



SANFORD C. LOY, CCM, BARCH, MSCE

EDUCATION

- Bachelor of Architecture, with Honors – University of Tennessee, Knoxville, 1976
- Master of Science in Civil Engineering – University of Tennessee, Knoxville, 1982

CERTIFICATION/LICENSES

- Certified Construction Manager #1432
- TN License General Contractor #27768-Unlimited

EXPERIENCE

- 1988-Present Construction Plus Inc., Knoxville, TN, Founder and President
- 1986-1988 Belz Enterprises, Memphis, TN, Director of New Construction and Development
- 1985-1986 Christman Construction, Memphis, TN, Project Manager
- 1984-1985 American Institute of Steel Construction, Atlanta, GA, Regional Engineer
- 1976-1984 Tennessee Valley Authority, Knoxville, TN, Director of Engineering Services

MEMBERSHIPS AND ASSOCIATIONS

- Construction Management Association of America
- The American Society of Civil Engineers
- The American Institute of Architecture
- Associated Builders & Contractors

CREDITS

- Author, *Building in 2018 and beyond*, Published 4/2018
- Author, *Why the construction establishment resists CM Agency as a delivery methodology*, Published 3/2016
- Author, *Critical skill set for building today*, Published 8/2015
- Author, *It's your project, your business, your money...proceed with care!* Published 7/2015
- Author, *Everybody loses in bid games*, Published 7/2015
- Author, *Design Bid Build, Design Build or Construction Management?*, Published 2/2015

- Author, *Renovate or build? The \$1mm question*, Published 2/2015
- Author, *Construction better with CCM*, Published 7/2014
- Author, *School cost investigated (36-week series)*, published in Knoxville Focus 2010-11
- Author, *Mold: The Insidious Invader*, published in Knoxville News Sentinel, 2006
- Guest lecturer at University of TN, Student Chapter ASCE; Construction methodologies in 2018
- Guest lecturer at Pellissippi State Community College; Lecture Topic: Land Use and Development
- Guest lecturer for the American Institute of Steel Construction's *Steel Design Current Practice Lecture Series* at numerous college and university sites throughout the Southeast
- Guest lecturer for Tennessee Association of Building Inspectors; Lecture Topic: *Steel Framing Inspection Techniques*

AWARDS

- 2010 *National Blue-Ribbon Award* from US Chamber of Commerce for Business excellence
- 2005 *Pinnacle Award* for Business Excellence
- 1998 *EXCEL Award* as one of the 25 fastest growing companies in East Tennessee
- 1996 *Enterpriser Award* from Knoxville Area Chamber Partnership

CONSULTING-REPRESENTATIVE EXAMPLES

- Provided pre-construction services for HUD multi-family 401(c)(3) financed apartments, including development of HUD form 2328 for estimated costs and CPM schedule.
- Provided value engineering services for school building and maintenance program for a county wide school system.
- Provided inspections and reporting of construction inadequacies including corrective measures and cost estimates for claims by owner against builder.
- Provided inspections and reporting of construction inadequacies including corrective measures and cost estimates for claims by owner against designers.
- Provided cost estimates for completion of projects abandoned by a defaulting contractor.
- Provided cost estimates for corrective work as determined by third party engineering firm for claim by owners.
- Provided expert testimony in litigation against a defaulting contractor.
- Provided expert testimony for owner in bond claim/arbitration involving dispute between subcontractors.

- Provided professional services developing internal real estate department for multi-state retail store chain to achieve accelerated growth plan of 40 stores per year in multi-state region.

SERVICES OFFERED

- Architect, Engineer, and Contractor Pre-qualification
- Bid Package Review and Bid Evaluation
- Bid solicitation and Administration
- Budget Development
- Change Order Review / Negotiation
- Claims Analysis
- Code Compliance
- Conceptual Estimates
- Constructability Review
- Construction Claims
- Construction Contract Development & Review
- Contract Close-out
- Contract Compliance Audits
- Contractor/CM Selection
- Corporate Internal Construction Programming and Training
- Corporate Real Estate Development
- CPM Scheduling Development and Monitoring
- Design Review
- Design Team Selection Process
- Development of Project Systems & Procedures
- Dispute Resolution
- Evaluation and Negotiation of Change Orders
- Feasibility Studies
- Independent third party opinions
- Inspections for Lending Institutions
- Inspections for Private and Public Entities
- Insurance Claims
- Internal process audit/efficiency reporting
- Owner representation
- Pay Application review
- Preliminary Budgeting
- Program Analysis
- Progress Meetings
- Project Administration Services

- Project Close-out and Accounting
- Project Management
- Project Monitoring/On-site Representation/CPM Scheduling
- Punch list Development/Completion
- Quality Control
- Site Analysis
- Value Engineering
- Warranty Inspections