
TINA RAY
Project Manager

EDUCATION:

- B.A., Communications, University of Washington, 1989

EXPERTISE:

- Construction claims management
- Damage and delay analysis
- Construction defect allocation of liability
- Construction project management
- Construction project estimating
- Litigation management and support

EXPERIENCE:

Tina Ray has worked in the construction industry for the past 18 years. She began working at CSMI in 1991, managing a variety of projects including analysis of damage and delay claims, calculation of revenue loss associated with project delays, review and assessment of total cost of construction claims, review of project overages including evaluation and reconciliation of project contracts and change orders, schedule analysis of as-planned versus as-built projects, and creation of reports and spreadsheets to illustrate issues and total cost dollar values.

In addition to forensic work, Tina managed large condominium conversion projects. For example, Tina estimated, bought out, administered, and closed out a \$2.6 million school conversion in central Washington. Tina also managed the completion of distressed projects; both financially distressed cash-poor projects and defaulted projects for sureties.

From 1999 to 2003, Tina worked as a project manager at J.A.S. Design Build, an architecture and construction firm that specializes in high-end residential projects. At J.A.S., Tina reviewed project plans, created client budgets based on schematics, bid projects out to suppliers and subcontractors, generated project estimates, purchased materials, qualified and hired subcontractors, created construction schedules, monitored project budgets and project costs, issued change orders, generated pay requests, and interacted with clients to ensure that projects were built per plans and specifications. At J.A.S., Tina managed projects that ranged from \$45,000 to \$1,200,000.

Since returning to CSMI in 2003, Tina has worked as a project manager in over 200 construction defect claims. Her expertise allows her to investigate, analyze, and present facts that facilitate case settlement. Tina's experience reviewing and estimating project plans allows her to determine if a project has been built as drawn and identify if and where there were deviations during construction. Her knowledge of drafting construction contracts and subcontractor scopes of work enables her to review and determine developer, contractor, and subcontractor roles on projects and to develop liability allocations for parties in defect matters.

Tina manages all phases of construction defect claims from start to finish, including determining the issues from expert reports, generating scopes of investigation based on claim issues, the review, organization, and summarization of all relevant project documents, analyzing the as-built project conditions, assessing the responsibility of all parties based on analysis of contract information, determining responsible parties, allocation of responsibility between liable parties, generation of responsive scopes of repair, and obtaining bids from qualified contractors.

As part of her project management responsibilities, Tina attends expert meetings and mediations. If a project fails to settle, Tina provides litigation assistance to attorneys, including segregation and presentation of trial themes and issues. She uses the information gathered during her management of all stages of the project to effectively develop and present trial exhibits.

Tina's technological expertise allows her to collect, summarize, and present information using a variety of software programs, including MS Project, MS Excel, MS Word, MS Access, MS PowerPoint, IV Pro, Adobe Acrobat, and MS Publisher.

REPRESENTATIVE CASES:

- Boeing Wing Spar Assembly Building – Everett, Washington – damage and schedule delay analysis, and reconciliation of contract costs and change orders
- Couer d'Alene Wastewater Treatment Plant – Couer d'Alene, Idaho – schedule delay analysis, construction defect analysis, and reconciliation of contract costs and change orders
- Thorne Bay School – Juneau, Alaska – analysis of cost impacts due to weather, material delivery, and design
- Garden Court Condominiums – Cle Elum, Washington – project management, material and subcontractor buyout, estimating, project administration, and project close-out
- Riverpark Condominiums – Portland, Oregon – examination of construction defect claim, including design analysis, subcontract analysis, design review, allocation of liability, and formulating scope of repair
- Lakewood Lofts – Lake Oswego, Oregon – analysis of construction defect and engineering claims, supervision of concrete slab 3-D imaging and rebar placement, review of subcontractor scopes of work, design evaluation, and allocation of liability