

FORCON INTERNATIONAL

DOUGLAS E. LEACH

SUMMARY

Mr. Leach has over 35 years of experience in all aspects of the construction industry including Project Management, Accounting, Preparing and Presenting Financing Packages. Mr. Leach's experience is both in commercial and residential construction. Projects have included Educational Facilities, Prisons, Mid-Rises, Office buildings and residential planned unit developments.

EDUCATION

Master of Business Administration in Real Estate - The Wharton School of the University of Pennsylvania
Bachelor of Arts in Sociology - Earlham College

PROFESSIONAL REGISTRATION AND CERTIFICATIONS

Pennsylvania Real Estate License # RS319302

Florida Insurance Adjuster License # W227280

USACE Certificate in Construction Quality Management

PROFESSIONAL ASSOCIATIONS/MEMBERSHIPS

Member of PSCA - Philadelphia Surety Claims Association
Past President of several Residential Community Association Boards

KEY CONSTRUCTION EXPERTISE AREA'S

Mr. Leach's years of experience has made him well versed in the following areas:

- Project Management
- Financial Modeling
- Land Acquisition and Development
- Budgeting and Expense Control
- Strategic and Market Planning
- Quality Control
- Contract/Price Negotiation
- Forensic Accounting

CAREER HISTORY

FORCON International – Independent Consultant

Providing consulting services to Sureties, Insurers, and Attorneys. Extensive experience with claims of general and subcontractors in industrial, commercial, and residential construction. Cost to complete analysis, forensic accounting, bond claim investigations, supervising completion contractors, construction claim analysis and preparation and site development bond claim analysis.

• Bond Claim Investigations

- Residential Developer, Doylestown, Pennsylvania.
- Residential Developer, Various sites, Pennsylvania, and New Jersey.
- Road Contractor, Florida
- Flooring Contractor, Maryland.
- Scaffolding Contractor, New York.
- General Contractor, Kansas City, MO.

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- Glass and Glazing Contractor, Maryland.
- General Contractor, South Carolina.
- General Contractor, Norfolk, Virginia.
- Mechanical Contractor, Baltimore, Maryland.

- **Provide Oversight and support for General Contractors**
 - Army Reserve Facility, Arkadelphia, Arkansas.
 - US Coast Guard Multi-Purpose Facility, Galveston, Texas.
 - Historic school transformation to a Government Office Facility, Bridgeton, New Jersey.
 - Army Reserve Training Facility, Curtis Bay, Maryland.
 - VA Hospital, Baltimore, Maryland.

- **Estimate completion costs and/or prepare requests for replacement contractors:**
 - Completion of VA Hospital, Baltimore, Maryland.
 - Completion of Army Reserve Facility, Curtis Bay, Maryland.
 - Completion of infrastructure, residential community, New York.
 - Completion of site utilities (various projects), Florida.
 - Completion various projects - general contractor, South Carolina.

K. Hovnanian Enterprises, Inc.

Project Manager for national homebuilder, with responsibility of \$50M portfolio of single family and multi-family homes.

Toll Brothers, Inc

Project Manager for national homebuilder with responsibility for planning, marketing, construction and Profit and Loss for new home communities.

Realen Homes, Inc.

Oversaw preparation and presentation of loan applications for residential communities and preparation of budgets for projects and operating units including cash flow impact analysis.

Schnabel Associates, Inc.

Gained hands-on construction experience with this Engineering News Record top 200 General Contracting/Construction Management firm

HIGHLIGHTED PROJECTS

HEALTH CARE, LABORATORIES

- Delaware Valley Science Building, Doylestown, PA - 60,000 square feet of laboratory space and 40,000 square feet of classroom space.
- Luther Woods Nursing Home, Horsham, PA - Continuing care and medical facility consisting of apartments and nursing facilities.
- Valley Vista, Souderton, PA - 6 story mid-rise with 100 units for the elderly.
- Gloria Dei Manor, Huntingdon Valley, PA - 5-story 110-unit housing for the elderly.
- Mahoney Elderly, Mahoney City, PA - 14-stories with 125 units.
- Farmington Village, Allentown, PA - 300+ units with clubhouse, swimming pool and tennis courts for Active Adults (Age 55+)

EDUCATIONAL FACILITIES

- General Nash Elementary School, Kulpville, PA - 125,000 square foot, \$8M new school.
- Wissahickon High School, Ambler, Pa - New track, field house and grandstands.
- Radnor Middle School, Radnor, PA - \$15M renovation and addition - 180,000 square feet.

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CRIMINAL JUSTICE FACILITIES

- River Front Prison, Camden, N.J. - \$40M state-of-the-art prison constructed on a 16.7 acre site along the Delaware River. 200,000 square feet with 400 beds, an administration building, gymnasium, support facilities and a vocational training area.
- Northampton Police and Administration Buildings, Northampton, PA - This 175,000 square foot, \$10M complex, consisted of three buildings, one which housed emergency services, one which contained offices and meeting rooms and a third which housed the Police Department along with 10 holding cells.

TOWNHOUSE, APARTMENT COMPLEXES AND SINGLE FAMILY DEVELOPMENTS

- Simpson Manor, Brownsville, PA - 131 Townhouses.
- Telford Garden Apartments, Telford, PA - Rehab of 49 apartment units.
- Oakwood Apartments, Lansdale, PA - Rehab of 48 apartment units.
- Stenton Arms, Philadelphia, PA - Rehab of 113 apartment units.

Various communities in Pennsylvania and Maryland - Completed over 500 SFD homes ranging from \$125K to \$1M including infrastructure in Bucks, Montgomery, Chester counties in Pennsylvania and in Anne Arundel and Baltimore Counties in Maryland.