



Sanford C. Loy, CCM, BArch, MSCE

Mr. Loy founded Construction Plus, Inc., in 1988 based upon the premise that superior results start with principle-centered leadership. During his 40+ year career, he has managed the successful completion of more than a billion dollars of construction. He has experience in every type of building construction, from educational, industrial, institutional to religious facilities.

Sandy began his career in 1976 as a Structural Engineer for TVA, and by age 29 advanced to Director of Engineering Services. He served as Regional Engineer for the American Institute of Steel Construction for two years and then as Project Manager for a top one hundred construction firm where he successfully managed the completion of several multimillion-dollar projects. He was the Director of Development and Construction for Belz Enterprises in Memphis, TN in 1988, when he came home to Knoxville and founded **CPI**. In 2008 he began offering expert witness and consulting services under the banner of Construction Strategies.

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

Direct Construction Experience

- 2008-Pres Construction Strategies, Knoxville, TN, Founder and Principal
- 1988-Pres 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

Consulting-Expert witness representative examples

- Provided expert witness services for numerous clients, both as plaintiffs and defendants in construction related cases. Case list with more details of types of cases and how I assisted is available upon request.
- Provided pre-construction services for HUD large multi-family 401(c)(3) financed apartments, 252 units, 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.
- Provided expert testimony for subcontractor wrongfully terminated by a GC, AIA contract review and analysis of the revised contract vs. standard contract and industry standards of implementation of the AIA standard contracts.
- Provided expert testimony for owner/developer as a defendant against accusations of faulty concrete slabs. Analysis of the records and field reporting of field concrete testing, truck timing, finishing results etc. as they related to the ACI standards of practice and industry standards.
- Analysis and expert testimony for owner of large condemned educational facility in tax hearings and addressing costs to bring older structures up to current codes for potential use.
- Provided expert testimony for defendant in land access easement access dispute with focus on cost analysis of delay caused by the dispute.

Memberships and Associations

- International Building Code Council
- Construction Management Association of America
- The American Society of Civil Engineers
- The American Institute of Architecture

Credits

- Author, *Post COVID changes value of CPM Scheduling*, Published 1/2024
- Author, *Licensed, bonded, and insured, what does that really mean*, Published 4/2023
- Author, *CM Agency, Facts not fiction*, Published 3/2022
- Author, *CCM the gold standard for Construction Management*, Published 2/2022
- Author, *Design Bid Build, Design Build, or Construction Management? Circa 2022*, Published 2/2022
- 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 2/2014
- 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

- Numerous individual project awards for distinction, innovation, and design.
- 2019 Inc. 5000 award designee
- 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

Services offered.

- Claims Analysis including cost estimates
- Code Compliance research and reporting
- Conceptual Estimates
- Constructability Review at all design phases
- Construction Claims research and reporting
- Construction Contract Development & Delivery Process Review
- Contract Compliance Audits
- Contractor/CM Selection
- Corporate Internal Construction Programming and Training
- Corporate Real Estate Development Support
- Design Criteria and Program Analysis
- Design Team Selection Assistances
- Dispute Resolution support
- Expert witness services
- Independent third-party opinions
- Inspections for Lending Institutions
- Inspections for Private and Public Entities
- Insurance Claims evaluations
- Internal process audit/efficiency reporting
- Litigation support for Attorneys and/or insurance companies
- Owner representation as agent
- Pay Application reviews for lenders and/or Architects
- Real estate inspections of Commercial properties
- Site Conceptual/Feasibility Analysis
- Value Engineering
- Warranty Inspections