving, exterior wood siding installation and repair, built-in units

Fireproofing and Protection

- Type V multi-family residential fireproofing, fire caulking, and draft-stopping installation
- Monocoat fire proofing removal and disposal



AREAS OF SPECIALIZATION *(continued)*

Floor Coverings

- Preparation, installation, and/or coordination of various finishes, such as carpeting, resilient/moisture sensitive coverings, stone tile, wood, and engineered coverings
- Calcium chloride testing conforming to manufacturer's specifications for floor covering and coating tolerances over concrete slabs
- Coordination and supervision of vendors and subcontractors

Landscaping/Irrigation

- Hands-on installation and supervision of irrigation system, including associated timers, valves, and rain gauges
- Implemented routine maintenance programs/contracts
- Project coordination and interface with trade subcontractors related to design and mobilization aspects
- Residential and commercial emergency service calls

Lath and Plaster

- Preparation, installation, and/or coordination of 3-coat stucco systems in residential and commercial applications
- Coordination and supervision of vendors and subcontractors pertaining to replacement, repair, and fog-coating
- 3-coat stucco system repair, coatings, and preventative maintenance
- EIFS system preventative maintenance and repair

Masonry Retaining Walls and Paving

- Hands-on installation and supervision of site retaining walls and foundations for residential single-family housing project
- Coordination of trade subcontractors including heavy equipment operators

Mechanical Installation

- Coordination and oversight of trade subcontractors pertaining to the installation of residential forced air and condenser units
- Troubleshooting thermostatic control units and balanced air distribution
- Assisting in the delivery and installation of air-lifted air handlers for roof top applications

Metal Framing

- Installation and/or hands-on supervision with light gauge sheet metal framing for commercial tenant improvements
- Material ordering and invoicing



AREAS OF SPECIALIZATION (continued)

Ornamental Iron

- Performed testing, repairs, and troubleshooting for residences and homeowner associations
- Supply ordering and pick-up from vendors
- Coordination and interface with trade subcontractors
- Flow and static testing
- Residential fixture repairs and emergency service calls
- Railing and guardrail installation and integration in residential and commercial applications
- Supervision and coordination with shop fabricators

Plumbing and Fixtures

- Hands-on supervision of residential and commercial plumbing systems, including below-grade drainage applications

Rough Carpentry

- Residential remodel plumb, line, and layout for various building configurations, including rolling trusses, according to design criteria

Sand and Water Blasting

- Preparation, containment, and water/sand blast applications for commercial structures and multi-family residential properties

Sheet Metal

- Flashing installation and integration in residential and commercial applications
- Coordination with shop fabricators

Veneer/Facing Installation

- Supervision and coordination with masonry tradesmen for residential repairs

Waterproofing and Dampproofing

- Preparation, installation, and/or coordination of fluid-applied elastomeric waterproof deck coating systems
- Preparation, installation, and/or coordination of fluid-applied and sheet membrane below-grade waterproofing systems, such as polymer-modified bitumen and polyurethane elastomers
- Coordination and oversight of trade subcontractors for below-grade polyurethane injection projects



AREAS OF SPECIALIZATION *(continued)*

Wood and Composite Decking

- Field installation for residential applications associated with ground-level and raised natural wood and/or composite decking systems
- Repair and maintenance of residential decking and stairways
- Design, drawings, and consultation for homeowner association

CONSTRUCTION AND FORENSIC PROJECT EXPERIENCE

- ▣ Facilities Maintenance and Engineering
- ▣ Homeowner Association Management/Meetings
- ▣ Property Services Division
- ▣ Commercial Tenant Improvement
- ▣ Commercial Mid-Rise/High-Rise
- ▣ Residential Multi-Family/Condominiums
- ▣ Residential Custom Homes
- ▣ Residential Single-Family (Production Homes)
- ▣ Retail Malls/Shops
- ▣ Local Municipality Facilities
- ▣ Medical Facilities/Hospitals
- ▣ Public Education Facilities