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*GDHarley & Associates*

**PRESIDENT + LEAD CONSULTANT**



Garry D. Harley, AIA

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Harley established *GDHarley & Associates* in 2002 in Concord, Massachusetts as a 3<sup>rd</sup> part due-diligence firm providing services to the real estate industry.

Our services include conducting various verification reviews and field inspections including reviews of construction drawings and related reports related to initial investor funding. We also provide follow-up field construction progress inspections & review of associated monthly contractor payments to protect equity investors, lenders or owners.

We have a national 'footprint' capability using trained local inspectors to provide weekly or monthly inspections managed from our offices in Concord, Massachusetts; we also own web-cam equipment which we often installed on many construction sites to provide 24/7 video verification of construction progress.

We also provide various inspection and design studies related to property 'repositioning' studies for existing commercial & multi-family projects including preparation of 'Property Condition Assessments' reports, physical inventory of existing buildings & sites; preparation of re-use land planning & conceptual architectural proposals with associated cost estimating studies.

We have completed commercial property pre-purchase inspection reports for major institutional investment clients. We have also provided 'Owner's Representative' services managing various professional engineering consultants,

**GDHarley & Associates • Due-Diligence Construction Inspections**  
43 Bradford Street, 1<sup>st</sup> Floor, Concord, Massachusetts 01742, (978) 369-5347  
[HarleyArch@AOL.com](mailto:HarleyArch@AOL.com) [www.HarleyConstructionConsulting.com](http://www.HarleyConstructionConsulting.com)

Architects & Contractors involving both new residential construction & capital improvement projects for existing office properties.

We also provide specialized inspections related to 'green projects' including solar (thermal & electrical) and wind power installations and have extensive experience in representing owner's in LEED developments to ensure full compliance with the energy conservation LEED Standards.

to provide us & our clients 24-7 video monitoring of construction progress.

- Education: Bachelor of Architecture, University of Nebraska  
Master of Architecture, University of Pennsylvania  
Master of City Planning, University of Pennsylvania
- Professional: Licensed Architect; past president of Harley & Associates-Architects of Boston, Massachusetts (now retired), numerous projects for software headquarters facilities including 75,000 SF for SAP America, 35,000 SF for Firepond, and 60,000 SF Headquarters for J. Jill a women's direct sales catalog company; capital improvements to One Beacon Street (a 36 story Boston high-rise tower) including expansion of underground parking garage, multi-tenant elevator lobbies, main building lobby ADA Improvements, multi-floor core public restroom improvements & exterior plaza waterproofing & landscaping
- Active Certifications:
  - Certified Construction Inspector; Association of Construction Inspectors (ACI)
  - Certified Construction Project Manager (ACI)
  
  - Certified Post-Tensioning Installer; Level 1 – Unbonded Post-Tensioning; Post-Tensioning Institute (Post Tensioning Institute)
  - Certified Post-Tensioning Inspector; Level 2 – Unbonded Post-Tensioning (Post Tensioning Institute)
- Military: Graduate of USMC Officer School, Quantico, Virginia  
Honorable Discharge 1966, USMCR
- Family: Harley was born in Denver, Colorado and was raised in Nebraska where he met his wife of forty years; three children living in Rhode Island, Colorado and London, England and three grandchildren

Travel: Harley has traveled in Costa Rica, France, England, Canada, Scotland and Italy and has visited most of the fifty states

Hobbies: Trout fishing, golf, kayaking and photography  
For recent photo's see

[www.Betterphotos.com](http://www.Betterphotos.com)

Email = [HarleyArch@AOL.com](mailto:HarleyArch@AOL.com)

Password = SimbaSimba

Double Click small Gallery Photo's to see larger images

Construction Consulting: In the past six years we have served various projects for Prudential Real Estate Investor and Arsenal Real Estate Funds with their local development partners. These included twenty one projects of about \$565 million (construction cost) and included new five story office buildings, renovation and expansion of the old Polaroid Headquarters (Boston) into a new Class 'A' office campus with two new office structures and a new six-story parking structure, renovation of a major regional shopping mall, historic tax credit renovation of a large excess U.S. Army property into a new commercial business campus which included twelve buildings and a new six-story parking structure later sold to Harvard University, attached multi-family residential (about 3,000 apartment units for rental and 108 units of for-sale Condo's) including waterside developments using 100-year flood plain and environmental 'Brownfield' properties requiring extensive environmental clean-up and local permitting, off-site improvements and compliance with US Army Corps of Engineers Flood Proofing requirements. Five of the new office buildings have met the LEED 'Gold / Shell and Core Energy Conservation Standards'.

Authorship: Solar Heating of Commercial Hot Water; teaching manual and series of Tutorial Workshops for Western Solar Utilization Network, headquartered in Portland, Oregon, Western Solar was one of the four regional solar offices established by DOE and served the 13-western states

Workbook for middle school level teaching; *Lesson Plans in Built Environmental Education*; series of

lesson plans expected to be published in 2007; lesson plans include '*Architecture of the Arch*' ©

Master Plan for Renovation and Property Re-position of Old GE Industrial Property located in Fitchburg, Massachusetts for Fitchburg Redevelopment Authority; Putnam Place Business & Industrial Center

Design and Site Feasibility Master Plan for Campus Wide Structured Parking, University of Colorado, Boulder, Colorado for Department of Parking Management Services and Department of Facilities Management

Contributor for Urban Design Recommendations and Authored Chapter in Final Resource Team Report for '*Developing Silverthorne's Riverfront District*', Silverthorne, Colorado for The Colorado Division of Commerce and Development

Teaching:

Survey Course – Solar Energy Systems, Graduate Level, University of Nebraska; and Building Energy Conserving Design Principals, Senior Class Lecture-University of Nebraska

Built Environmental Education, three 8<sup>th</sup> Grade Classes in Omaha Nebraska Public School System, teaching supported by Grant from National Endowment for the Arts

Awards:

Design for Better Living Award; from American Woods Council for creating energy conserving Single Family House Prototype design with wood products and systems, passive solar single family demonstration house constructed in Omaha, Nebraska

Finalist – Photograph taken in Paris, selected to be published in 'PHOTOGRAPHY VIBES–2008 CONTEST' hardback book

Varsity Letter – Wrestling – University of Nebraska

Alpha Chi Omega Award, University of Nebraska  
Department of Architecture

Related Activities:

President of Ionic Solar a marketing-sales, solar engineering and contracting firm located in Omaha, Nebraska and Nashville, Tennessee; TVA approved lead sales-installing contractor for Solar Nashville project, project funded by TVA to install 13,000 domestic solar water heating systems on TVA customer homes; project projected to save sufficient peak electrical energy to displace need to constructed new TVA atomic energy plant; Ionic Solar represented three of the six approved solar system manufacturers including Solar One, Exxon Solar and Northrup; also third largest recipient of Federal DOE and HUD Solar Energy demonstration grants