



Matthew L. Sams

Curriculum Vitae

Licenses – Certifications - Designations

- **General Building Contractor, State of California License #796054**
- **Home Improvement Contractor, State of California License #796054**
- **Montana Contractor Registration, #162078**
- **ACI Concrete Field Testing Technician Grade 1**
- **EPA Lead Renovator Certification #R-I-30213-10-00664**
- **CPR, AED and First Aid Certification**
- **OSHA 10-Hour Construction Industry Outreach – Certificate #36-00364098**
- **OSHA 30-Hour Construction Industry Outreach – Certificate #36-600790363**
- **Certified Luxury Technician – Luxury Bath – April 2011**
- **United States Environmental Protection Agency, Toxic Substances Control Act (TSCA) Section 402, Certificate #NAT-94219-1, December 5, 2010**

Professional Experience

- ***Vice President, General Contractor Expert, S.C. Wright Construction, Inc.*** in California, Nevada, Arizona, Oregon, Washington, Utah, Hawaii, New Mexico, New York, South Carolina, Alaska, Montana, Colorado, Minnesota, Florida and Texas (2003-Present)

- ***Manager, Forensic/Litigation Department / Senior Project Manager / Senior Cost Estimator / Designated Expert - Pacific Property Consultants, Poway, California (1996-2003).***
- ***Vice President of International Development and Construction / Technical Director-Villaland, Inc., San Diego, California (1984-1996).***
- ***Certified Arc and Mig Welder – Frank’s Welding, Escondido, California (1983-1984).***
- ***Landscape Construction and Maintenance – Dan-Ken Landscaping, San Marcos, California (1982-1984).***
- ***Structural Steel Fabrication and Installation – Tri-Mil-Wright’s, Escondido, California (1977-1982).***

Expert Experience in Residential, Commercial, Institutional and Industrial (including, but not limited to)

- 3rd Party Quality Assurance Programs
- Plan review in comparison to as-built, onsite/offsite conditions
- Author prime contract, subcontract and supplier contracts including scopes of work, equipment and labor, etc.
- Below grade waterproofing – Cold Applied Membranes, Hot Applied Membranes, Sheet Applied Membranes, Expandable Waterstops, Spray Applied Waterproofing, etc.
- Cast-in-Place, flatwork and foundational concrete placement
- Catastrophic Event Prevention/Response
- Civil related issues including storm drain boxes, curb inlets, drainage systems, curbs/gutters, road systems
- Concrete Masonry Unit (CMU) - site walls/privacy, structural walls, i.e., retaining walls bearing walls, shear walls, etc.
- Construction contract negotiations

- Construction defect related experience including litigation and non-litigation
- Cost estimates and evaluations for restoration, renovation, reconstruction, new construction, commercial, institutional and residential construction, ranging from small projects to an excess of \$250 million dollar scopes
- Crisis management programs
- Congregate Care Facilities
- Damage evaluations
- Destructive Testing
- Development analysis
- Development, acquisition, entitlement, design, planning coordination of architects, professional engineers and permitting to turnkey completion
- Drywall – repairs, patching, texture matching, wallpaper removal, texture/popcorn ceiling removal
- Electrical – conduit, circuits, panels, electrical underground, lights, etc.
- Emergency Response Team
- Exterior siding, cladding and veneer
- Exterior Stucco – weather proofing, color and texture match, repair and refurbish
- Elastomeric Coatings
- Fenestration leak analysis with respect to installation and exterior envelopes
- Finish work – Master carpenter
- Fire suppression systems – installer of certified fire systems for commercial and institutional, including restaurants

- Fire and Smoke Restoration, Repair and Remediation
- Garage doors – installation, removal and repair
- Gutter and drain systems – seamless aluminum gutters, downspouts, storm water management, etc.
- Hard surface, stone and ceramic tile – both interior and exterior applications
- Implementation ASTM and other recognized onsite field testing
- Infrastructure – Municipal wastewater treatment, industrial wastewater treatment, bridges, water mains, electrical substations, and rail spurs
- Installation of structural related issues including framing, lath/plaster, miscellaneous exterior claddings
- Insulation - loose-fill (blown in), Batt and blanket, Rigid Board and Spray Foam, EFIS, etc.
- Interior plaster
- Joint trench, water, sewer, utilities, Telco, cable, gas and electrical underground
- Light gage metal stud framing
- Maintenance program and evaluations for various types of projects
- Masonry and fireplace - design and build custom brick, block, concrete and stonework projects
- Mass, fine and finish grading onsite and offsite
- Mechanical - Heating, ventilation and air conditioning (HVAC), condensers, ducts, etc.
- Onsite/offsite take offs
- Paint - Interior and exterior – all levels of preparation, staining and Polyurethane, sealing any surface, refurbishing, Epoxy Garage Floor, Weatherproofing (corrosion & rust protection), etc.

- Photo documentation – still and video
- Plumbing – copper, PVC, fixtures, Kitec, etc. for residential, commercial and industrial
- Post-tension concrete installation and placement
- Pre-cast concrete installation and placement
- Quantity and scope of repair
- Repair / Remediation / Restoration
- Risk management
- Roofing and above grade waterproofing systems and penetrations including miscellaneous flashing materials and installation
- Scheduling critical path analysis and composition including bi-monthly fast track updates
- Shower/tub doors and enclosures – installation, removal, repair, refurbish, etc.
- Skilled Nursing Facilities
- Structural steel framing
- Various commercial, institutional, medical and residential tenant improvements including medical gas
- Various exterior/interior veneers - application and installation
- Various steel and wood truss installation
- Veneer – anchored and adhered
- Visual site inspections, destructive testing and repair analysis

Memberships and Affiliations

- *DRI Member #292397*
- *National Roofing Contractors Association*
NRCA is one of the construction industry's most respected trade associations and the voice and leading authority in the roofing industry for information, education, technology and advocacy.
- *The Construction Specifications Institute*
Technical information and products, continuing education, professional conferences and product shows.
- *International Code Council*
Member-focused association dedicated to helping the building safety community and construction industry provide safe, sustainable and affordable construction through the development of codes and standards used in the design, build and compliance process.
- *Building Industry Association of San Diego County*
BIA is your advocate, leader and a valuable industry resource in the residential and commercial building/development industries.
- *American Concrete Institute*
Advancing concrete knowledge with seminars and Certification Programs.
- *Insulation Contractors Association of America*
Trade association site includes the Contractor Locator, a database of residential and commercial thermal insulation contractors.
- *American Architectural Manufacturers Association*
AAMA is a strong advocate for manufacturers and professionals in the fenestration industry.
- *Southern Nevada Home Builders Association*
The Southern Nevada Home Builders Association is dedicated to enhancing the quality of life by meeting the housing and community development needs of Southern Nevada.

- *Community Associations Institute*
Community Associations Institute (CAI) is dedicated to fostering vibrant, competent, harmonious community associations, both nationally and internationally.
- *National Commercial Builders Council*
NCBC is a trade association that helps promote the policies that make housing a national priority. Since 1942, NCBC has been serving its members, the housing industry, and the public at large.
- *San Diego Insurance Adjusters Association*
The San Diego Insurance Adjusters Association (SDIAA), founded in 1945, is San Diego's oldest and largest professional adjuster organization. With over 300 members, their mission is to promote harmony and cordial business relations among the claims profession and those businesses associated with the insurance industry. This is done through various forms of education channels.
- *National Association of Home Builders*
The National Association of Home Builders is a trade association that helps promote the policies that make housing a national priority.
- *The Institute of Inspection, Cleaning and Restoration Certification*
The Institute of Inspection, Cleaning and Restoration Certification (IICRC) establishes and monitors educational programs and standards for the inspection, cleaning and restoration services industry.
- *American Society for Testing and Materials*
ASTM International develops international standards for materials, products, systems and services used in construction, manufacturing and transportation. Committee Member of American Society for Testing & Materials (ASTM) Main Committee E06 for Performance of Buildings – March 17, 2004; Designated a Voting Member of American Society for Testing & Materials (ASTM) Main Committee E06 for Performance of Buildings – March 31, 2005; Committee Member of American Society for Testing & Materials (ASTM) Main Committee C09 for Concrete and Concrete Aggregates – June 5, 2007; Official Voting Committee Member of American Society for Testing & Materials (ASTM) Main Committee E60.0100 on Sustainability – July 13, 2009.
- *Polyurea Development Association*
To promote strong market growth and advancement of high performance elastomeric technologies for the betterment of protective coatings, caulks,

adhesives and sealants through the development of educational and marketing programs, technical standards, safety and environmental guidelines, and proper use recommendations.

Media Publications and Presentations, By Matthew L. Sams

- OSHA Safety and Awareness – San Diego, California, 2011
- Maricopa County Bar Association – A Day With The Experts – Phoenix, Arizona, 2011
- Understanding Construction Sequencing – San Diego, California, 2010
- Commercial Construction Terminology & Sequencing – Calabasas, California, 2010
- Residential Construction Sequencing – San Diego, California, 2010
- Understanding Construction Sequencing – San Ramon, California, 2009
- Knowing and Understanding the SB800 Process – San Ramon, California, 2009
- Risk Exposure Assessment Seminar – Orange, California, 2009
- Understanding Construction Sequencing – Santa Ana, California, 2009
- Knowing and Understanding the SB800 Process – Santa Ana, California, 2009
- Mold Presentation - Denver Colorado, 2009
- Flat Fee Contracts vs. Time & Material Contracts – Nashua, New Hampshire, 2007
- Flat Fee Contracts vs. Time & Material Contracts – Nashua, New Hampshire, 2006
- Mock Trial – Nashua, New Hampshire, 2005
- Water Intrusion Through Decks – Nashua, New Hampshire, 2005
- Water Intrusion Through Windows – Nashua, New Hampshire, 2005
- Construction Defect Litigation and Risk Reduction, Phoenix, Arizona, 2001

- Introduction to Litigation Inspection Procedures, Santee, California, 2001
- 25 Most Common Defects, Superintendent Seminar, Rancho Mirage, California, 1999
- Cracks in Concrete, Superintendent Seminar, Santee, California, 1998
- Moisture Intrusion, C.R.E.I.A. Regional Education, San Diego, California, 1997

Education

- 1982-1984 - Palomar Community College – General Education (No Degree)
- 1980 - University of Portland – General Education (No Degree)

Continuing Education

- 2011, October - Key Risk and Insurance Strategies, San Diego, California
- 2011, April 6th - Drywall Problems: New Assessment and Remediation Guidelines, Marsh Risk Consulting
- 2011, April - Certified Luxury Technician certification through Luxury Bath
- Introduction to Mold and Mildew, three-day course – Los Angeles, California
- Chitwood Energy Mgmt. Training, two-day course – San Diego, California
- Affordable Comfort West Conference, two-day course – Irwindale, California
- Construction Liability and Insurance Conference – Oakland, California
- California Mechanics Lien Law Remedies – San Diego, California
- Building For The Future – Los Angeles, California
- Defense Research Institute (DRI) – Conflict Resolutions – Las Vegas, Nevada

- Defense Research Institute (DRI) - Construction Law - San Francisco, California
- Scaffold User Safety and Hazard Awareness – San Diego, California
- EPA Lead Renovator training course – San Diego, California
- OSHA 10-Hour Construction Industry Outreach – San Diego, California
- OSHA 30-Hour Construction Industry Outreach – San Diego, California
- Construction Litigation Leaders’ Forum – Marina Del Rey, California
- ACI Concrete Field Testing Technician Grade 1 – San Diego, California
- HB Litigation Construction Litigation Leader’s Forum – Marina Del Rey, California

Partial Projects Listing

Arizona

- Arrowhead Corporate Center, Peoria, AZ
- Waterfront Commercial Center, Scottsdale, AZ
- Various residential projects in the Arcadia Subdivision, Phoenix, AZ

California

- Soka University, Aliso Viejo, CA
- Bridgeview, San Francisco, CA
- 5th Avenue Lofts, San Diego, CA
- Citymark Doma, San Diego, CA
- Catholic Healthcare, Oxnard, CA
- Citywalk, San Diego, CA

- Kerruish v Kimball Hill Homes
- LPC Union, Los Angeles, CA
- Urbano v Westcal, Fresno, CA
- Cairo Condominiums, San Diego, CA
- Art Expressions, La Jolla, CA
- First Unitarian Church, San Diego, CA
- Handel/Kuliski/Harloff/Sun Residences, Custom Homes

Hawaii

- West Maui Breakers, Maui, HI

Nevada

- Sunrise Colony, Las Vegas, NV
- Red Rock, Las Vegas, NV
- Tara Villas HOA, Henderson, NV
- Tapatío II HOA, Henderson, NV
- Legends II, Las Vegas, NV

Oregon

- Promenade at Bethany Village, Portland, OR
- Collins Lake Resort, Government Camp, OR

Texas

- La Joya Independent School District, Mission, TX

- City of Pharr Police Dept., Pharr, TX

Utah

- Catholic Diocese, Salt Lake City, UT

Washington

- Admiral's Way, Seattle, WA

Steven C. Wright also has provided consulting services in the states of Alabama, Alaska, Chicago, Georgia, Montana, New York, Oklahoma and Virginia.

Continuing Education (CE/MCLE)

- The Fungus Among Us (2.0 C.E. Hours)
- Water Intrusion Management Plan & The Builder (3.0 C.E. Hours)
- Residential Construction Sequencing & Water Intrusion Management (Full Version – 3.0 C.E. Hours)
- Residential Construction Sequencing & Water Intrusion Management (Condensed Version 2.0 C.E. Hours) (1.5 MCLE Hours, 2.0 & 3.0 MCLE Hours)
- Residential Construction Sequencing (2.0 C.E. Hours) (1.5 MCLE Hours)
- The Construction Defect v H₂O (2.0 C.E. Hours)
- Mold or Not Mold (1.5 C.E. Hours)
- Energy System Description HVAC (1.0 C.E. Hours)
- Prevention of Water Intrusion Issues for Plumbing & Mechanical Contractors (1.0 C.E. Hours)
- Prevention of Water Intrusion Issues for Roof & Sheet Metal Contractors (1.5 C.E. Hours)

- Knowing and Understanding the SB-800 Process (1.5 C.E.Hours) (1.5 MCLE Hours)
- The Mold Presentation (1.5 C.E. Hours)
- The Chinese Puzzle – Chinese Manufactured Product Failures (1.5 C.E. Hours)
- Measure Twice – Cut Once (1.0 C.E. Hours)
- Commercial Construction Terminology & Sequencing (2.0 C.E. Hours)