

RICHARD OBENDORF
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SUMMARY OF SKILLS

- *Fluent in several different muni permitting software programs
- *Excellent at providing good customer service requiring quick response and conflict resolution in politically and/or time sensitive environments
- *Certified by Fannie Mae/Freddie Mac to inspect multi-family residential housing
- *Scheduled and completed field inspections of 100's of commercial properties
- *Experienced working with property owners, architects and contractors
- *Excellent auditing, report writing and oral communication skills
- *Proven track record of identifying and increasing work productivity within organizations using cost effective and innovative technology and solutions
- *Extensive team building, collaboration and management experience
- *Aptitude for and skilled in investigating complex, sensitive and issues
- *Over 10 years' experience in commercial construction management including estimating, demolition and hazardous materials abatement
- *Professional experience at interpreting technical documents and codes
- *Excellent at training and facilitating large or small face to face or online workshops
- *Advanced level IT and CAD experience

WORK RELATED EXAMPLES

1. Coordination and follow-up of inspections involving complex or politically sensitive issues or enforcement. Consulting and sharing information with management. Training and providing technical assistance to department staff. Provides support functions to supervisor.

As an employee of Strategic Asset Service (2009-2012) I was certified to inspect multifamily properties for Fannie Mae and Freddie Mac. Many of these inspections were required follow-up to code violations or "red-flag" issues. I was given property contact information and a deadline date to submit a written compliance report. I scheduled all my own meetings utilizing email and phone. It was my practice to request and investigate documents related to compliance from property management prior to a scheduled site visit. Fax and email were used extensively for documentation. In some cases, such as swimming pool code violations, where the cost of compliance could be prohibitive it was my practice to consult with property managers and maintenance personnel to provide alternative solutions that were acceptable for similar properties.

2. Assists property owners, architects, engineers and contractors in determining acceptable solutions to enforcement problems

Working with a local developer in Snohomish County in 2013, I investigated the commercial viability of building a car wash on a particular wetlands parcel. To start with, I met with the local jurisdictions and the state and federal jurisdictions to discuss known wetland permitting issues. Through a public records request I discovered a recent wetland survey of the same parcel that defined the category, upland and wetland. The report was completed by credible wetlands consultants so I decided to use the information to complete further analysis. I then found and read all the applicable jurisdiction wetland codes that applied to this property. I created a CAD drawing combining the wetland survey, the wetland regulations and an architectural drawing of the car wash. In addition I created various scenarios using and building plan of the car wash to find the optimum location and size to meet the current buffer and setback requirements. I talked to two builders that have completed similar projects to determine total construction costs and potential water and sewer issues. A summary prospectus was completed containing the known and unknown risks and potential financial rewards.

3. Explores technological and process improvements to enhance work of the compliance program; supports continuous quality improvement.

The US Post Office hired me in 2006 to deliver Computer Aided Drawings (CAD) that defined rentable square footages of 43 buildings they owned throughout the United States and Puerto Rico. I was provided paper blueprints, access the buildings and a budget. After analyzing the budget, existing resources and schedule I decided it was most cost efficient to outsource all the paper to CAD drawing conversions, personally take field measurement and complete the reports in the office. CAD was by far the quickest method to draw and measure square. My last issue was delivering the finding along with drawings. File size and national access to the files were difficult issues solved by off-the-shelf software I found that provided secure, internet access to every drawing. This software was later turned into Spacedox.com

4. Performs liaison role with other agencies and acts as subject matter expert for specialized enforcement issues.

As VP of Safety for a national trucking firm between 1983 and 1990, I was in charge of fleet compliance and insurance for 500 trucks and drivers that operated in 46 states. We had several accidents that involved property damage and/or bodily injury. After consulting with our insurance company and our attorneys I implemented response protocols for the drivers and administrative staff to help mitigate liability and common sense mistakes. I immediately analyzed each accident and decided if we needed to call in outside experts to substantiate our findings. The Department of Transportation required timely reporting and our insurance company was always consulted for claims over our \$50,000 deductible.

5. Performs comprehensive inspections related to abatement, demolition, condominium conversion and presale inspection programs. Prepares appraisals of properties and structures and cost estimates for repair.

I owned and operated a commercial construction company (1974-1978) where I did, among other tasks, cost estimates, material purchasing and project completions. Much of our work was remodels of older buildings including schools and hospitals. Many times our bids included demolition and abatement where we were required to remove or mitigate asbestos tile or insulation where we were required to use trained and certified personnel and methods for asbestos or lead paint abatement. Before we would bid the job it was critical that we hired certified inspectors and/or did our own inspections so we could properly estimate our costs. During that time we did no condo conversions only new construction.

6. Prepares case files to present property conditions for administrative review: provides testimony at administrative hearings in support of unfit building abatement.

EnviroClean, an environmental cleanup firm, hired me in 1990 to clean contaminated soils. All of our work was done at service station sites listed by the Dept of Ecology. I ran the thermal remediation machine on 3 different sites with 100% success. We were required to submit soil samples to be tested for certain carcinogens and King County checked our emissions for NO3. Each site cleanup required case record files be maintained.

7. Coordinates and participates in community workshops on code enforcement and related matters.

I have worked closely with several municipal community development departments while at Spacedox (2006-present) and Clear Village (2012-2013) to develop and improve various software products for permitting, code enforcement and inspections. I have listened to Code/Building Officials and Inspectors frustrations with existing practices and systems and looked for more efficient solutions through technology. Website, centralized calling and mobile inspection/code enforcement solutions are high on the list.

JOB HISTORY

Commercial Property Inspector 2009-2012

Strategic Asset Services (SAS), HQ Foothill Ranch, CA

- *Scheduled and completed inspections of commercial properties
- *Red flagged properties with life safety, code and management issues
- *Wrote detailed and time sensitive reports on each property
- *Audited, investigated and reported life safety, health and code issues
- *Interpreted and investigated fire, building and other code issues

- *Facilitated and followed-up on remodels, upgrades and code compliance completions
- *Saved SAS 25 to 35% by increased the efficiency of completing inspection requests
- *100% satisfied customer relationship rating

Permitting and Code Enforcement Software 2012-2013

Clear Village, HQ Winter Park, Fl

- *Sold permitting and code software to Municipalities
- *Wrote complex "RFPs" (Request for Proposal)
- *Demonstrated understanding of various permitting and code software
- *Helped develop an i-phone mobile inspection app for municipalities that integrated with permit system.
- *Helped design real-time inspection dispatch that drastically reduced inefficiencies of inspector cross-over.

Electronic Plan Review Service 2006- Present

Spacedox, Mill Creek, Wa

- *Design and manage corporate website
- *Hands on MS SQL database and server management
- *Customers are architects, property owners and municipalities
- *Work with permitting documents and drawings
- *Provide electronic plan review services for planning and building departments
- *Designed and developed step by step procedures and support systems that helped eliminate permitting mistakes, replaced inefficient business processes and increased customer satisfaction in municipalities

EDUCATION, TRAINING AND MILITARY

- *United States Marine Corp Veteran
- *Master's Degree in Educational Counseling
- *Minor in Biology
- *Washington State Teacher's Certification
- *Gil Revae Construction Certification
- *FNMA Certification
- *Mentoring volunteer for both educational and faith-based programs

REFERENCES

- *Upon Request