



JAMES M. ESHLEMAN

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Atlanta, Georgia

LICENSED ARCHITECT and LICENSED GENERAL CONTRACTOR

DESIGN AND CONSTRUCTION EXPERT WITNESS AMERICAN ARBITRATION ASSOCIATION PANELIST

Architectural design and construction industry expert with more than 30 years of experience, holding the unique credentials of concurrent licensure as an architect and general contractor, with numerous awards and recognition. including being named by the *Atlanta Business Chronicle* as one of 2010's "Up & Comers - 40 Under 40".

<i>Expert Witness Testimony</i>	<i>Dispute Mediation</i>	<i>Construction Defects</i>
<i>Building Code and Standards</i>	<i>AAA Panelist - Construction</i>	<i>Constructability Analysis</i>
<i>Drawing & Specification Review</i>	<i>Owner Architect Contractor Disputes</i>	<i>Standard of Care Evaluation</i>
<i>Documentation & Expert Reporting</i>	<i>Contractor Subcontractor Supplier Issues</i>	<i>Building Enclosure Investigation</i>

PROFESSIONAL EXPERIENCE

REDCON CONSULTING, LLC – Atlanta, GA

2019-Present

REDCON Consulting is an independent, Atlanta-based consulting firm serving design and construction professionals, attorneys and insurance companies as an expert witness, AAA arbitration panelist and as a mediator for various matters.

Managing Principal

Overseeing all client engagements to ensure satisfactory service provided based on client's needs and requirements.

- Expert witness services including consultation and reports for design and construction related disputes involving issues such as standard of care, deficient design, construction defects, schedule delays and cost impacts.
- American Arbitration Association Panelist for design and construction related arbitrations.
- Mediator and project neutral for design and construction related disputes involving cost, delays, and defects.

MAPP – Atlanta, GA

2021-2023

MAPP, founded in 1991, is headquartered in Baton Rouge, Louisiana, with offices in New Orleans, Dallas, Austin, and Atlanta. MAPP provides preconstruction and construction services for commercial construction projects including interiors, office, mission critical, industrial, supply chain, cold storage, hospitality, healthcare, and banking.

Vice President and Business Unit Leader

- Provided oversight of the Atlanta Business Unit to perform approximately \$200M in year-over-year revenue. Responsible for creating and implementing overall strategy for success in launching a new office in Atlanta, and a new market vertical for Supply Chain projects throughout the Southeast.
- Served on MAPP's leadership team as well as various committees overseeing and implementing company initiatives such as quality assurance, risk management, subcontractor and consultant agreements, recruiting, training and development including employee growth and development.
- Prepared and oversaw internal team and outsourced legal counsel for \$1.7M scope of work and schedule extension claim. Provided documentation, reporting and arbitration testimony to achieve ruling in our favor.

GRIFFCO DESIGN/BUILD – Kennesaw, GA

2019-2021

Griffco Design/Build is an Atlanta-based construction firm that specializes in the design and construction of commercial and industrial facilities including refrigerated food distribution, self-storage facilities and movie studios.

Executive Vice President

Served as second-in-command, responsible for ensuring quality design and construction was provided to clients, while providing overall leadership of construction operations and design teams including employee development and engagement, oversight and improvement of procedures, quality, and safety. Provided business leadership and direction to achieve a 60% increase in volume in FY 2020 while simultaneously increasing profit margins.

- Provided training and oversight of design and construction staff to ensure quality results for cold storage clients including the development of our “Cold Storage 101” training program, detailed drawing reviews, product data analysis and on-site supervision during construction to confirm superior results.
- Implemented the use of BIM technology to integrate the design process with all consultants in 3-D to allow for detailed coordination of building systems, clash detection and coordination of owner provided equipment.
- Initiated the use of Procore on all projects to ensure efficient project management techniques were utilized, drawings and specifications were updated and shop drawings and RFIs were tracked and monitored.

CLAYCO – Atlanta, GA

2016-2019

Clayco is a full-service, turnkey real estate development, architecture and engineering, design-build construction firm that delivers to clients around the world the highest quality solutions on time, on budget and beyond their expectations.

Vice President, Industrial Business Unit

Overall leadership of Clayco’s Southeast U.S. operations, including oversight of preconstruction, design and construction operations teams for advanced manufacturing and industrial market sectors to ensure quality results.

- Management of Clayco’s Southeast resources located in Atlanta, GA and Greenville, SC, including estimating, design, and construction project management teams through multiple complex industrial project engagements.
- Oversaw architectural and engineering design as well as technical expertise for industrial and advanced manufacturing project engagements ensuring coordination of building systems and constructability.
- Developed project schedules in conjunction with BIM models to produce 4-D animation of various projects to confirm construction sequencing and ensure coordination of various building elements during construction.

PRIMUS BUILDERS, INC. – Woodstock, GA

2014-2016

Primus Builders is an international design-build firm that delivers planning, budgeting, design, engineering and construction management services to the distribution, food and beverage, and medical device sterilization industries.

Project Executive

Client development and relationship building to enhance opportunity pursuits while providing overall leadership of estimating, design, and construction teams for design/build cold storage distribution and automated facilities for third-party logistics and national cold storage clients ranging with opportunities ranging in value from \$5M to \$200M.

- Led both in-house engineering teams, outsourced consultants, and construction operations staff for projects to ensure technical accuracy, correct scope of work and quality were delivered on time and within budget.
- Directed the preconstruction and planning for the largest, fully automated cold storage facility in the world including budgeting, scheduling, programming and design of building, refrigeration, and automation systems.
- Developed the first-of-its-kind training program for cold storage construction to ensure high quality design and construction results were consistently delivered to all clients for various project engagements.

YATES CONSTRUCTION – Atlanta, GA

2013-2014

Ranked among the top construction services providers in the country by Engineering News Record, Yates Construction is family owned and provides a wide range of construction and building services.

Vice President, Atlanta

Worked with firm leadership to improve business unit performance including business development and staff recruitment.

DUKE REALTY – Atlanta, GA

2006-2013

\$1.2B publicly held Real Estate Investment Trust (REIT) offering leasing, property and asset management, real estate development, construction of build-to-suit and speculative buildings, including medical office and healthcare projects.

Director of Preconstruction

- Direction of preconstruction operations for the Southeast U.S., performing land due diligence, development services, estimating, design, periodic technical design reviews, bidding and permitting of healthcare, office and industrial projects ranging in value from \$5M to \$100M.
- Managed preconstruction department within the Southeast Regional office. Oversaw architectural and engineering design phases of various projects and served as the Owner's representative for large-scale capital projects that were built by Duke Construction or outsourced to other general contracting firms.

ARCO DESIGN/BUILD – Atlanta, GA

2004-2006

Privately held construction company specializing in supply chain industrial warehouse and cold storage facilities.

Project Manager

- Provided preconstruction and estimating in conjunction with construction project management and day-to-day oversight of industrial projects throughout the state of Georgia ranging from \$500K to \$10M.
- Oversaw the investigation, re-design, and re-construction of a roof collapse in South Georgia. Coordinated with the owner and outside counsel, including providing deposition testimony, for the resulting claim.

MCCARTHY BUILDING COMPANIES, INC. – St. Louis, MO

1999-2004

\$3.5B employee-owned construction firm, one of the Top 10 General Contractors in the U.S.

Superintendent and QA/QC Administrator, 2002-2004**Assistant Superintendent / Project Engineer, 2000-2002**

- Direct oversight of subcontracted work and self-perform team members on various projects throughout the U.S., overseeing as many as two hundred individual workers on projects ranging from \$20M to \$200M.
- Handpicked to relocate to Atlanta and oversee quality assurance and quality control for the Centers for Disease Control and Prevention Building 18 Emerging and Infectious Diseases Laboratory, a \$200M, Level 4 High Containment Laboratory, housing Anthrax and the Ebola virus. Oversaw all on-site testing and inspections of roofing, exterior enclosure, HVAC systems, concrete structures, and laboratory equipment installations.

HEALY, SNYDER, BENDER & ASSOCIATES, INC. - Naperville, Illinois

1997-1999

Privately held, full-service Architectural design firm specializing in K-12 design projects.

Project Architect

- Provided full project management from design through construction, including scheduling and supervision of subcontractors, for projects budgeted at \$500K to \$6M.
- Provided architectural services, from design through construction, for projects valued at \$500K to \$60M.
- Reviewed and revised contract documents to ensure constructability. Wrote contract scopes, gathered bids, and negotiated contracts with subcontractors.

GARRISON-JONES ARCHITECTS - Carbondale, Illinois

1992-1994

Privately held, full-service Architectural design firm specializing in K-12 design projects.

Job Captain / Architectural Intern / CAD Technician

- Coordinated drawing and production of in-house design team and outsourced consultants. Managed projects from design phase through completion of contract documents.
- Developed construction documents and specifications, reviewed contract documents for constructability, developed construction details. Troubleshoot any issues that conflicted with constructability.
- Projects included multiple K-12 new and remodeling projects as well as two individual branch bank facilities.

EDUCATION & CREDENTIALS

Master of Science, Civil Engineering – Construction Management

Master of Architecture – Practice & Technology

UNIVERSITY OF ILLINOIS, URBANA-CHAMPAIGN

Bachelor of Science, Architectural Studies

SOUTHERN ILLINOIS UNIVERSITY, CARBONDALE

Panelist – Construction, American Arbitration Association (AAA)

Registered Neutral for Mediation and Arbitration, Georgia Supreme Court – Office of Dispute Resolution

Licensed Architect in the Following States: Florida, Georgia, Illinois, North Carolina, Tennessee, and Texas

Certified by the National Council of Architectural Registration Boards (NCARB)

LEED Accredited Professional (LEED AP), U.S. Green Building Council

Licensed Real Estate Broker (inactive), Georgia

Licensed General Contractor, Georgia

OSHA 30 Certification

Public Speaking & Presentations: Speechworks & Executive Technique Workshops on Enhanced Client Presentations

Technical Skills: Real Estate Financial Analysis, Power Point, Microsoft Office Suite, AutoCAD, ProCore, Primavera

Community Service: Member, Board of Directors for Trinity Community Ministries; Volunteer, Habitat for Humanity.

Volunteer, Ronald McDonald House; Member, Gwinnett Technical College Program Advisory Board

Negotiation: Interactive Coursework Conducted by World Renowned UN Negotiator Henk Botha

Selected by Atlanta Business Chronicle as one of 2010's "Up and Comers – 40 under 40."