



Brian Vann

Building Envelope Consultant

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ICC California Commercial Building Inspector
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University of California, Berkeley,
Bachelor of Arts, Architecture, 1994
Scuola Lorenzo de Medici, Florence, Italy, 1990
Natural Building Colloquia, Kingston, New Mexico,
1995, 1996, 2000
Straw Bale Construction Association, New Mexico
Vice President, 2001; Board Member 2000, 2001
Chairman of the subcommittee for the New Mexico
Straw-Bale code revisions
Founding Member of S.T.R.A.W. (Sustainable
Technologies Renewing A World)
Green Builders Coalition, Santa Fe, New Mexico
Santa Fe Area Home Builders' Association
Santa Fe Junior Chamber of Commerce
Mary Lowe House, Navajo Reservation, Gallup,
New Mexico, 1998
Habitat for Humanity, Silver City, New Mexico, 1995

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EXPERIENCE

Mr. Vann has spent more than twenty-eight years obtaining an extremely varied and diverse background in virtually all facets of the construction industry. Throughout his career, Mr. Vann's experience profile has covered the entire spectrum of construction, from design through completion and project closeout. He has obtained a knowledgeable background in all conventional construction types, and has specialized in environmentally-conscious, sustainable building systems.

Commencing in the mid-80s, more than ten years of Mr. Vann's career has been a combination of architectural education, hands-on training, and experience in rough and finish carpentry and related trades associated with Type V conventional wood construction.

Between 1995 and 2001, Mr. Vann owned and/or managed three businesses (1995-1997: Owner, Brian Vann Designs, Cortez, Colorado—Design/Build Services; 1997-1999: Project Manager, Living Structures Cooperative, Inc., Santa Fe, New Mexico—General Contractor; and 1999-2001: Owner, Vann Builders, Santa Fe, New Mexico—General Contractor), and he was involved in all aspects of design and construction, specializing in the proper use of technology and energy-efficient building materials. He strived for long-term sustainability in his building design and construction. Mr. Vann acquired experience with off-grid project development, the installation and performance of complex environmental control systems, integrated site water management and collection systems, on-site sewage management systems, on-site electrical production, alternative and sustainable construction systems, and advanced technology in steel, as well as concrete structural systems.



Mr. Vann prepared coordinated building design document packages that were specifically formulated for efficient constructability through the effective combination of graphics, specifications, and details. He developed an integrated approach to project delivery, and is sensitive to the proper relationship of project goals, client priority, and regulatory compliance. He was involved in all aspects of design and construction, including owner interface and coordination with governing authorities. He has also been involved in construction financing.

Mr. Vann has developed a broad background in sustainable design and construction throughout his career, particularly with regard to straw-bale technology in residential housing. Due to the inherent specialization of this system, he worked closely with individual clients and end users. This necessitated a hands-on approach to construction and the utilization of innovative methods of environmental systems interface. Mr. Vann is an expert in Plastered Straw-Bale Construction, having built many straw-bale homes, trained crews and subcontractors, taught college courses, and published articles in industry journals.

Mr. Vann was also deeply involved in his community, taking on leadership roles in community and business organizations, as well as providing education and training to owners, builders, designers, and interested members of the community, as listed below.

Organizer, Earthen Plaster Workshop, Pleasant View, Colorado, 1996
Instructor, *Straw Bale Construction*, University of Colorado Center, Cortez, Colorado, 1997
Instructor, *Straw Bale Construction*, Santa Fe Community College, Spring, 1998
Instructor, *Straw Bale Construction*, Santa Fe Community College, Fall, 1998
Instructor, *Alternative Construction Methods*, Santa Fe Community College, Fall, 1998
Instructor, *Straw Bale Construction*, Santa Fe Community College, Spring, 1999
Instructor, *Straw Bale Construction Workshops*, 1995-2000
Habitat for Humanity, Silver City, New Mexico, 1995
Mary Lowe House, Navajo Reservation, Gallup, New Mexico, 1998
Natural Building Colloquia, Kingston, New Mexico, 1998
Santa Fe Junior Chamber of Commerce, 1999-2001
Santa Fe Area Home Builders' Association, 1999-2001
Green Builders Coalition, Santa Fe, New Mexico, 1999-2001
Founding Member of S.T.R.A.W. (Sustainable Technologies Renewing a World), 1999
Chairman of the Subcommittee for the New Mexico Straw Bale Code Revisions, 2000
Straw Bale Construction Association, New Mexico
Vice President, 2001; Board Member, 2000-2001

During 2001-2002, Mr. Vann worked as an independent Property and Casualty Insurance Adjuster assigned to claims for Farmers Insurance, specializing in water infiltration, catastrophe, and mold



claims. He developed a deep understanding of the requirements and coverages of Property Insurance policy provisions and claims-handling practices. He became a dedicated professional in the determination of underlying cause of loss of observed conditions. As a mold claims adjuster, Mr. Vann was relied upon to manage remediation contractors and industrial hygienists. This responsibility included competitive bidding, scope review, contractor selection and management, as well as interpreting hygienist reports for purposes of determining the scope of damage at the property and the extent of the necessary repairs. As an insurance adjuster, Mr. Vann was not only called upon to draw from his extensive construction experience; he was also required to provide repair estimates based on Xactimate proprietary estimating software.

From 2002-2003, Mr. Vann worked as a residential mortgage broker with two firms: I-Way Loans, Houston, Texas, and Best Rate Funding, Santa Ana, California. During this period, Mr. Vann provided a variety of mortgage products, taking part not only in the sale of the products, but also with the processing of loans, which required the understanding of the supporting financial documents, title documents appraisals, and all other documents required to finalize mortgage loans.

AREAS OF SPECIALIZATION

Mr. Vann has been with Bert L. Howe & Associates, Inc., since 2004. Since coming on board, Mr. Vann has spearheaded advanced methodologies in construction document analysis, chronological time studies, and verification of existing conditions, as well as detailed product performance standards for both residential and commercial structures. He is proficient at the interpretation of building codes and standards, along with ASTM testing protocols and failure analysis.

Mr. Vann is a specialist in the fields of building design and systems interface, construction standard of care, and forensic analysis. He provides detailed analyses of approved construction documents and the relationships between observed conditions and design intent. He evaluates details of construction on the basis of applicability and constructability, and assesses the impacts of written specifications on material performance standards and potential conflict. Mr. Vann provides detailed analyses of properties of materials for evaluation of applicability for the intended use. He is knowledgeable in building code criteria and compliance interpretation. Mr. Vann has an extensive background in all aspects of construction administration, including contract terms and applicability, estimating, scope of work, purchasing, and scheduling. He provides detailed technical reports with appropriate support documentation.

In addition to the traditional aspects of forensic investigation, Mr. Vann has earned a specialized niche within Bert L. Howe & Associates, Inc.—he is frequently involved in atypical and/or complex project types. This necessitates a focused approach to chronological project accountability, construction sequence, specialized product performance specifications, and comparative analysis of



AREAS OF SPECIALIZATION *(continued)*

defect allegations and observed *in-situ* conditions. Mr. Vann prepares and maintains specialized database computer programs and other proprietary software applications for defense response reports, etc.

Mr. Vann provides detailed research efforts as pertaining to properties of building materials, performance standards, and systems compatibility. He is involved in extraction of building materials during destructive testing protocols, including protection of the chain of evidence. He also prepares building materials samples for laboratory analysis. Mr. Vann has spearheaded resolution efforts for several cases involving unconventional building materials and, in some instances, chemical compatibility of materials and substrates.

Mr. Vann's architectural and construction background has enabled him to provide Building Code applicability and interpretations for defense/plaintiff response reports. He has a working knowledge of current codes, historical codes, and international code applications. Further, he provides comprehensive analysis of historical project documentation, including contracts, subcontracts, correspondence, Requests for Information, Change Order processing, and Architect's Supplemental Instructions.

Mr. Vann also provides course of construction analysis for Bert L. Howe & Associates, Inc. These analyses include a variety of detailed tasks, including analysis of architectural plans, revisions, post-construction as-builts, and actual observed conditions as pertaining to change impacts; relationships among specifications, submittals, and as-built materials and methods; impacts of approved written changes, such as RFIs, ASKs, ASIs, CORs, COs, FCOs, and the wide variety of written tools used to change projects; analysis of informal change directives provided during meetings, correspondence, and other methods not generally specified in contracts; as well as analysis of the wide variety of documentation generally provided during complex cases in order to provide the best broad picture of course of construction events.

Mr. Vann provides analyses of all phases of construction document preparation and administration, including Schematic Design and Design Development documents, approved Construction Documents, Delta Revisions, and interdisciplinary plan set coordination. He also prepares comparative summaries of product performance specifications, design intent, and completeness and accuracy of details for construction.

Mr. Vann has a working knowledge of Critical Path Schedule methodology and related impacts on project delivery and liquidated damages assessment.

Mr. Vann is proficient in the use of industry standard software platforms, such as Xactimate, Microsoft Word, Microsoft Excel, and Microsoft Outlook.

- Expert Testimony / Trial Support Services • Cost Estimating & General Contracting • Professional Engineering Services
- Building Envelope Specialists • Roofing & Waterproofing • Forensic Architecture



CONSTRUCTION AND FORENSIC EXPERIENCE

- ▣ Site Investigation - Documentation of Conditions
- ▣ Site Investigation - Determination of Cause of Loss
- ▣ Site Investigation - Visual and Intrusive Testing Protocols
- ▣ Development of Remedial Repair Scopes and Methodologies
- ▣ Project Estimating
- ▣ Scope of Work Analysis
- ▣ Analysis and Response to Other Experts' Repair Scopes and Estimates
- ▣ Contract Administration
- ▣ Fault Apportionment Analysis – Liability Apportionment
- ▣ Purchasing and Scheduling
- ▣ Construction Document Analysis
- ▣ Construction Specification Analysis
- ▣ Construction Detail Coordination Analysis
- ▣ Comparison of Design Intent vs. As-Built Conditions
- ▣ Property Insurance Claim Cause of Loss, Scope, Cost to Repair
- ▣ Property Insurance Litigation - Response to Insureds' Claims
- ▣ Property Insurance Litigation - Response to Insurance Company Scope and Estimate
- ▣ Insurance Subrogation
- ▣ Fire Damage Analysis
- ▣ Water Damage Analysis
- ▣ Mold Regulations and Remediation Standards
- ▣ Asbestos Regulations and Remediation Standards
- ▣ Inverse Condemnation
- ▣ Real Estate Transaction Disclosure
- ▣ Personal Injury and Premises Liability – Wrongful Death
- ▣ Window Installation Standards
- ▣ Moisture Intrusion Analysis
- ▣ Flooring Systems and Tile Installation
- ▣ Below-Grade Waterproofing System Performance Standards
- ▣ Wood Siding Performance Standards
- ▣ Alternative Construction Technologies
- ▣ Synthetic Gymnasium Flooring, Slab, and Water Intrusion Issue Analysis
- ▣ Structure Damage Restoration
- ▣ Construction Delay Claims
- ▣ Developer/Builder Standard of Care
- ▣ Contractor/Subcontractor Standard of Care
- ▣ Current Building Code Compliance and Safety Issues



CONSTRUCTION AND FORENSIC EXPERIENCE *(continued)*

- ▣ Historical Building Code Compliance Analysis
- ▣ ADA Accessibility Compliance
- ▣ Occupancy and Exiting Code Analysis

PUBLICATIONS

- ▣ *The Cortez Sentinel*, "Vann Designs Rises to Meet A New Look," April 1996
- ▣ *The Last Straw*, "The Gallagher Residence," Fall 1996
- ▣ *The Last Straw*, "Tech Tips: Lessons from the Gallagher Residence," Fall 1997
- ▣ *The New Mexican*, "Building a Wall of Straw," December 1998
- ▣ *The Last Straw*, "A Simple Rough Buck Frame," Winter 1999
- ▣ *The Last Straw*, "Nailers," Summer 2001