

F. CARL SCHNABEL

SUMMARY

Mr. Schnabel has over 30 years of experience in all aspects of the construction industry. Mr. Schnabel has negotiated and directed operations on over 100 Guaranteed Maximum Price projects. The projects ranged in size from 5 million to 150 million dollars. They include parking garages, prisons, office buildings, laboratories and the 17,000 seat indoor arena at Penn State University.

EDUCATION

Franklin and Marshall College
Temple University - continuing education

MEMBERSHIPS

American Arbitration Association
Construction Management Association
National ABC Apprenticeship Committee
Past Chairman of the Delaware Valley Chapter Apprentice Committee
Member of ISPE
Member of IDRC

CAREER HISTORY

Forcon International Corp. – Senior Associate – Providing consulting services to Sureties, Insurers and Attorneys. Extensive experience with claims of general and subcontractors in industrial, commercial and residential construction. Cost and schedule to complete estimates, bond claim investigations, supervising completion contractors, CPM schedule analysis, construction claim analysis and preparation, expert testimony and settlement support services.

Bond Claim Investigations

Underground Utility contractor on the Brooklyn Queens Expressway
Structural Steel Contractor, FDA building, Washington D.C.
Electrical Contractor, School project, Edison N.J.
Electrical Contractor, Police station, Elizabeth N.J.
Glass and Glazing Contractor, School project, Farmingdale N.Y.
General Contractor, Park project, West Chester, Pa.
Drywall and Dryvitt Contractor, Office Bldg., Homer, LA.
Mechanical Contractor, School project, Watchung, N.J.
Concrete Contractor, Sidewalk replacement, Bound Brooke, N.J.
Masonry contractor, Bank project, Bosier, LA.

Concrete Contractor, Sidewalk replacement, Clifton, N.J.
Provide Oversight and support for General Contractors
Medical Office Building, Bosier, La.
Office and Maintenance Facility, Homer, La
Hospital Addition, Bosier, La.
Sludge Plant, Shreveport. La.
Branch Bank, Bosier, LA.
Various Schools, Pa.
Various Medical Facilities, Pa.
7 story condominium project, Palm Coast, FL
Kreps Middle School, East Windsor, NJ
Drew Elementary School, East Windsor, NJ
McKnight Elementary School, East Windsor, NJ
San Sabestion Marina Project, St. Augustine, FL
40 Story Condominium Project, Jacksonville, FL
12 Story Office Building, Jacksonville, FL
Arkansas State Student Union

Provide oversight for completing roofing contractor University of Md.

Provide subcontract supervision

7 Schools in N.J.
Hackensack Meadowlands Administration Building, Hackensack N.J.

Estimate completion costs and /or prepare requests for Quotations

Completion of Window replacement, Scotch Plains, N.J.
Completion of Convention Center and Parking Garage. Shreveport, LA.
Completion of Police Station, Elizabeth, N.J.
Completion of window replacement, Farmingdale, N.Y.
Completion of 11 schools in N.J.

Litigation Support

Analyze and Provide litigation support for a successful \$22 million dollar wrongful termination claim against the Federal Housing and Urban Development department.

Analyze and Provide litigation support for a \$5 million dollar changed conditions claim against the Department of Building and Construction of New Jersey on a \$50 million dollar prison project.

Analyze and provide litigation support for a \$10 million dollar delay claim against the Department of General services of Pennsylvania on a \$75 million dollar prison project.

Analyze and provide litigation support for a delay claim, Arkansas State Student Union.

Forensic reconstruction of actual construction schedule, preparation of contractor claims, reconstruction of changed conditions and changes to drawings on a \$90 million Dollar Hotel project.

Analyze changed documents and their effect on the final estimated cost. Review proposed completing contractor proposals and provides litigation support on a \$71 million dollar convention center

Prepare a successful wrongful termination claim against the School District of East Windsor New jersey on a \$20 million dollar school project.

Schnabel Associates, Inc. - President of an Engineering News Record, top 200 General Contracting/Construction Management Firm, with the responsibility of overseeing all aspects of the company, including personnel, public relations, labor, contract negotiations, interfacing and management of projects with developers.

Lott Constructors, Inc. - Vice president - in this role he supervised and directed the administration of the Regional Office of Lott Constructors and had ultimate responsibility for projects valued in excess of 150 million dollars.

York Hunter Construction Company - vice president in charge of the Mid-Atlantic region. Directing over 150 million dollars worth of projects performed as a construction manager.

Sordoni Skanska Construction - served as regional manager for one of the 10 largest contractors in the world.

PROJECT LISTING BY TYPE

HEALTH CARE, LABORATORIES

Veterans Administration Medical Building, Philadelphia, PA - This two story \$15 million project was constructed on an urban renewal site. Existing underground obstructions made foundation work particularly sensitive. The project housed 240 beds and necessary support facilities.

Grand View Hospital, Sellersville, PA - A \$25 million project consisted of a new pediatrics wing, new kitchen and dining facilities, new and renovated laboratory facilities, new emergency room, and new and renovated operating rooms. Due to the close proximity to ongoing hospital activities, special care was taken not to disrupt patient care.

Pennhurst State Hospital, Spring City, PA - An \$11.5 million renovation of twelve buildings on an urban campus. The project consisted of replacing existing HVAC, plumbing, and electrical systems. In addition, extensive reconfiguration of existing space and new finishes were accomplished.

Bio Dynamics Laboratory, East Millstone, NJ - Multiple projects totaling \$14 million over a four year period. These projects consisted of a new vivarium, renovations of existing warehouse structures to laboratory space, new cafeteria, and new office wing, as well as, renovations to existing offices.

Delaware Valley Science Building, Doylestown, PA - 60,000 square feet of new laboratory space was constructed, as well as 40,000 square feet of classroom space. An existing historical chapel was moved 90' to make space for this building. Special care was taken to create the appearance that this state of the art building appeared to be in place for a century.

Harvest Village, Camden County, NJ - A \$32 million life care community situated on 27 wooded acres. The project consisted of 300 one and two bedroom apartments, a central services building which contained dining facilities, a greenhouse, auditoriums, arts and crafts room, a library, a medical wing, and a 100 bed nursing unit.

Monroe Village Continuing Care, Monroe Township, NJ - A \$32.5 million facility, situated on 38 acres. Attractive nature walks and gardening areas, as well as, a three acre man-made pond added to the ambiance of this project, which consisted of 300 one and two bedroom apartments, a 25,000 square foot community services building, a medical building, and a 100 bed nursing home.

Information is available regarding the following projects:

Meyersdale Convalescent & Rehabilitation Center, Meyersdale, PA - 100 bed, 43,000 square foot, three story steel frame facility with a masonry exterior.

Wintersville Nursing Home, Wintersville, OH - 100 bed, 35,000 square foot, one story wood frame, brick veneer building.

Winchester Place, Canal Winchester, OH - 100 bed, 35,000 square foot, one story wood frame, brick veneer building.

Lebanon Nursing Home, Lebanon, OH - 100 bed, 35,000 square foot, one story wood frame, brick veneer building.

Villa Fairborn Nursing Home, Fairborn, OH - 100 bed, 35,000 square foot, one story wood frame, brick veneer building.

Versailles Health Care Center, Versailles, OH - 50 bed, 18,500 square foot, one story wood frame, brick veneer building.

Richland Manor, Johnstown, PA - 100 bed, 30,000 square foot, one story wood frame, brick veneer building.

Haida Manor, Hastings, PA - 100 bed, 30,000 square foot, one story wood frame, brick veneer building.

EDUCATIONAL FACILITIES

Reading High School Renovations and Additions, Reading, PA - The project included a four story, 140,000 square foot addition consisting of 120 classrooms, music room, and new gymnasium. Also included are approximately 220,000 square feet of phased reconstruction. The challenge in this project was to accommodate the constraints of completing the work while maintaining school operations.

Coatesville Area Intermediate High School and Stadium, Coatesville, PA - A 253,000 square foot facility, located on a 120 acre site. The school houses approximately 1,500 students. The facility includes a 7,250 seat stadium and athletic field and synthetic surfaced running track. It also contains a 2,500 seat gymnasium, a 700 seat auditorium, a cafeteria, library, music rooms, and classrooms. As part of our value engineering, we made suggestions which resulted in savings of over \$900,000 to the school district.

Bradford Heights Elementary School, Bradford, PA - A 79,000 square foot school located on 60 acres in Chester County, PA. The two story school includes a library, gymnasium, music rooms, art rooms, administrative areas, and classrooms. The site work included the construction of two softball fields, a soccer field, a basketball court, and playground.

Upper Merion High School, Upper Merion, PA - A challenging \$12.6 million addition and renovation of an existing school. The building was occupied during construction. Therefore, extensive work was performed after school hours, on holidays, and evenings, to keep disruption to students and faculty to a minimum.

Dingman Delaware Middle School, Delaware Valley, PA - A new 110,000 square foot, two story structure to house 850 students with expansion to accommodate over 1,200 students. The project included classroom space, a new auditorium, lab, gymnasium, cafeteria, two athletic fields for baseball, a field for football, and a basketball court.

Bedminster Elementary School, Somerset, NJ - A new 99,663 square foot elementary school located on a six acre site. The school consists of two buildings connected by an elevated bridge, and will house 420 students. As well as classrooms, the facility contained administrative offices, a gymnasium, music rooms, and a cafeteria.

Sol Feinstone Elementary School, Newtown, PA - A 90,000 square foot new elementary school and renovations to the 65,000 square foot existing school. Coordination was vital to enable new construction to progress without interference with ongoing school programs.

Milford Middle School, Quakertown, PA - This \$18 million, 175,000 square foot school was constructed on a 72 acre green field site. Particular attention was necessary regarding soil and storm water control as this site was prone to sink hole formation. A successful control system was implemented and no problems were encountered. The project included a state of the art all-weather track.

Information is available regarding the following projects:

Radnor Middle School, Radnor, PA - \$15 million renovation and addition at this Uly occupied 180,000 square foot school.

Walton Farms Elementary School, Lansdale, PA - A 70,000 square foot, \$7 million new facility.

West Rockhill Elementary School, Perkasie, PA - 68,000 square foot, \$4.9 million facility.

Plymouth Friends School, Plymouth Meeting, PA - An addition to this facility.

General Nash Elementary School, Kulpsville, PA - A 125,000 square foot, \$8 million new school.

Richardson Middle School, Springfield, PA - Additions and alterations.

Swedeland Elementary School, Swedeland, PA - New Addition.

Wissahickon High School, Ambler, PA - New track, field house, and stands.

Freeland Elementary School, Freeland, PA - A new addition.

Washington School, Northampton, PA - Rehabilitation of this school.

Franklin School, Northampton, PA - Rehabilitation of this school.

Plymouth Consolidated School, Plymouth Meeting, PA - Rehabilitation of this facility.

Methacton Junior High School, Fairview Village, PA - New addition.

Black Horse School, Plymouth Meeting, PA - Rehabilitation of this facility.

Sabold Elementary School, Springfield, PA - Additions and alterations.

Laura Wheeler Elementary School, Philadelphia, PA - Completed for a bonding company.

Scenic Hills Elementary School, Springfield, PA - Additions and alterations.

Simon Butler School, Chalfont, PA - Completed for a bonding company.

Pottstown Vocational Technical School, Pottstown, PA - Alterations to this facility.

Fitzwatertown School, Willow Grove, PA - New addition for this school.

Schwenksville Elementary School, Schwenksville, PA - New school building.

Alice Grimm School Bus Garage, Newtown Square, PA - Addition to this facility.

CRIMINAL JUSTICE FACILITIES

River Front Prison, Camden, NJ - This \$40 million, state of the art prison, was constructed on a 16.7 acre site along the Delaware River. The 400 bed facility combines aesthetics, security, low maintenance, and economy of construction. The 200,000 square foot prison includes three clusters of living units for 400 beds, an administration building, gymnasium, support facilities, and a vocational training area. The masonry, concrete, and drywall were self performed on this project.

Graterford Prison, Graterford, PA - This 150,000 square foot, \$35 million facility, was constructed inside the walls of an existing maximum security prison. It included two, two story structural concrete cell wings. Also included were three two story buildings with support facilities linked by corridors. The masonry and concrete were self performed on this project.

Salem County Jail, Mannington, NJ - \$20 million new County Jail, constructed with a masonry wall bearing precast plank structural system. The facility is approximately 125,000 square feet and is divided into four interconnected sections. Section A housed administration, kitchens, laundry, infirmary, public lobby, and visiting areas. Sections B and C are two story inmate cell units, and Section D is a gymnasium.

Burlington County Prison, Mount Holly, NJ - This 137,800 square foot facility was constructed with a poured in place structural concrete frame. The interior walls of the cells, also consist of poured in place concrete. The prison contained 115 cells and all necessary support facilities.

Northampton Police and Administration Buildings, Northampton, PA - This 175,000 square foot, \$10 million 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 ten holding cells.

Mercer County Court House, Trenton, NJ - This \$25 million, 158,000 square foot building, includes 108,000 square feet of finished space and 50,000 square feet of shell space to accommodate future growth. The five story building includes eleven court rooms, holding cells, judges' chambers, attorneys' offices, jury rooms, public defender rooms, counseling areas, administration areas, and parking. A state of the art security system is included with metal detectors at all entrances and surveillance cameras throughout the building.

APARTMENTS FOR THE ELDERLY, CONDOMINIUMS, TOWNHOUSES & APARTMENT-TOWNHOUSE COMPLEXES

<u>NAME</u>	<u>LOCATION</u>	<u>PROJECT TYPE</u>
Simpson Manor	Brownville, PA	131 Townhouses
Valley Vista	Souderton, PA	100 Units - 6 Stories
Coal Township for the Elderly	Shamokin, PA	101 Units - 11 Stories
Williamsport Housing for the Elderly	Williamsport, PA	101 Units - 11 Stories
Walker Village	Newport News, VA	200 Apts. & Townhouses
Gloria Dei Manor	Huntingdon Valley, PA	110 Units - 5 Stories
Courtland Plaza Elderly	East Stroudsburg, PA	101 Units - 4 Stories
Mahanoy Elderly	Mahanoy City, PA	125 Units - 14 Stories
Norristown Elderly	Norristown, PA	175 Units - 9 Stories
Park Springs	E. Vincent Township, PA	129 Units - Townhouses

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Lehighon Elderly	Lehighon, PA	112 Units - 12 Stories
Timberland Apartments	Williamsport, PA	110 Units - Townhouses
Winteringham. Village	Dover Township, NJ	183 Units - Townhouses
Oakwood Apartments	Lansdale, PA	48 Units - Rehabilitation
Stenton Arms	Philadelphia, PA	113 Units - Rehabilitation
Regency Village	Coatesville, PA	126 Units - Garden Apts.
Trinity House	Berwyn, PA	134 Units - 6 Stories
Wildwood House	Skelton, WV	163 Units - 7 Stories
Hillcrest	Boyertown, PA	72 Units - Townhouses
Huntington Apartments	Huntington, WV	85 Units - 3 Stories
Beckley West Apartments	Beckley, WV	160 Units - Townhouses
Valley Green Apartments	Buckharm WV	120 Units - Townhouses
Bentleyville Apartments	Bentleyville, PA	102 Units - Townhouses
New Brighton Elderly	New Brighton, PA	101 Units - Rehabilitation
Lansford Apartments	Lansford, PA	51 Units - Townhouses
Elkhorn Tower	Welch, WV	101 Units - 10 Stories
Telford Gardens	Telford, PA	49 Units - Rehabilitation
Kenilworth	Landale, PA	38 Units - Rehabilitation
Spencer	Spencer, WV	40 Units - Apartments
Kearsley Home	Philadelphia, PA	87 Units - Rehabilitation
Cheswold	Haverford, PA	39 Units - Condominiums
Bethesda House	Boothwyn, PA	101 Units - Townhouses
Pinecrest Manor	Mount Kisco, NY	131 Units - Apartments
Milton Village	Milton, PA	80 Units - Apartments
Rostravor Apartments	Monessen, PA	97 Units - Apartments
Venice-Ashby, Phase II	Bristol, PA	70 Units - Garden-Type
Stonecroft Apartments	Hagerstown, MD	108 Units - 2-3 Stories

Town & Country Apartments	Granite City, IL	120 Units - Garden-Type
Harbison Senior Citizen	Harbison, SC	131 Units - Mid-Rise
Garrison Woods Apartments	Garrisonville, VA	131 Units - Garden-Type
Warminster Heights	Warminster, PA	100 Units - Renovation
Stoneybrook Apartments	Deptford, NJ	258 Units - Renovations
Meadow Glen Apartments	Telford, PA	91 Units - Apartments
Mansfield Village	Mansfield, PA	52 Units - Garden-Type
Park Plaza	Tuckerton, NJ	51 Units - Elderly
Strawberry Patch	Whitehall, PA	61 Units - Elderly
Terry Apartments	Wilmington, DE	161 Units - 12 Stories
Jane Lew Apartments	Jane Lew, WV	60 Units - Townhouses
Valley Manor Apartments	Harleysville, PA	40 Units - Elderly
South Park Apartments	Library (Pittsburgh, PA)	101 Units - Multi-Family
Abbey Lane Apartments	Winter Haven, FL	125 Units - Multi-Family

INSTITUTIONAL

Pennsylvania State University, Bryce Jordan Convocations Center University Park, PA

A new 340,000 square foot, 15,000 seat multi-purpose facility to accommodate concerts, trade shows, alumni function, and sporting events. The facility also includes practice gymnasiums, athletic administrative offices, coaches offices, a ticket center, a Founders Society Lounge area and a Sports Hall of Fame.

Center for Strategic Leadership, Carlisle, PA

The \$21.5 million facility at the U.S. Army War College houses communications and education data centers used to prepare selected officers for high command and staff duties. The building is a 160,00 square foot, three story facility. It has a drilled pier foundation system, with a structural steel beam. The exterior shell is brick masonry and precast concrete planks.

Radnor Municipal Building, Radnor, PA

A \$12 million poured in-place structure with a precast panel skin. The building houses courtrooms, administration offices, police headquarters, an indoor pistol range, and prisoner holding facilities.

Before construction could begin, a bridge was constructed over a stream which bisected the site.

Congregation Sons of Israel, Allentown, PA

This \$3.1 million facility was constructed in a region prone to sink holes. In spite of the discovery of several sink holes, the footings were redesigned and the project finished on time and within budget.

Whitemarsh Mausoleum, Prospectville, PA

Four separate projects were undertaken at this site totaling \$5.3 million. Each presented a challenge of undertaking construction in an area where site access was always uncertain. A contracting plan was instituted to successfully minimize effects on surrounding activities.

U. S. Coast Guard Training Center, Cape May, NJ

The \$6 million Logistics Support building benefited from our value engineering study which saved \$170,000 on a Franki Foundation system. This project was completed five months ahead of schedule.

Shepherd of the Hills United Church of Christ, Bechtelsville, PA

This \$1.3 million church was constructed with a heavy timber structural system, wood shingles, and an exposed aggregate floor system.

RETAIL

Sumney Forge Square Shopping Center, Upper Gwynedd, PA

This 75,000 square foot shopping center is built on a site that contains potential flood plains and steep slope constraints. As an alternative to regrading the entire site, a two level mall was constructed to take advantage of the existing grade. This allowed stores on both levels to have access to their respective ground levels. Stores on the top floor face an enclosed promenade and those on the lower level face the creek and trees. This arrangement also eliminated the unattractive rear service area, so common to shopping centers.

Springhouse Village Shopping Center, Springhouse, PA

This 335,000 square foot shopping center used an existing dairy barn as the theme for the entire center. Multi level boutique shops were created in the 25,000 square foot existing barn. Then new buildings were constructed and clad with materials which matched the barn's style, i.e. wood siding, stucco, asphalt shingles, etc. Finally, the entire site was heavily landscaped and a four acre pond created.

County Line Plaza, Souderton, PA

A 300,000 square foot shopping center constructed on a 28 acre site. The center included a 55,000 square foot supermarket, a 110,000 square foot big box retail store, a pharmacy, book store, gift center, bank, dry cleaners, restaurant, and women's clothing store.

Hillcrest Plaza, Lansdale, PA

A 250,000 square foot shopping center, constructed in phases over a five year period. The various phases necessitated special care be given to ongoing retail operations. The center included a supermarket, a big box retail store, health club, bank, and pharmacy.

Exclusive Union Hill Mail, Marlboro Township, NJ

A 125,000 square foot shopping center consisting of shops of approximately 12,000 square feet. Value engineering saved in excess of \$250,000 when unsuitable soil conditions necessitated changes to the building foundation systems, as well as, the parking lot specifications.

Pine Watson Plaza, Langhorne, PA

This 175,000 square foot center was constructed on a design/build finance basis. The project consisted of a supermarket, video store, pharmacy, restaurant, gift shop, bank, and dry cleaners.