

OPINE EXPERTS

Timothy J. Harrington

SERVICE:

Construction Industry expert, providing forensic services as expert witnesses, focusing on residential construction and the application of building codes, health and safety codes, and California licensed contractor's regulations.

QUALIFICATIONS & EXPERIENCE:

I first became involved with consulting and expert witnessing in the early 1980's working in partnership with my brother and business partner, Tom Harrington. We have been retained jointly or individually by the California Contractors License Board, attorneys for civil litigation, as consultants to the San Francisco Residential Builders Association, and as consultants and industry experts to a variety of private individuals and construction professionals. We have served in these capacities at every phase of the construction project from consulting in the early planning stages, to litigation on completed projects, and existing residential occupancies.

I was first licensed as a general contractor in 1974. In 1979 my brother and I started a partnership in general contracting and construction, and have continued this operation to the present time. As both developers and general contractors we have constructed over 50 single family homes or condominiums, have done major remodels to almost 20 other residences, and have performed dozens more small residential and commercial jobs in the counties of Sonoma, Marin, San Francisco, and Oakland.

Acting as both the developer and the general contractor has given me a unique insight into the interface between the owner and builder. I am largely responsible for the supervision and coordination of all field work, and provide the link between that work and the various other entities of construction. This interaction, especially with the architects, engineers, and building officials provides me with a singularly unique opportunity to remain current and fluent with all the building codes, their origins, and their applications.

EDUCATION:

1974-1977: Various studies at U.C. Santa Barbara, U. C. Davis, and San Francisco State University focusing largely in business. I never pursued a formal degree and left in 1977 for a career as a professional in the construction industry.

EMPLOYMENT:

1977-1979* Hargil Construction Co., Inc.
28 Gough St.
San Francisco, CA

Journeyman carpenter to Superintendent for bid work on Federal, State, and publicly tendered projects as well as "in-house" developments. Responsibilities include job coordination, subcontractor and supplier management, and adherence to plans and specifications.

1979-1992* General Partner, Castletown Construction Co.

Performed all functions required of the prime contractor responsible for 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.

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1992-Present President, Castletown Construction Co., Inc.

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Same functions as above while overseeing the contracting business at a corporate level. Expanded management responsibilities to include William P. Harrington and Associates, LLC, Harrington Development, LLC, and presently with Bere Development, LLC in developing various properties in Marin and San Francisco Counties.

1992-Present Corporate Officer, Dolores Terrace Development Corp.

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Supervise and bring to fruition a successful major subdivision of a five way lot split and the construction of six condominium buildings on the subdivided property. The corporation continues to manage nine of the completed condominiums.

2002-Present **As Trustee for a family trust responsible for** the management of approximately 50 units in the greater San Francisco Bay Area.

2006-2009 **Construct two unit residential building in the City of Sonoma**, California which have been retained as rental income units. Responsible for the field operations in the construction of a large estate home in the Sonoma Valley.

2011-Present **Member of Harrington Consulting, LLC** performing forensic and consulting services to the legal and construction industries.

*For periods in 1977-1979 and 1980-1983 worked as a journeyman carpenter for several general contractors out of Union Local 22.

LIST OF CONSTRUCTION PROJECTS

WORKED FOR CASTLETOWN CONSTRUCTION (WILLIAM P. HARRINGTON):

- Constructed a 12 unit multi-family residence on Bay Street in San Francisco, 1972.
- Renovated rooms at the Sir Francis Drake Hotel in San Francisco, 1972.

WORKED FOR I.P. GUILLORY CONSTRUCTION COMPANY AS A CARPENTER:

- Worked on the construction of two 1750sq.ft. single family dwellings on Donald Street in Sonoma from the foundation through the siding, roof sheathing, and exterior trim in 1974.

WORKED FOR HARGIL CONSTRUCTION COMPANY AS A UNION CARPENTER AND SUPERINTENDANT:

- Constructed a 15 unit multifamily, four story building on Sutter Street in San Francisco in 1978.
- Renovated/remodeled various commercial construction projects throughout the Bay Area which included US Post Office, UC Berkeley, UC San Francisco, Bank of America, San Francisco Savings and Loan, the Jack Tar Hotel (Cathedral Hill Hotel), the Carpenters Fund Building, Quaker Oats, the Anchorage shopping center at Fisherman's Warf in San Francisco, and Consumers Distributing.

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WORKED FOR MCDONAGH CONSTRUCTION COMPANY AS A UNION CARPENTER:

- Constructed a 4 unit multifamily, four story building on Turk Street in San Francisco in 1978.

WORKED FOR MILLS CONSTRUCTION COMPANY AS A UNION CARPENTER:

- Renovation of commercial space for the construction of offices.

WORKED WITH TOM HARRINGTON AND WILLIAM MCDONAGH AS EQUAL PARTENERS:

- Constructed a 3200sq.ft, three story single family dwelling on 9th Avenue in San Francisco in 1979.

WORKED WITH TOM HARRINGTON AS OWNERS OF CASTLETOWN CONSTRUCTION COMPANY:

Condos:

- Constructed a 4200sq.ft, four story building with three luxury condos on Dolores Street in San Francisco in 1992-1993.
- Constructed a 4100sq. ft, four story building with three luxury condos on Dolores Street in San Francisco in 1992-1993.
- Constructed a 4100sq.ft, four story building with three luxury condos on Dolores Street in San Francisco in 1995.
- Constructed a 3000sq.ft, four story building with two luxury condos on 17th Street in San Francisco in 1997-1998.
- Constructed a 4200sq.ft, four story building with three luxury condos on Dolores Street in San Francisco in 1999.
- A complete alteration/addition/remodel of a 6000sq.st, four story building with three luxury condos. The project included the complete demolition and reconstruction of the front unit. As well as the partial demolition of the remaining two units, which were then added onto and rebuilt. This project took place on Parker Avenue in San Francisco in 2004-2005.

Multi Family Dwellings:

- Constructed an 1800sq.ft, two story duplex on Auburn Street in San Rafael in 1979.
- Designed, drew the approved plans, and constructed a 2000sq.ft, two story single family dwelling with a 450sq.ft, attached in-law unit on Junipero Serra Street in Sonoma in 2005-2006.

Single Family Dwellings:

- Constructed a 2000sq.ft, two story single family dwelling on Cherry Street in Sonoma in 1979-1980.
- Constructed a 2200sq.ft, two story single family dwelling on Meadow Lane in San Rafael in 1983.
- Constructed a 3200sq.ft, two story single family dwelling on Laurel Lane in Sausalito in 1984.
- Constructed a 2500sq.ft, three story single family dwelling on Homewood Drive in Oakland in 1984-1985.
- Designed, drew the approved plans, and constructed a 1760sq.ft, single story single family dwelling on Robinson Road in Sonoma in 1985.
- Constructed a 1550sq.ft, two story single family dwelling on Fano Lane in Sonoma in 1985.
- Constructed a 1450sq.ft, two story single family dwelling on Oak Manor Drive in Fairfax in 1985.
- Constructed a 2500sqft, two story single family dwelling on West California Street in Mill Valley in 1986.
- Designed, drew the approved plans, and constructed a 1770sq.ft, single story single family dwelling on Robinson Road in Sonoma in 1986.
- Constructed a 1900sq.ft, two story single family dwelling on Robinson Road in Sonoma in 1987.
- Constructed a 1770sq.ft, single story single family dwelling on Donald Street in Sonoma in 1987-1988.

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- Constructed a 2000sq.ft, two story single family dwelling on Robinson Road in Sonoma in 1988-1989.
- Constructed a 2260sq.ft, two story single family dwelling on Robinson Road in Sonoma in 1989.
- Constructed a 3300sq.ft, two story single family dwelling on Turtle Rock Court in Tiburon in 1990.
- Constructed a 2200sq.ft, single story single family dwelling on Sonoma Highway in 1992
- Constructed an 1830sq.ft, four story single family dwelling on Dolores Terrace in San Francisco in 1997-1998.
- Constructed a 2100sq.ft, three story single family dwelling with a two bedroom one bath 750 sq.ft. guest cottage on Walker Road in Mill Valley in 2001-2002.
- Constructed a 2800sq.ft, three story single family dwelling with a two bedroom one bath 750 sq.ft. guest cottage on Walker Road in Mill Valley in 2001-2002.
- Constructed a 4000sq.ft, two story single family dwelling on Ernest Drive in Sonoma in 2008-2009.

Additions and Remodels:

- Demolish the complete interior of a single family dwelling. Rebuilt/remodeled that home on Linden Lane in Mill Valley in 1979.
- Added a master bedroom and a bathroom to a single family dwelling with a complete kitchen remodel on Center Street in Sonoma in 1981.
- Remodeled a kitchen and two bathrooms on Vendola Drive in San Rafael in 1982.
- Added a two bedroom, one bathroom, and family room second story with a complete kitchen remodel with an atrium to a single family dwelling on Clorinda Avenue in San Rafael in 1982.
- Remodeled a kitchen on Vendoa Drive in 1982.
- A third story addition where two bedrooms and a bathroom were added to a single family dwelling on Clorinda Avenue in San Rafael in 1983.
- A master bedroom and master bathroom addition to a single story single family dwelling on Clorinda Avenue in San Rafael in 1985.
- A second story addition where a master bedroom and master bathroom were added to a single family dwelling along with a complete kitchen and bathroom remodel in Marin Wood in 1985.
- Remodeled the kitchen, master bedroom, master bathroom, laundry room, and entry, as well as adding a window and two sliding glass doors to the living room and dining room. This project was done in Ignacio in 1986.
- An addition to a single family dwelling where two bedrooms, one bathroom, and family room were added to the house along with a kitchen remodel on Clorinda Avenue in San Rafael in 1986.
- A dining room addition to a single story single family dwelling on Clorinda Avenue in San Rafael in 1987.
- Remodeled a kitchen, eating nook, and bathroom on Thomas Drive in Mill Valley in 1988.
- A second story addition where two bedrooms, an office, a bathroom, and a family room were added to a single family dwelling. With a complete remodel of the master bedroom, master bathroom, and kitchen on the first floor. Along with a dining room addition to the first floor. This project was on Somerset Lane in Mill Valley in 1990.
- A complete remodel of a 1700sq.ft, single story single family dwelling. Where the garage was converted into a family room on Dorset Lane in Mill Valley in 2002.

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MANUFACTURED HOUSING:

- Provided the site design, and building plans, as well as supervised the construction of an engineered foundation and placement of a manufactured home on the foundation. Other site improvements include a pier, sitting area, gangway, dock, and a boatlift that were built on Clearlake. This project was constructed on Lakeshore Drive in Clearlake Park in 1999.

Commercial:

- Remodeled a commercial space for a new Khyber Crossing Women's Boutique in Oakland in 1985
- Remodeled a commercial space for a new Khyber Crossing Women's Boutique on Philmore Street in San Francisco in 1987

Minor Subdivision:

- Subdivided a parcel into four lots approved for the construction of single family dwellings, and supervised the installation of the offsite improvements on the corner of Robinson Road and Verano Avenue in Sonoma in 1982.
- Subdivided a parcel into four lots approved for the construction of single family dwellings, and supervised the installation of the offsite improvements on the corner of Robinson Road and Donald Street in Sonoma in 1986.
- Subdivided a seven acre parcel into a three acre parcel and a four acre parcel in 1990.
- Subdivided a developed parcel with two attached condos and one independent condo into two lots on 17th Street and Dolores Terrace in San Francisco in 2006.

Major Subdivision:

- Subdivided a parcel into five lots approved for the construction of multi Family Dwellings and supervised the installation of the offsite improvements on the corner of Dolores Street and 17th Street in San Francisco in 1991.

ENVIRONMENTAL CLEAN-UP:

- Supervised an environmental clean-up of a lot on Dolores Street in San Francisco. The soil on the lot had major contamination that was caused by Chevron Oil Company who owned and operated a gas station and automobile repair shop on the property in the past. After the environmental clean-up, the lot was given final approval with a clean bill of health and closure by the City and County of San Francisco.