

JASON RANDLE, P.E., LEED AP  
Civil Engineer

## PROFESSIONAL EXPERIENCE

2017 to present     **Robson Forensic, Inc.**  
*Associate*

Provide technical investigations, analysis, reports, and testimony toward the resolution of commercial claims and personal injury litigation involving construction practices and construction project management, estimating and scheduling, delay claims, construction site safety practices, quality control and quality assurance, and other civil engineering issues including real estate acquisitions and development, strategic planning, land planning, permitting, construction defects and failure analysis related to commercial, industrial, municipal, recreational and residential facilities.

### Relevant Experience

- Construction site safety and health program management
- Construction and general industry site safety
- Construction defect and failure analysis
- Protection of the public during construction
- Use of personal protective equipment (PPE) and personal fall protection systems
- Excavation and trench shoring
- Construction inspection materials in all CSI 16 Divisions and CSI 50 Divisions Masterformat
- Local codes, rules and regulations for construction
- Construction site falls including working at heights and fall protection
- Construction site falling objects
- Scaffolding and ladder accidents and failures
- Equipment operation and excavation incidents
- Construction damage to adjacent buildings
- Property damage claims and subrogation
- Subcontractor and general contractor claim analysis
- CPM scheduling and analysis
- Property condition assessments and inspections
- Civil engineering standard-of-care

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**Project Owner/Project and Land Development Experience:**

Led all aspects of design and construction for multiple projects with varying parameters including Low-Income Housing Tax Credit (LIHTC) and market rate financing, scattered sites, large scale development, and urban infill projects with focus on large-scale engineering, construction, real estate/community land development projects, real estate acquisitions and due diligence, strategic planning, entitlement, land use, permitting, land planning, civil engineering, design process management, heavy/civil construction, general/building construction including all site and building design for multiple residential project types, and master planned community development; oversight activities included entitlements, feasibility analysis, permitting, and development agreements, land planning, green field development, redevelopment and infill development.

**General Contractor/Construction Management Experience:**

Managed and responsible for the safe, timely and under-budget completion of *over* forty projects totaling \$440M utilizing various contracting methods including \$100M+ in design-build projects involving a multi-facility campus project, higher education residential and commercial facilities, and a large manufacturing facility. Oversaw multiple projects with different project teams with duties including verifying operations are performed safely and safety administration heads the top of each meeting agenda and project conversation, reviewing, negotiating and approving owner contracts and subcontracts, writing and implementing contract language, assigning responsibility of technical specifications, interpreting scopes of work and contract obligations and deciding on means and methods to complete contract requirements. Reviewed and approved change orders while providing cost estimating. Provided leadership to selected equipment and material suppliers and subcontractors to successfully build projects to strict specifications and budgets. Supported project teams and lead, as needed, resolution of any unsafe practices by site workers or subcontractors. Participated in OSHA jobsite visits and conferences when they occurred.

2016 to  
2017

**Roizman Development –**

*Vice President of Construction*

Performed as Vice President of Construction with oversight of designers, general contractors and other professionals and assisted in due diligence for six projects between 2015 and 2017 involving 630 units, totaling \$118M. Additionally, the role included pre-development, preconstruction and due diligence for an additional 150 Units, totaling \$42M.

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Project Types:

- Residential
- Commercial
- Renovation and new construction
- High-rise multi-story buildings
- Low and mid-rise residential construction
- Single family residences
- Multi-family residences
- Façade restoration and interior refurbishment of existing properties
- Due diligence of historical restoration of national register listed properties

Project Owner/Project and Land Development activities including:

- Provided oversight on new homes, renovation and redevelopment plans, site plans and engineering, site development, utility systems and service agreements, entitlement and permitting
- Managed environment and land use including Phase I Environmental Site Assessment (ESA), ACM abatement, Lead abatement, UST removal and fuel contaminated soil remediation
- Directed third party environmental due diligence
- Led permitting process for real properties supporting subsequent acquisitions and refinancing
- Secured approvals from municipal, county and state agencies
- Coordinated the land development and engineering phases of due diligence for acquisitions and RFQs and RFPs
- Acted as owner's on-site construction representative on various construction projects
- Supervised construction to ensure compliance with project and industry requirements
- Provided design input, cost estimates and schedules during project planning and preparation of technical specifications and plans

Project List:

Camden Townhouses – 89 townhomes (scattered sites) in Camden, NJ  
Riverside Senior Apartments – 23 acres/80 units in Paterson, NJ  
Fairview Apartments – 147 units in Fairview, NJ  
Harris Road Family – 63 townhomes in Paterson, NJ  
Rosa Parks Apartments – 34 units in Paterson, NJ  
Emersonian/Temple Gardens – 2 buildings, 224 units in Baltimore, MD  
Jenkintown Senior Apartments – 2 buildings, 120 units in Jenkintown, PA

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2012 to  
2015

**Bozzuto Construction**

*Special Projects Division Lead/Senior Project Manager/ PM Steering Committee Chair*

Created Special Projects Division within company focused on multi-family renovation projects and base building projects. Chaired project management steering committee consisting of 12 senior project managers and executives whose tasks included the creation of a company-wide operations manual administering corporate initiatives and the development and implementation of related operations trainings including safety protocol trainings.

- Created corporate-wide:
  - Quality Management Program (QMP)
  - Moisture management program
  - OSHA Inspection response and protocol
  - Project specific safety program
- Created new standards for corporate wide:
  - Purchasing and subcontracting procedures
  - Subcontracting methodology
  - Subcontractor Bonds and Insurance standards
- Led, managed and provided group trainings for 23-part Operations Manual including preparation of company-wide training sessions
- Led senior project manager team in creating and administering corporate initiatives
- Managed 16+ project management operation team members and support team members during all phases of preconstruction, buy-out, construction, and closeout/turnover. Utilized company resources and numerous support staff to achieve all internal and external project goals
- Managed multi-person teams at multiple field office locations while providing preconstruction and closeout activities on other projects throughout MD, VA and Washington, DC
- Provided claims documentation, dispute resolution, cost estimating, scheduling, strategic planning, design program, and project management, environmental compliance, project close out, and community development planning services
- Coordinated and conducted marketing of new work, budgeting job costs control and estimating and negotiated prime contracts, subcontracts and change orders

Project Types:

- Residential
- Commercial
- High-rise multi-story buildings
- Single family residences
- Multi-family residences
- Low and mid-rise residential and commercial construction

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Building construction activities including:

- Sitework, earthwork grading, paving, and landscaping
- Sewer, water, gas mains
- Underground electrical and telephone ducts and vaults
- Crane hoisting, lifting, construction equipment
- Shoring, excavation and sitework
- Renovation, asbestos abatement, demolition and deconstruction
- Demolition, deconstruction and concrete recycling
- Precast concrete fabrication and erection, concrete, formwork and shoring
- Foundations and formwork
- Concrete placement and concrete pumping
- Masonry
- Metals (structural steel, joists, decking, ornamental metals)
- Wood (rough carpentry, finish carpentry, framing)
- Thermal and moisture protection (damproofing, waterproofing, insulation, shingles, roofing, siding, flashing, sealants)
- Doors and windows (doors, windows, storefront entrances, skylights, hardware)
- Finishes (gypsum drywall, tile, ceilings, flooring, paint, wallcovering)
- Specialties
- Equipment
- Vapor encroachment mitigation systems
- Fire Protection
- Conveying systems (elevators)
- Mechanical
- Plumbing
- HVAC
- Electrical

Project List:

Pleasant View Gardens Townhomes– In-place renovation of 201 townhomes in Baltimore, MD

Pleasant View Gardens Senior Apartments – In-place renovation of 110 senior apartments in Baltimore, MD

Channel Square – 148 Apartments and 75 townhomes in Washington, DC

N Street Village – 66 Apartment units and common/program areas in Washington, DC

Beall's Grant Apartments – Renovation of 60 unit apartment building in Rockville, MD

O'Donnell Heights – New Construction of 6 block area with 144 townhomes in Baltimore, MD

The Mark Apartments – Sitework and common area work necessary for conversion of 147 unit hotel into apartments in Alexandria, VA

The Broadview Apartments – Common area and partial apartment renovation of 14 story apartment building

Tyler House Apartments – 274 unit apartment building in Washington, DC

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Pollin Memorial Community – New construction of 5 block area with 125 townhomes (for sales and rentals) in Washington, DC

Arbor Heights – Renovation of 198 garden style apartment units and community sitework in Arlington, VA

2003 to 2012 **Forrester Construction Company**  
*Senior Project Manager*

Provided oversight of multiple projects and teams. Provided leadership of internal company goal teams, training at project manager retreats, and direction of company-wide monthly project manager meetings and internal company focus groups.

- Directed project team personnel including project managers, superintendents and foremen, material and equipment suppliers and subcontractors to successfully complete multiple projects
- Managed staff of over 15+ construction professionals
- Design-Build experience - responsible for design oversight, permitting and construction of commercial and residential buildings
- Prepared contract documents and performed construction phase services
- Created site utilization and project specific safety requirement documents for use in contracting with subcontractors, suppliers and workers
- Delegated, subcontracted and administered project safe construction requirements
- Provided construction supervision and multiple trade construction coordination for large commercial projects working with owners, buyers, lenders, attorneys, architects and builders
- Provided litigation support in large commercial contract claims cases
- National Design-Build Institute (DBIA) of America Project Award
- LEED PLATINUM Rated Project by US Green Building Council (USGBC)
- USGBC Award for Project Excellence
- Associated Builders and Contractors (ABC) National and multiple Regional Excellence in Construction Awards
- Associated General Contractors (AGC) Excellence in Construction Awards / Best of Mid-Atlantic Construction Award
- ABC Step Safety Award

Project Types:

- Schools
- Commercial Buildings
- Gymnasiums
- Labs
- Community parks, regional parks, playgrounds
- Theater
- Recreation facilities, athletic facilities, sports and athletic fields, and tennis courts
- Landscaping, aquatic features & fountains
- Temporary school facilities

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- Finishes (gypsum drywall, tile, ceilings, flooring, paint, wallcovering)
- Specialties
- Equipment
- Vapor encroachment mitigation systems
- Fire Protection
- Conveying systems (elevators)
- Mechanical
- Plumbing
- HVAC
- Electrical

Project List:

UM Sorority Renovation Program – Design-Build renovation of existing sorority houses for 130 residents (LEED Gold) at University of Maryland

UM Shuttle Facility – Site development and new bus facility (LEED Silver) at University of Maryland

GWU Lafayette Hall – Renovation of 112 unit student housing high-rise (LEED Gold) at George Washington University Campus in Washington, DC

10<sup>th</sup> Street Park – New park construction in Washington, DC

Ward 1 Senior Wellness Center – New wellness center (LEED Gold) in Washington, DC

Robinson Nature Center – New 45,000 SF nature center and associated park and open space (LEED Platinum) in Howard County, MD

KIPP Baltimore – Renovation of existing school in Baltimore, MD

Addison Elementary School – Historic renovation of 110 year old school (LEED Gold) in Georgetown, Washington, DC

Washington Christian Academy – Site development and construction of new K-12 campus, school, gymnasium and support structures in Olney, MD

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Michigan Park Christian Church – Renovation of existing school in Washington, DC  
Belle Haven Country Club – Complete renovation and addition of 100 year old country club, fitness facility and grounds in Alexandria, VA  
Puppet Theater – Conversion of existing space into a theater in Glen Echo, MD  
UMB Bressler Hall – Renovation of cancer research lab space inside 10 story research building in Baltimore, MD

1998 to 2003 **The Whiting-Turner Contracting Company**  
*Project Manager*

Completed the construction of a variety of commercial building projects and project types across the United States as the lead project manager. Responsible for project management, estimating, scheduling, and purchasing for multi-million dollar projects

- Provided project management and jobsite supervision for construction on large commercial and industrial projects
- Responsible for maintaining compliance with safety, environmental and health regulations and guidelines
- Responsible for construction safety, cost estimating, value engineering, delay claims, and change order analysis
- Provided project management and oversight of contractors performing new construction and infrastructure repairs and renovation
- Created and maintained CPM Schedules
- Coordinated specialty subcontractors into the mix of highly skilled tradesmen
- Managed overall projects and construction operations. Ordered equipment and materials, scheduled manpower, maintained field records, and verified compliance with contract documents
- Evaluated building codes and construction field changes
- Ensured that technical specification and plans for projects were followed by subcontractors for buildings, concrete foundations, roadways, sidewalks, waterlines, sanitary and storm sewer, HVAC, electrical, plumbing and overhead and underground utilities installation
- Reviewed shop drawings, job safety and project administration
- Worked with local municipalities providing assistance with plan reviews, design checks, building code and regulation reviews, inspections, and building code issues
- Responsible for jobsite safety, on-site safety training, on-site safety meetings, quality control assurance and coordination of contractor trades
- Prepared estimates, contracts, change orders, schedules, reports, shop drawings, and submittals
- Chaired jobsite progress meetings
- Conducted daily work release briefs, project progress meetings, negotiating and approving on site change orders, final inspections and commissioning of projects
- Oversaw hot work permits, lead and asbestos control procedures



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Project Types:

- Commercial Buildings
- Labs
- Industrial facilities
- Retail
- Hospitality
- Façade restoration

Project List:

Fed-Ex Ground Distribution Center – Fed-Ex Warehouse in Columbus, OH  
Wawa Food Markets – Site Development and construction of three Wawa Food Markets in Richmond, VA  
Eastern Isotopes – Cancer research facility in Sanford, FL  
General Motors Allison Transmission – Fast track design-build industrial transmission plant in Baltimore, MD  
Parker’s Lighthouse – Restaurant renovation and addition in Long Beach, CA  
Rusty Scupper – Restaurant renovation in Baltimore, MD  
XEROX Document University – Façade renovation of multi-building campus in Leesburg, VA

**PROFESSIONAL CREDENTIALS**

Registered Professional Engineer (PE): Connecticut, Delaware, District of Columbia, Georgia, Maryland, New Jersey, New York, North Carolina, Pennsylvania, Virginia, West Virginia  
Green Building Certification Institute (GBCI) LEED Accredited Professional (LEED AP)  
US Army Corps of Engineers Construction Quality Management for Contractors (CQM)  
OSHA 30-Hr. Construction Safety Training Course and Certification  
OSHA 10-Hr. Construction Safety Training Course and Certification

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## EDUCATION

Masters of Engineering (ME) post-graduate courses, Project Management, University of Maryland, College Park

ENCE 623 Advanced Scheduling

ENCE 662 Introduction to Project Management

ENCE 663 Management of Design and Construction Organizations

ENCE 665 Management of Project Teams

B.S. Civil Engineering, Construction Management, University of Maryland, College Park, 1998

### *Continuing Education:*

Shoring and Reshoring Fundamentals, 2018

Fundamentals of Foundation Design, 2018

Ethics for US Engineers, 2018

Nondestructive Examination, 2018

Practical Forensic Engineering Property - Part 1, 2018

Practical Forensic Engineering Property - Part 2, 2018

Deep Excavations, 2018

Electrical Handbook, 2015

Energy Efficient Building Design Guidelines, 2015

Ethics & Standards of Professional Conducts, 2015

International Building Code – Exterior Walls, 2015

Home Builder Guide I, 2015

Home Builder Guide II, 2015

Home Builder Guide III, 2015

Practice of Engineering Examination in Civil Engineering, 2010

Wood – Fire Safety, 2015

## PROFESSIONAL MEMBERSHIPS

### *Affiliations (Past and Present):*

American Society of Civil Engineers (ASCE) *inactive*

Associated Builders and Contractors (ABC) *inactive*

Associated General Contractors (AGC) *inactive*

Design-Build Institute of America (DBIA) *inactive*

International Facility Management Association (IFMA) *inactive*

Previous Chair Young Leaders Group

Washington Building Congress (WBC) *inactive*

US Green Building Counsel (USGBC) *inactive*