

GARY T. GILMORE

CONSTRUCTION EXPERT WITNESS



CONTACT

☎ (724) 448-3356

✉ GGilmore@siteprosolutionsllc.com

EXPERTISE

- Construction & Engineering
- Building Design
- Development of Scope of Work
- Structural Risk Management
- Structural Assessment & Correction
- Building Envelope Failure Assessment & Correction
- Water Penetration/Intrusion
- Post-Disaster Recovery Support
- Site Management
- Budget Oversight & Reporting
- Acquisitions & Portfolio Governance
- Contractor Assessment
- Contract Negotiations
- Contractor Accountability
- Employee-Vendor Relations
- Personnel Management



PROFILE

Project management construction executive with over 38 years of experience in design, estimating, structural assessment and correction, building envelope failure assessment and correction, quality control, contractor evaluations, bid evaluations, site inspection, and customer service.



NOTABLE PROJECTS

Barton Creek Villas

AUSTIN, TX

Goldman Sachs property

Repair and Reconstruction of 280 Balconies, Full Property Repaint, Repair Storm Damage to All Barrel Tile Roofs, Chimney Repair and Rebuild, Removal and Replacement of Barrel Tile Roofs on 3 Buildings, Interior Work (Renovation of 24 Apartment Units)

Balcony Repairs:

- Engaged a structural engineer to evaluate failing balconies
- Worked with the engineering team to create the repair scope
- Bid out the engineers' drawings to qualified contractors
- Leveled out bids and awarded the repair work to the winning contractor
- Created the scope to repair damaged parapet walls due to water intrusion
- Conducted evaluation of bids and awarded to the low bidder
- Conducted progress site inspections to ensure scope has been followed
- Conducted a final inspection to accept the work
- Processed contractors pay applications

Full Building Paint:

- Created the scope of work to repair damaged stucco and paint all buildings
- Created the scope to repair damaged parapet walls due to water intrusion
- Conducted evaluation of bids and awards to the low bidder
- Conducted progress site inspections to ensure scope has been followed
- Conducted a final inspection to accept the work
- Processed contractors pay applications

Roof Repairs and Replacement:

- Created the scope of work for repair of storm damage to barrel tile roofs
- Created the scope of work for the full roof replacement of three buildings
- Bid the project out to 3 qualified contractors
- Conducted evaluations of bids and awarded to the low bidder
- Conducted progress site inspections to ensure scope has been followed
- Conducted a final inspection to accept the work
- Processed contractors pay applications

Interior Apartment Renovation:

- Created the scope of work as per the design team for the renovation
- Bid the project out to 3 qualified contractors
- Conducted evaluations of bids and awarded to the low bidder
- Conducted progress site inspections to ensure scope has been followed
- Conducted a final inspection to accept the work
- Processed contractors pay applications

GARY T. GILMORE

CONSTRUCTION EXPERT
WITNESS

OFFICES

Site Pro Solutions

Owner
OCT 2023 - PRESENT

Clear Worth Residential

Senior VP of Construction
JAN 2023 - PRESENT

Rock Farmer Properties

VP of Construction
DEC 2021 - JAN 2023

Hudson Advisors LP

Assistant VP of Construction
DEC 2012 - SEP 2021



NOTABLE PROJECTS CONTINUED

Shadow Creek Retreat

HOUSTON, TX

Goldman Sachs Property

Roof Replacement, Parapet Wall Repairs, Balcony Repair and Re-Construction

Roof Replacement Project:

- Created the scope for the roof replacement of ten buildings
- Conducted evaluation of bids and awarded to the low bidder

Parapet Wall Water Intrusion Damage and Repair:

- Created the scope to repair damaged parapet walls due to water intrusion
- Conducted evaluation of bids and awarded to the low bidder
- Conducted progress site inspections to ensure the scope has been followed
- Conducted a final inspection to accept the work
- Processed contractors pay applications

Balcony Repair and Rebuild:

- Engaged a structural engineer to evaluate failing balconies
- Worked with the engineering team to create the repair scope
- Bid out the engineers' drawings to qualified contractors
- Leveled out bids and awarded the repair work to the winning contractor
- Created the scope to repair damaged parapet walls due to water intrusion
- Conducted evaluations of bids and awarded to the low bidder
- Conducted progress site inspections to ensure the scope has been followed
- Conducted a final inspection to accept the work
- Processed contractors pay applications

West Park Village Apartments

TAMPA, FL

Window Replacement

- Involved in the evaluation and replacement of select apartment buildings
- Performed evaluation of the failing windows
- Created the scope for the replacement of the failing windows
- Conducted progress site inspections to ensure scope has been followed
- Conducted a final inspection to accept the work

Comunidad Partners

SOUTH CAROLINA

Veneer Evaluation

- Inspected and evaluated the condition of the stucco veneer of 10 apartment buildings prior to purchasing the property
- Inspected and evaluated the condition of a failing balcony on one building



WORK EXPERIENCE

Site Pro Solutions, LLC

2023 - PRESENT

Founder & Expert Construction Witness

CEDAR HILL, TX

- Construction consultant for Goldman Sachs
- NOTABLE PROJECT: Barton Creek Villas (BCV) balcony failure (Austin, TX)
- NOTABLE PROJECT: BCV roof replacement

Clear Worth Capital

2023 - PRESENT

Vice President of Construction

DALLAS, TX

- Manages \$60 million Capex budget across 21 multifamily properties
- Creates and approves all scopes of work for renovations and repairs, including balcony failure, balcony veneer failure, building water penetration, mold remediation, roof replacement & repair, foundation movement, underground plumbing failure, aluminum wire conversion, exterior painting, paving repairs, interior apartment renovation, and pool resurfacing

GARY T. GILMORE

CONSTRUCTION EXPERT
WITNESS

REFERENCES

Scott Bennett

The Expert Institute Group
Multifamily Expert Witness

Phone: (210) 669-6990

Email: ScottBennett@expertmulti-
familyexpertwitness.net

Ryan Reeh

Goldman Sachs
Vice President of Asset
Management

Phone: (972) 368-2352

Email: Ryan.Reeh@gs.com

Rob Harris

Comunidad Partners
Vice President

Phone: (214) 927-6305

Email: jRharris@comunidadpartners.com

EDUCATION

Indiana State University

Bachelor of Science
Business Administration

1983



WORK EXPERIENCE CONTINUED

Hudson Advisors, LLC

2012 - PRESENT

Assistant Vice President for Construction

DALLAS, TX

- Presently manages 17,000 single family home renovations nationwide, created scope of work and control cost, provided technical oversight to third party construction company
- Managed renovation of 19,000 apartments nationwide, creating budgets, designing scopes of work, negotiating prices, and conducted onsite monitoring and project management
- Provides post-disaster recovery support nationwide, working with insurance adjusters, creating scopes of work, and overseeing rebuilding including structural and civil engineering aspects

Third Party Project Manager

2012 - 2014

- Managed complete renovation of 2 apartment buildings comprising 1,100 units (Jacksonville, FL and Brunswick, GA), including development of scope of work, collaboration with engineers and architects to create plans, bid management, and bid negotiations
- Proactively identified and corrected contractor mistake, resulting in \$200,000 refund from contractor
- Independently designed a solution to repair failing balconies on 450 units, saving approximately \$1 million compared to original plan to condemn and rebuild
- Led to offer of full-time employment with Hudson Advisors

Gilmore Contracting

2009 - 2012

Founder and Owner

PITTSBURGH, PA

- Purchased and renovated 19th century homes in historic neighborhoods in Pittsburgh to restore to their original grandeur

Neville Island Supply and Cement

2006 - 2009

Plant Supervisor

PITTSBURGH, PA

- Oversaw multiple concurrent processes to return a large cement plant to operation, including demolition, unloading barges using overhead cranes, transfer of cement, mitigating mold, and hiring key staff
- Managed a 12-person team to renovate the primary office and key mechanical equipment

Walden Homes

2003 - 2006

Project Manager

MURRYSVILLE, PA

- Managed new condominium development, including site and land acquisition and development, personnel management, price negotiations with contractors and vendors, jobsite management and scheduling
- Completed 94 high end condominium units with 8-12 units at a time in 100-120 day turnaround time

Gilmore Construction

1987 - 2003

Founder, Owner, & Builder

PITTSBURGH, PA

- Founded company and managed all aspects of business, including business plan, new custom and spec home design, and construction project management