




**TIM LANGE**  
Executive Building Consultant

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## EXPERIENCE

Mr. Lange has provided over 30 years of diverse construction consulting, estimating, commercial renovation, tenant improvement projects across the U.S. for corporate, municipality, industrial, marina, retail, restaurant, educational, residential and multi-family sectors. Tim has been responsible for analyzing insurance related damages, working with the insurance representatives in settling claims. He is also a licensed FAA Private Pilot and a Remote Pilot for small, unmanned aircraft (UAV) systems.

Tim strategically leverages his extensive background working with and for world-class owner's representatives, general contractor, subcontractors, engineering, and architectural/design organizations to more effectively manage the project to a successful outcome. Tim has performed cost analyses and estimate services for large commercial property losses in the devastating wakes of Hurricanes Charley (2004), Hurricane Katrina (2005) and Hurricane Matthew (2016), and Hurricane Irma (2017).

## FEATURED PROJECTS

- **Underwood Fruit - Bingen, WA 2017**  
Fire loss damaged 101,500 square foot facility. Mr. Lange utilized UAV/drone to assess damage using aerial imagery. Developed a preliminary detailed replacement cost estimate for the concrete cast-in-place (CIP) wall of the building, mechanical and electrical systems, along with the importation of processing machinery and equipment from overseas.
- **University of Washington Medical Center - Seattle, WA 2012**  
Fire loss originating on third floor of high-tech medical facility during construction of \$111 million new facility. Fire loss evaluation included modification to existing project schedule, stacking of trades, overtime rates, and project cost impacts due to labor inefficiencies.
- **Maricopa County - Phoenix, AZ 2010**  
Hail loss impacting the exteriors and roofs of 80 different government buildings, including three large, high-security jails. Mr. Lange oversaw project management of the loss during repairs, conducted multiple site inspections, and successfully concluded the outcome of the overall claim with no disputes.
- **Cummins Engines - Columbus, IN 2008**  
Flood loss impacting multiple buildings submerged in four feet of flood water. Mr. Lange worked with the owner's representatives to come to a reasonable and recommended settlement of \$13.4 Million for the building repairs component of the loss to the multiple buildings; the overall claim exceeded \$110 Million.

## RELEVANT EXPERIENCE

- **RMC Group**, Executive Building Consultant  
2022 to Present
- **J.S. Held, LLC**, Director  
2018 to 2022
- **YOUNG & Associates**, Regional Consultant  
2001 to 2018

## CERTIFICATIONS

- IICRC Water Damage Restoration Technician
- OSHA 10 - 2018
- FAA Remote Pilot - Small Unmanned Aircraft System (SUAS) Certified
- FAA Private Pilot - VFR Part 61
- Department of Defense - Secret Clearance, 1990

## EDUCATION

- Bellevue Community College  
A.A., Civil Engineering Technology