

## **Curriculum Vitae**

**Robert M. Meckauer**

### **Construction and Project Management Specialist**

Mr. Meckauer has more than 40 years of specialized experience in construction management systems applications. He holds a General Contractor's License and has an accredited degree in architecture from UC Berkeley.

#### **Site Investigation and Expert Reports**

As a construction management specialist for Bert L. Howe & Associates, Inc. in Anaheim Hills, CA. Mr. Meckauer investigated and documented existing conditions and prepared detailed reports to support his investigative analyses. Mr. Meckauer's professional background and experience is particularly suited to investigation and analysis of existing conditions with regard to construction defect litigation. Mr. Meckauer also has extensive background in regulatory requirements, contract documents, and scope of work documents for construction. He provides comparative analyses of the requirements of the approved construction documents, general conditions, specifications and subcontract agreements. Mr. Meckauer prepares comprehensive repair protocols, digital photographs, and provides workscope recommendation for remediation.

#### **Defect Remediation Cost Analysis**

Additionally, his repair recommendations are logistically coordinated in order to maximize efficiency and maintain reasonable costs. Mr. Meckauer has a comprehensive background in construction that lends well to forensic investigation of underlying conditions. His familiarity and understanding of design, construction, and the process of demolition reinforces his capability to analyze costs associated with repair and develop cost estimates for remedial construction programs. Mr. Meckauer is experienced with various dispute resolution settlement processes and provides expert witness testimony in mediations and trial depositions.

#### **Commercial Project Management**

As a project manager for Shurgin Development, Inc. in Los Angeles, Mr. Meckauer was proactive in turnkey development for several retail malls and tenant improvement projects on a national basis. He was responsible for client coordination, regulatory agency coordination and subcontractor performance. Mr. Meckauer designed and prepared project scheduling and tracking documents, and worked as a liaison with the design professionals during construction.

#### **Seismic Upgrade to Historic Structures**

Mr. Meckauer was a project manager/RMO for U. S. Allied Development, Inc., based in San Francisco, California. During his tenure with this firm, Mr. Meckauer was involved in the restoration and reconstruction of historic buildings in the downtown Market Street corridor. Mr. Meckauer prepared detailed existing condition surveys and investigative analysis of underlying structural components. He developed specialized protocols for removal and preservation of interior and exterior finishes and worked closely with the construction team during all phases of reconstruction.

### **Seismic Upgrade to Historic Structures (continued)**

Several of these projects involved supervision of significant complex demolition of adjacent structures including 4 and 6 level buildings as well as providing salvage and reclamation. Mr. Meckauer provided written recommendations and graphic details of the coordinative aspects of structural upgrades, energy compliance requirements and new communications systems, while maintaining the historical aesthetic of period architecture.

### **Residential Design and Construction**

As a project manager for Esperson and Andrews Construction, Inc., Mr. Meckauer was responsible for design/build services for many of the homes that were destroyed in the Oakland firestorm. Mr. Meckauer worked closely with local, state and federal regulatory agencies during the reconstruction activities. He provided extensive analysis of underlying conditions and damage assessment. He also programmed and supervised specialized demolition protocols, prior to new construction. Mr. Meckauer investigated and coordinated all aspects of public utility service lines and points of connection, as well as testing and analysis of foundations, walls and slabs. He provided specific recommendations with regard to the removal of structural components and preparation of underlying soils prior to new construction activities. Mr. Meckauer was involved in planning, processing and coordination of entitlement, as well as building permit procurement, supervision, inspection and approval of all aspects of construction.

### **Earthquake and Fire Disaster Reconstruction**

Mr. Meckauer was a project manager for Pinnacle One Construction Management in Woodland Hills, CA. In this capacity, Mr. Meckauer specialized in the remediation of high density residential and large commercial projects that were damaged during the Northridge earthquake. Mr. Meckauer provided extensive damage assessment and investigation of damaged buildings. He provided detailed recommendations for demolition activities and reconstruction. He also provided recommendations pertaining to demolition and/or preservation of underlying plumbing, mechanical, electrical and structural systems during the programming phase of construction. Mr. Meckauer developed specialized protocols for investigation of underlying conditions and repair cost. He also supervised and monitored all aspects of reconstruction; and prepared reporting documentation for federal, state and local jurisdictions.

### **Multi-Family Projects and Permits**

As a divisional manager for KB Home Architecture, Inc. in Pomona, CA. Mr. Meckauer provided leadership in forward planning, acquisition and entitlement for many KB Home projects. He was directly involved in infrastructure improvements, assessment districts, and community improvements. He also worked closely with the construction team and coordinated the format and content of construction documents, specifications and contracts. Mr. Meckauer monitored project progress and provided recommendations for cost efficiency, systems performance evaluation and overall project delivery.

### **Meckauer Design+Build, Inc.**

Mr. Meckauer has also coordinated many special projects, including but not limited to condominium conversions, restaurant interiors, numerous residential remodels, decks, cabanas, land mapping for subdivision development, and design proposals for new projects. He has testified in California Superior Court and has been designated an expert witness in the courtroom by the presiding case judge. Case numbers available upon request.

- Licensed General Building Contractor, State of California #**462080**
- Licensed General Building Contractor, State of Washington #**CC MECKDB78107**
- Bachelor of Science Degree, Architecture, University of California, Berkeley **May 2023**