

# OPINE EXPERTS

**Thomas B. Harrington**

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## **SERVICE:**

Construction Industry expert and expert witnessing focusing on residential construction with emphasis on building codes, health and safety codes, property stewardship, and California licensed contractor's regulations.

## **QUALIFICATIONS & EXPERIENCE:**

My personal experience in the construction industry started formally as a journeyman carpenter out of Union Local 22 in 1976, although I worked in high school and college with my dad's construction company building over 30 residential units. I have been a licensed general contractor since 1974, and along with my brother have run our own general contracting firm since 1979. In those 30+ years we have constructed over 50 single family homes, condominiums, multi-unit residential buildings and have done major remodels to almost 20 other residences, as well as performing dozens more small residential and commercial jobs in the counties of Sonoma, Marin, San Francisco, and Oakland.

In the majority of these jobs I have acted as both the developer and the general contractor giving me a unique insight into the interface between the owner and builder, and the dealings of both roles with the various other entities of construction including architects, engineers, planning commissions, and building departments. As well, management and leasing of the retained units has given me a keen insight into the role of property stewardship of rental units.

My experience as the developer has also provided me with substantial exposure to the environmental considerations of lead and asbestos in the renovation and remodel areas, and toxic waste in the development of vacant property. I have processed major and minor subdivisions, as well as the associated Environmental Impact Reports. I have found, contained, remedied, and removed contamination of up to 3000 cubic yards. In one case I worked with Chevron Oil, the company responsible for the contamination, and recovered over \$650,000.00 in cost and expenses.

I first became involved with expert witnessing in the early 1980's at the request of James M. Byrne Attorney at Law, who used me to review and report on the various jobs involving civil actions against his clients. My brother and I were then recruited in the early 1990's by the California CSLB to be industry experts for them following the successful prosecution by us of one of our subcontractors for fraud. Shortly thereafter, on behalf of the San Francisco Residential Builders Association, as a member I provided my services to attorneys Alice Barkley and Sue Hestor regarding building code compliance on projects which the RBA was involved in, determination of requirements in areas of the 1997 fire safety codes, and sat from time to time as members of the Citizen's Advisory Board for the 1997 San Francisco Building Code. In 2005 I became a Cooperating Member (#5259049) of the International Code Council, later classified as a Building Safety Professional, in 2009 I became a Participating Member in ASTM International (#1239048) and a Committee Member of G03, and in 2010 I became an EPA and HUD certified Lead Renovator (Certificate #R-I-18909-10-01548). I now work with a number of attorneys and private clients resolving issues on behalf of either the owner, the inhabitant, or the contractor. As well I consult directly with contractors in cases involving the CSLB.

## **EDUCATION:**

1972-1976 B.S. in Forestry Management and Rangeland Management, U.C. Berkeley

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## EMPLOYMENT:

- 2011-Present Expert Witness, Opine Experts, LLC
- 2006-2009 Constructed two unit residential building in the City of Sonoma, California retained as rental income property, as well as a large estate home in Sonoma County, California.
- 2002-Present Manager, Bere Development, LLC  
PO Box 2429  
Mill Valley, CA 94942  
(415) 383-2512  
**Major renovation of three unit condo building which has been retained and managed as investment property.**
- 2002-Present Assumed overall supervision of approximately 50 rental units in the greater San Francisco Bay Area. Units are currently held in a family trust.
- 1999-Present Manager, Harrington Development, LLC  
PO Box 2429  
Mill Valley, CA 94942  
(415) 383-2512  
**Develop and retain a two unit property in Mill Valley as investment income.**
- 1999-Present Manager, William P Harrington & Assoc., LLC  
PO Box 2429  
Mill Valley, CA 94942  
(415) 383-2512  
**Develop and retain a two unit property in Mill Valley as investment income.**
- 1992-Present Corporate Officer, Castletown Construction Co., Inc.  
PO Box 2429  
Mill Valley, CA 94942  
(415) 383-2512  
**Same functions as Castletown Construction Co. below while adhering to the new corporate identity.**
- 1992-Present President, Dolores Terrace Development Corp.  
PO Box 2429  
Mill Valley, CA 94942  
(415) 383-2512  
**Supervise and bring to fruition a major subdivision** of a five way lot split and the construction of six condominium buildings on the subdivided property. The corporation has gone on to retain and manage nine of the completed condominiums.
- 1979-1992 General Partner, Castletown Construction Co.  
PO Box 2429  
Mill Valley, CA 94942  
(415) 383-2512  
**Performed all functions required of the prime contractor** including bidding, cash management, job and site supervision, code and safety compliance, coordination of direct employees, payroll, coordination of subcontractors, execution of all contracts, and compliance to all State and Federal requirements. Company incorporated as Castletown Construction Co., Inc in 1992.

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**EMPLOYMENT Continued:**

1976-1979\* Hargil Construction Co., Inc.  
28 Gough St.  
San Francisco, CA

**Job estimator and project manager** for all bid work on all Federal, State, and publicly tendered projects including the US Postal Service, U.C. San Francisco, U.C. Berkeley, and Bank of America. Responsibilities include contract compliance, adherence to plans and specifications, billings and payment to vendors.

\*At various times (1977-1983) I worked for contractors as a journey carpenter out of Union Local 22.

