

DAVID LYNCH

PRINCIPAL, ARCHITECT

EDUCATION:

Bachelor of Science
Building Sciences
Rensselaer Polytechnic Institute
Troy, New York

ACCREDITATIONS:

Registered Architect
Pennsylvania
Asbestos Planning and Inspection
Drexel University
Lead Paint Planning and Inspection
Drexel University

SUMMARY OF QUALIFICATIONS

Mr. Lynch provides architectural, engineering, and due diligence services for real estate planning. His extensive architectural and due diligence experience which has resulted an impressive competency in working with his clients. The complex nature of his projects has helped him to develop strong organizational, communication and problem-solving skills. As the Principal of CopperBeech, David's Due Diligence experience includes Property Condition Assessment (PCA), Property Condition Reports (PCR) and Capital Needs Assessments (CNAs), Plan & Costs Reviews (P&C) and Construction Monitoring Report (CM) for clients regionally and nationwide. His experience includes a variety of National protocols including Fannie Mae, Freddie Mac, Green Fannie Mae as well as lender specific guidelines, protocols, and requirements.

Mr. Lynch has performed Property Condition Assessments evaluations on a variety of property types that include multi-family, retail, office high-rise, warehouse, and industrial and facilities. Mr. Lynch has also performed Plan and Cost Review Reports evaluations for multifamily, senior living, medical, commercial and shopping center developments. Additionally, Mr. Lynch completes and reviews roof studies, water intrusion studies, ADA, code compliance and structural evaluations.

Recent assignments include: Transactional PCA for multi-state sites/retail, assisted living for financial institutions, evaluations of commercial shopping centers and malls, high rise office and corporate facilities, multifamily projects and student housing including Fannie Mae and Freddie Mac reports. ADA compliance survey/reviews for retail properties. Project completion and payment application reviews for HUD housing projects and plan and cost reviews for multifamily, senior living and commercial projects. Multiple portfolio Property Condition Assessment. Desktop Review: 1000+ Fire Inspection reports, 24 data points, Desktop Review, 769 commercial properties, 45 data points, and comments.

Prior forming **CopperBeech**, Mr. Lynch served as an executive & corporate director for a mid-size architectural consulting firm for over thirty years. DLA, over the course of half a century, completed over 2,800 building design and construction projects of all sizes with a special emphasis on public, private and international educational facilities.

As an architect Mr. Lynch participated in project development including project inception, design development drawings, schematic drawings, construction document, value engineering review, constructability review, construction cost estimate to establish construction budget, bidding, evaluation of bidders, specifications, shop drawing review, construction meetings, change order review and negotiation, schedule analysis, payment applications, coordination of professionals, permitting agencies and contractors, and daily field reports.

Mr. Lynch also served as lead code compliance manager, responsible for ADA and state code issues, reviews, approvals, variances and appeals for all projects for more than two decades.

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SPECIFIC PROJECT EXPERIENCE:

- **Warehouse portfolio, 7 sites, remote sites, Nationwide**– Property Condition Assessments of fifty-four warehouse / office facilities on remote sites. Pre-purchase due diligence.
- **Warehouse portfolio, 54 sites, remote sites, Nationwide**– Property Condition Assessments of fifty-four warehouse / office facilities on remote sites. Pre-purchase due diligence.
- **Four Multifamily portfolio, remote sites, Philadelphia PA** – Property Condition Assessments of four warehouse / office facilities on remote sites. Refinancing due diligence.
- **Three warehouse portfolio, remote site Luzerne County, PA** – Property Condition Assessments of three manufacturing and cold storage warehouse facilities on remote sites totaling over 1M Square feet. Key Bank pre-purchase due diligence.
- **Retail shopping Center / manufacturing facility, remote sites, Philadelphia, PA** – Property Condition Assessment of retail shopping center and manufacturing facility. Pre-purchase due diligence.
- **Hyatt Regency, Bethesda, MD** – Property Condition Assessment of 325 guestroom luxury hotel in downtown Baltimore on Leased-pad site over Bethesda Metro Station. Hotel building includes 4 retail tenant units, including Morton’s Steak house and Starbucks. Wells Fargo protocol including development of Insured Value
- **Eight site Self storage facilities at remote sites; Virginia, Washington, DC. and Baltimore, MD** – Property Condition Assessments of eight 300+ conditioned, multi-story, self-storage facilities with onsite managers with a 15 Day Turnaround Time. TD Bank protocol for financing due diligence.
- **Church Hill Mall; Hazleton, PA** – Property Condition Assessment of Multi-building mall including review of under building structural system over creek for pre-purchase due diligence.
- **Freddie Mac, 5 Apartment complex portfolio, remote sites, Harrisburg, PA** – 5 Apartment complexes located throughout Harrisburg, Pennsylvania. Pone 13 story retail/ multifamily tower, and four 8-30 building complexes, totaling over 800 apartment units. Pre-purchase due diligence.
- **Elizabethtown, PA** –Rehabilitation and Nursing, Property Condition Assessment of 83-bed rehabilitation and nursing facility located in older facilities and 5 buildings. Financing due diligence.
- **Office building, Conshohocken, PA** – Vacant office building assessment for a Pre-purchase due diligence Property Condition Assessment. Including completing Environmental recognizance/ Data collection for Environmental Crew Written report. Pre-purchase due diligence.
- **Construction Management & Various Property Close-Outs** – Mr. Lynch performed construction management, construction closeouts, and evaluation of completeness and payment obligations.

REPRESENTATIVE PROJECT EXPERIENCE

- **Gettysburg College, Glatfelter Hall.** Code approvals, variance and construction supervision of renovation of a pre-1929 classroom building into a modern educational facility preserving the historical character of the building.
- **Conestoga Valley School District, Conestoga Valley High School.** Code approvals and construction supervision of renovations and additions.
- **Clark Shoes, Corporate Offices, Kennett Square, PA.** Code approvals and construction supervision of renovations of historic factories into corporate offices.
- **St. Mary’s Church, Lancaster, PA.** Historic alter renovations, Construction documents, Code approvals and construction supervision.
- **St. Mary’s Church Marietta PA.** Expedited construction and troubleshooting after high winds damaged building under construction.
- **New Holland Farmers National Bank, New Holland, PA.** Renovations and additions to main bank offices, code approvals and construction supervision to maintain bank operations during renovations and additions.
- **Lancaster Newspapers, Lancaster, PA.** Renovations and additions to multiple interconnected historic buildings without disrupting operations, construction document and CAD management, precise surveys, code approvals and construction supervision to maintain newspapers operations during renovations and additions.