



Philip G. Roy

Senior Vice President

Mr. Roy recently joined David Pattillo and Associates as Senior Vice President in Duluth Georgia. He has over twenty-five years in the commercial construction and related industries holding senior level executive positions in each industry sector. His early years' experience includes project management, contract administration, cost control, analysis of scheduling delays and conflicts, contract management, dispute resolution and project execution. Because of his unique management and project execution style, his focus turned to project turnarounds with an emphasis on developing and providing companies and owners with overall project risk management efficiency programing.

Mr. Roy's hands on management style provides owners and industry providers with a unique approach in being able to swiftly assess risk on projects more strategically and actuality based. He has spent the last five years with his own firm providing project risk management services to the commercial construction industry and related industries.

Education

Airon Technical Institute - Montreal Canada PQ (1981)

Environmental Education Foundation (2004) Mold Management Strategies

MIT Sloan-Executive Program (2002) Systems Dynamics-Understanding and Solving Complex Business Problems

Harvard Executive Programs (2001) Program on Negotiations, Dealing with Difficult People & Situations

FPS - Federal Publications Seminars (2001) Concentrated Course in Construction Contracts

Saddle Island Institute (2000) Construction Claims Avoidance

AT&T School of Business (1997) ISO 9000-9001

Certifications

RCMM Registered Contractor Mold Manager (2004)

Professional Experience

STHP Associates (2010-2016) Prior to joining David Pattillo and Associates Mr. Roy was President and Founder of STHP & Associates where he provided project risk management services for the commercial construction industry. His firm was dedicated to providing innovative and alternative project risk management services to clients seeking innovative and creative industry alternatives.

Barton Malow Construction (2007-2010) Vice President /Officer-Georgia Operations Fiscally responsible for the day to day operations of 200 million plus business unit. Part of senior executive team in the implementation of regional and national strategic planning for business unit sectors. Reported to Executive VP with in directs to COO, General Counsel and Senior Risk Manager. Liaison for Eastern Region corporate task force improvement programs for Project MNGT Reporting, Scheduling MNGT, Risk/Safety MNGT.

Pavarini Construction, S.E-Structure Tone (2004-2007) Vice President of Operations Responsible for the day to day operations and strategic growth of 400 million business unit of parent company Structure Tone. Planned developed and implemented strategies for operational efficiencies, management and development, covering relevant areas of operations i.e.; financial planning--cost controls, risk management-legal-project administration- safety controls. Responsible and accountable for overall P&L of business unit.

Skanska USA Building-Beers Construction Company (1996-2004) Joined Beers Construction in 1996 as a Project Manager on the AT&T - Bellsouth Regional Construction Management Program, managing projects over a 12 state region. Promoted to Senior Project Manager and assigned to the Sports/Hospitality/Aviation division in 1998 as Group Vice President. Responsible for numerous operational responsibilities including divisions' financial controls-reporting, project cost control, change management-dispute

management-litigation support-risk oversight on multiple professional and collegiate sports venues, convention center, performing arts centers, aviation hangars, hotels and casinos. Directly reported to inside counsel, CFO and regional president.

Early Career Engagements (1988-1995) Mr. Roy's initial years in his career were involved in architectural fixture manufacturing, plant management, business development cost accounting relative to manufacturing and subcontractor industry.

Board Appointments

360 Chambers Condo Board Association (2017) President

Georgia USO United Services Organization (2011) Active Executive Member

Cobb Chamber-Leadership Programs
Honorary Commanders-Advisory Board 2008-2009

Western Carolina University (2010) Construction Advisory Board Member (Term)

Construction Association South Florida CASF (2007) Chair Annual Scholarship Fund Program

Fulton County Education Foundation (2010-2012) Treasurer

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- Appointed by General Counsel and Ownership team to develop strategic recovery plan to forensically uncover damaged exterior conditions, document existing conditions, provide a total reconstruction plan to remediate extensive damage caused by faulty construction to a newly constructed residential apartment development. This is a development comprised of 6 individual 3 story apartment buildings and 1 pool facility. The construction is wood framed with concrete podiums and underground parking. The property sits on approximately 6 acres. The reconstruction cost of the exterior envelope including site is approximately 45 million dollars. This project was reconstructed in 12 months.
- Appointed by General Contractor to develop overall strategic recovery plan to analyze scope of impact caused as a result of design /engineering deficiencies on a 125 million US based international cargo facility. Prepared detailed document review summation and scheduling delay and impact analysis. Lead coordinator for all subcontractor claims and disputes. Project settled successfully and relationship restored with Owner. Lead presenter and negotiator for settlement discussions.
- Selected as project liaison on 130 million dollar multi-faceted sports arena to facilitate and expedite project completion to avoid significant liquidated damages. Appointed by general contractor and counsel to lead the recovery efforts on a multimillion dollar request for equitable adjustment (REA) claim. Coordinated all subcontractor schedule recovery efforts and settlement. Project completed on time with REA being adjusted according to the satisfaction of General Contractor. Lead negotiator and presenter of REA.
- Appointed by General Contractor and counsel as lead project recovery coordinator to analyze project status and recovery effort on a multimillion dollar request for equitable adjustment claim for an 80 million dollar performing art center. Initial analysis required turnaround strategy and restructuring of project team, developed project recovery schedule, complete forensic review of all project documentation and constructability review to effectively develop and formulate recovery narrative. Chief negotiator on all subcontractor delay and disruptions claims. Lead presenter and negotiator in final settlement discussions with Owner.
- Appointed by General Contractor to provide strategic project recovery analysis and completion plan for a 125 million dollar convention center to ensure on time completion avoiding liquidated damages. Develop complete REA related to design deficiencies and owner related disruptions resulting in excessive schedule impact, subcontractor delays and disruption claims and added cost overruns. Prepared and analyzed all relevant project records to ensure maximum recovery was realized. Lead presenter and expert witness.
- Appointed by General Contractor and counsel to manage REA related to scope changes and owner proposed contract deductions on a 35 million dollar luxury hotel. Impact resulted in subcontractor claims related to added scope, subcontractor default, sub guard claim, acceleration and overall impact claims. Lead coordinator and preparer on 1.5 million dollar insurance claim for storm damage which resulted in a 60-day time extension to initial project schedule. Provided owner with necessary project data to support claim. Provided project financial relief through aggressive subcontractor claim negotiations. Worked with all affected parties to develop alternative dispute resolution approaches to eliminate conflicts. Managed outside counsel and consultants with regard to owner claim preparation and subcontractor defaults/complaints.
- Selected by General Contractor to provide strategic onsite leadership to ensure timely project completion on a 45 million dollar multi-faceted sports arena. Initial and final analysis concluded incomplete project design resulting in significant cost overruns and subcontractor delay and disruption claims. Lead REA coordinator to prepare and present delay impact analysis to Owner. Chief reviewer and negotiator for all subcontractor delay and disruption claims. Managed all inside and outside counsel and consultants on behalf of general contractor. Lead presenter on final settlement discussions.
- Appointed by General Contractor to provide senior level over site to mitigate Owner claim for liquidated damages as a result of alleged project delay and disruption caused by General Contractor. Initial review and analysis of project documentation refuted Owners position and in turn positioned General Contractor to forge Claim against Owner for design deficiencies and owner caused disruptions and delays. Subcontractor claims for added scope, impact and delay were aggressively reviewed and analyzed for accuracy and negotiated on their behalf with General Contractor's submission of REA. Lead presenter at mediation and negotiator for all settlement discussions with Owner
- Selected by Owner to review constructability and quality issues on an 8 million dollar US International airport parking structure. Claim by owner represented that general contractor failed to meet the minimum standards of quality

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construction and further failed to incorporate design requirements. Worked with General contractor field personnel to develop acceptable and correctable recovery plans to mitigate further impacts assessed by Owner. Project was completed to Owner and design team satisfaction. General Contractor was successful in eliminating owner assessed damages.

- Appointed by General Contractor and outside counsel to develop REA and construction recovery plan on a 35 million dollar multifamily condominium in South Florida. Initial project review pointed to incomplete project design and owner caused delay and disruption interference. Managed the preparation and final development of REA. Significant subcontractor delays, disruptions and added cost were mitigated through aggressive and proactive negotiations. Lead presenter and expert witness in mediation settlement discussions.
- As Vice President of Operations, prepared and developed strategic operations plan for 7 major multifamily condominium projects totaling in excess of 500 million dollars. Overall operation work plan included the review and assignment of all administrative and field personnel. Hired necessary strategic planners to ensure that all work plans and schedules would be met. Responsible for overall financial performance of development program. Lead presenter and coordinator of all monthly executive project risk management review plans to executive board. Lead liaison for all outside consultants and counsel. Developed all site specific risk management plans in conjunction with appointed in house risk managers.
- As Vice President of Operations developed completion work plan and REA analysis for 35 million dollar multi story University Facility. Prepared necessary project analysis data to present delay disruption claim to Owner and architect. Developed schedule impact delay claim analysis in excess of 250 days for compensable relief. Chief negotiator on all settlement discussions.
- As Vice President developed strategic recovery plan on 22 million dollar K-12 school. Prepared and developed recovery schedule to mitigate Owner assessed liquidated damages and to further ensure a timely opening for the new school year. Was successful in eliminating all potential Owners assessed LD's and eliminated further impacts to the community. Restored confidence in school board and program manager after school was successfully opened for new school year work session.
- Appointed by General Contractor to provide analysis and constructability review of 25 million dollar student housing facility regarding claims of constructability concerns by Owner. Provided Owner with necessary project data and materials testing to exonerate general contractor of any wrong doing. Worked with Owners design engineering team to develop a workable plan for design engineering concerns. Concerns were effectively and pro-actively resolved.
- Engaged by Client to provide strategic oversight on project completion and claim mitigation on interior and exterior CMU scope, decorative and structural precast and finishes stone for the County Superior Court House. Provided turn around logistics plan to expedite completion schedule and assisted in the development and overall recovery strategy plan. Assistance in final negotiations negated the need for legal proceedings to take place. Client was able to successfully settle their dispute without further delay.
- Engaged by sub-contractor to analyze dispute material for claim preparation against Owner. Prepared recovery strategy paper which provided guidance in their decision to move forward with litigation.
- Engaged by Owner to execute Phase 1 feasibility study including a complete constructability review of a private golf and tennis country club. Study was concluded with the submission of strategic "white paper" along with forensic study and photographs of the actual facility and a rough order of magnitude estimate detailing replacement, upgrades and life safety modifications.
- Hired by UNC Greensboro Director of Student Living to provide constructability review of general contractors and design firm documents of new student living housing project. Project is the renovation and upgrading of existing historical campus housing. Study and report was completed on schedule and under budget.
- Appointed by Owner to analyze construction defects on private golf, swim & tennis country club. Provide leadership role in engaging and other industry experts to settle multimillion dollar construction defeats claim.
- Engaged by Holding Company as interim COO to provide strategic turnabout of 30 year old industrial and commercial painting company. Successfully provided ownership with a new startup company, expanding existing services to existing client base.