

WARREN T. MAIERHOFER, P.E.

Vice President, Vertex Construction Services, Inc.

QUALIFICATIONS, Program Manager

Warren has 22 years of program management experience as an engineer, construction manager, estimator, and team leader. Warren has managed complex projects including public infrastructure, private re/development, and environmental restoration contracts. Warren's technical skills are combined with a practical understanding of finance and quantification of risk. His expertise includes:

- Management and close-out of "distressed" construction project portfolios, often following contractor default, foreclosure, bankruptcy, or abandonment.
- Management of complex environmental matters, including due diligence relative to acquisitions and divestiture of real assets.
- Investigation of insurance claims including property, builders risk, construction defect, pollution liability, and errors and omissions.
- Remediation and redevelopment of pollution-impaired properties.
- Asset and liability management.
- Litigation and subrogation support.

REPRESENTATIVE PROJECTS

WASTEWATER TREATMENT PLANT: General contractor and program executive for completion of a municipal wastewater treatment system in Pima County, Arizona. Warren led a project team of engineers, construction managers, administrative staff and trades. The scope involved completing and repairing defective work following termination of the general contractor, electrician, and concrete and specialty coating subcontractors. Work was conducted in a litigious environment with liquidated damages over an 18-month.

BROWNFIELD REDEVELOPMENT: Project manager for redevelopment of a contaminated three-acre property near Coors Field in Denver. Work involved demolition of a former truck stop, repair facility, and scale house; characterization and disposal of dozens of unknown, drummed wastes; location and excavation of underground storage tanks; and erection of a new fueling facility, convenience store, and restaurant. Work required coordination with the EPA and City & County of Denver.

AIRPORT DECOMMISSIONING: Project engineer for decommissioning of Continental Airlines' Stapleton International Airport in Denver. Work involved locating and removing 20+ large fuel and oil storage tanks, demolition of two, one-million gallon aboveground Jet A storage tanks, location and removal of 22,000 feet of fuel pipeline, and removal of fuel hydrants. Stapleton was later redeveloped into new urban, mixed-use neighborhoods.

BIOREMEDIATION OPERATIONS: Constructed and started two large soil treatment facilities for Shell Canada. Work involved construction of concrete treatment cells, aeration and drainage systems, and soil processing treatment trains.

FORT LEWIS UST DECOMMISSIONING: Project engineer responsible for removing and upgrading oil and fuel facilities at a military facility in Washington.

EDUCATION/SPECIAL TRAINING

- Colorado School of Mines, B.S. in Chemical & Petroleum Refining Engineering, 1986
- U. S. Army Engineer School, EOBC 1987, Combat Engineer (honorably discharged 1994), 1LT MOS-21B
- University of Colorado at Denver, Graduate Studies in Human Ecology, 2001
- Property Loss Research Bureau Claims Conference

REGISTRATIONS/CERTIFICATIONS/TRAINING

- Registered Professional Engineer: Colorado, Michigan, Kansas (exp)
- ATC 50-1 Seismic Rehabilitation SF Wood-Frame Dwellings Training
- ATC 43 Evaluation & Repair of Earthquake Damaged Concrete Training
- ATC 20-1 Post-earthquake Safety Evaluation of Buildings
- ATC 45 Safety Evaluation of Buildings After Windstorms & Floods Training
- California Earthquake Adjuster Accreditation.
- OSHA 40-hour Hazardous Materials Safety Training
- OSHA 8-hour Refresher (2006), OSHA 8-hour Supervisor, Confined Space Entry Training
- Construction Contractor License, Washington, 1998 (exp)
- DPIC Risk Management for Architects and Engineers
- Former Instructor: Front Range Community College, Environmental Technology, Colorado
- Colorado Registered Storage Tank Consultant, Department of Oil & Public Safety
- Incident Command System, U.S. Coast Guard, Field Operations Training
- Army Corps of Engineers, Sacramento District, Emergency Management

REPRESENTATIVE CLIENTS

AIU Holdings (AIG), Zurich, Travelers, Arch Insurance Group, United Capitol, Liberty International Underwriters, US Army Corps of Engineers, Ohio National Guard, Goodyear Tire & Rubber Company, GE Capital, CNA Insurance Companies, Shell Canada, Total Petroleum, Ultramar Diamond Shamrock, Occidental Petroleum, Texaco, Duke Energy, Key West Utilities, Coleman Industries, Continental Airlines, Markel Underwriters, and ACE.

RELEVANT EXPERIENCE

CONSTRUCTION

- Demolition/facility decommissioning experience at military and civilian airports (including Stapleton International, Colorado Springs, Boulder County, McChord AFB, Pope AFB)
- General contractor for \$1 million site utility development (Fort Lawton, WA)
- Construction manager for completion of \$6.5 million hotel after contractor declared bankruptcy (Tempe, AZ)
- Construction Manager for completion of light rail electrical contract (\$24 million) following contractor default (San Francisco)
- Contract Administrator for completion of medium-security prison following contractor default (Trinidad, Colorado)
- General contractor for \$600,000 post exchange for Army & Air Force Exchange (Ft. Lewis, WA)
- General contractor for \$1.2 million hospital storage tank/generator upgrades at eight Columbia HCA hospitals.
- Construction Manager for completion of electrical contract (Montgomery Point Lock & Dam)
- Construction Manager for completion of electrical/process contract at a wastewater treatment facility (Phoenix, AZ)
- Contract Administrator for completion of a water treatment facility (Glendale, AZ)

- Construction defect repairs/rehabilitation at condominiums in Colorado, Washington, Oregon, and Montana.
- Surety consultant for natural gas pipeline construction, wrongful default (Oregon)
- Surety consultant and construction oversight of elementary school (Idaho)
- Surety consultant and construction monitor for resort development (Telluride, CO)
- Construction management team, UTOPIA fiber optic project, \$200+ million (Utah)
- Bid analysis for bond underwriter for construction of a \$12 million water pipeline (Southern CA)
- Plan review for a \$6 million retail development (Mesa, AZ)
- Loss control consultant for a 200-unit residential redevelopment on the site of a former foundry (Chicago)
- National Program Manager for an Insurer's catastrophic response team of engineers and estimators
- Surety consultant: evaluated risks/completion options, prepared completion estimates, and re-procurement packages, and administered contracts (WA, ID, MT, CA, CO, AZ).

ENVIRONMENTAL

- Due diligence studies to support 50+ major real estate acquisitions and divestitures including several billion dollar portfolios. Projects included gas stations, manufacturing facilities, apartment complexes and hotels.
- Completion of more than 200 Phase I Environmental Site Assessments and Phase II subsurface investigations
- Extensive remediation design and implementation experience at 100s of properties with petroleum or chlorinated solvent contamination. Designed and implemented more than 100 groundwater and soil treatment systems, including air stripping, pump & treat, bioremediation, and soil vapor extraction.
- Construction and startup of two bioremediation soil processing facilities for a petroleum company (Montreal and British Columbia)
- Project engineer for assessment and remediation of petroleum refinery facilities to support privatization (Callao Marine Terminal, Peru)
- Prepared acid mine drainage treatment plans for operations in Western U.S. including Climax Moly (Colorado), Nerco Delamar (Oregon), Cyprus Thompson Creek (Idaho), Summitville Superfund (Colorado), Sunnyside Gold Corporation/Mayflower Mill (Colorado), Leadville/Yak Tunnel Superfund (Colorado), Iron Mountain Superfund (California)
- Project engineer for production pit waste management. Developed waste characterization protocols and remediation monitoring plan (Amazon Basin, Block 1-AB in Peru)
- Due diligence survey for mold and water conditions, hotel portfolio (Washington)
- US Army Corps of Engineers, removal and upgrade of fuel and oil systems, excavation of contaminated soil (Fort Bragg, NC)
- Removal and upgrade of petroleum storage tanks for national tire franchise (Colorado, Michigan, Ohio, Texas, and Kansas)
- Removal and upgrade of POL storage facilities (Ohio National Guard)
- Complex extraction of 20,000-gallon underground storage tank containing viscous fuel oil beneath an existing structure prior to condominium redevelopment (Colorado)
- Life-cycle cost studies for complex remediation programs, regulatory negotiations and installation of groundwater treatment systems for solvents (North Wichita Industrial District)
- Prepared specifications and bid documents for asbestos abatement at power plants (Key West Utilities)
- Removal and replacement of 22 petroleum storage tanks (Fort Lewis, WA)

INSURANCE CLAIM MANAGEMENT

- Forensic investigation following failure of large transformer at generation station in Colorado
- Expert for various property damage claims and structural failures resulting from snow load, fire, wind, and earthquake
- Various investigations of mold conditions and water intrusion, condominium complexes and apartments
- Investigated 20+ professional liability claims against residential home inspectors
- Investigation of building envelop failures, moisture intrusion, and mold at multi-family residences throughout Pacific Northwest
- Fire investigation and loss estimates at an apartment complex under construction following a gas heater fire and explosion (Sun Valley, ID)
- Consultant, assisted in settlement of \$12 million environmental claim against carrier, former tannery. Prepared life-cycle remediation evaluations (New Hampshire)
- Conducted indoor air-quality survey of a large print shop (Colorado, BlueCross BlueShield)
- Cause & Origin Investigator for numerous petroleum releases resulting from deferred maintenance, negligence, installation error, vandalism and accidents. Assessed cleanup costs and strategies, conducted remedial oversight and managed consultants.
- Insurer's oversight after a gasoline pipe break resulting in a 40,000 gallon product loss near in a new residential development and near a river (Colorado)
- Prepared extensive loss estimates following refinery flooding resulting in environmental impacts to a nearby town (Kansas)
- Water intrusion problems, cause and origin investigation, luxury high-rise (Chicago)
- Failed concrete block sealant, transportation building (Portland, OR)
- Product claims against window manufacturer (Portland, OR)
- Failure of vinyl flooring, Naval Air Station Youth Center (Whidbey Island, WA)

DISASTER

- Portfolio management of insured 200+ insured losses following Hurricanes Gustav and Ike (September 2008)
- Emergency environmental response team following collapse of coal slurry impoundment releasing 270 million gallons of sludge (Inez, Kentucky) into valley and rivers
- Midwest Earthquake (April 2008) Program Manager, managed approximately 50 residential and commercial claims
- Coffeyville Refinery Flood and Oil Spill, Kansas (July 2007), Third-Party Loss Estimate
- Natural resource damage assessment following explosion of a natural gas well resulting in a \$200 million claim against an international oil company (Bangladesh)
- Volunteer – Hurricane Mitch 1998 (Nicaragua); survey of village water and sewer systems

SELECTED EXPERT/CLAIM CONSULTING

Available upon Request

PUBLICATIONS & PRESENTATIONS

- "How to Avoid Construction Disputes," Lorman Seminars
- "Why Contractors Fail," presentations, Washington Construction Law & Dispute Resolution
- "State of the Surety and Construction Industries," presentations
- "How to Effectively Manage Construction Disputes," American Public Works Association

- “Dealing with Sureties – Strategies & Insights to the Love Triangle,” Washington Construction Law & Dispute Resolution
- Biotechnology in Industrial Waste Treatment & Bioremediation (contributor), CRC Press 1995
- Bioremediation Field Experience (contributor) CRC Press, 1994
- “Revegetation of Mined Land Using Bactericides,” Proc: High Altitude Revegetation Workshop No. 8, Colorado State University.
- Blaine County Idaho, Drinking Water Protection Plan