

**TIM LANGE**

Executive Building Consultant

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Seattle, WA

EXPERIENCE

Tim Lange is an Executive Building Consultant with RMC Group, bringing over 30 years of comprehensive experience in construction consulting, estimating, and project management. His extensive background spans across commercial renovation, tenant improvement, as well as a diverse choice of property developments which include corporate, municipal, industrial, marina, retail, restaurant, educational, residential, and multi-family projects just to name a few.

With specialized expertise in insurance-related damage assessment, Tim excels at analyzing complex loss scenarios and collaborating with carrier representatives to establish agreed settlements. He strategically leverages his extensive experience working with high-value insured representatives, general contractors, subcontractors, engineers, and architectural/design organizations to serve as an effective liaison between multiple stakeholders. This collaborative approach ensures successful project outcomes from initial assessment through completion.

Throughout his career, Tim has demonstrated exceptional skills in expert budgeting and oversight services for large commercial property assignments, particularly in the aftermath of major catastrophic events including Hurricane Charley (2004), Hurricane Katrina (2005), Hurricane Matthew (2016), and Hurricane Irma (2017).

RELEVANT EXPERIENCE

- RMC Group, Executive Building Consultant
2022 to Present
- J.S. Held, LLC, Director
2018 to 2022
- YOUNG & Associates, Regional Consultant
2001 to 2018

FEATURED PROJECTS

- **Wildfires, Lahaina, HI - 2023**

Following catastrophic wildfires, Tim collaborated with municipalities and federal, state, and local authorities to develop comprehensive reconstruction estimates. He directed consultants, engineer crews, and environmentalist teams to perform hazmat testing, demolition, and rebuild estimates in the assessment and documentation of multiple commercial and high-end residential properties, including a large grocery store and a multi-site commercial complex. Having oversight with abatement/debris removal budgets and timelines, he helped diminish business interruption and construction cost constraints, all within set NTE thresholds, while maintaining continuous contact with the project teams through completion to ensure adherence to RMC's rigorous reporting standards. Creative management resulted in detailed reporting packages giving valuable information regarding budgets, engineering assessments, vendor services, photographic documentation, and reconstruction estimates to all stakeholders.

- **Processing Facility, Tacoma, WA - 2022**

Tim led a team of consultants to thoroughly inspect a processing plant site and develop accurate reconstruction estimates valued at \$3.7M. By prioritizing business continuity, Tim simultaneously managed debris removal/abatement activities alongside reconstruction efforts to minimize operational disruption. Understanding that there was significant damage to multiple buildings, he reached out to emergency teams and coordinated closely with carriers, engineers, and reconstruction crews to ensure optimal scheduling and budget adherence for achieving consensus on the project's scope and valuation.

FEATURED PROJECTS

- **Industrial/Hazardous Waste Process, Grand View, ID - 2018**

Managing emergency repair and environmental crews for a hazardous waste treatment facility spanning 65+ acres, Tim conducted a comprehensive damage evaluation and provided expert oversight during post-catastrophic reconstruction. He served as liaison for safety concerns during the extensive process and coordinated mitigation/abatement protocols to facilitate safe hazmat neutralization for damaged processing structures. This allowed Tim to gain management over supervised construction budgets, mitigation timelines, and debris removal operations to ensure project completion within established parameters.

- **Hurricane Response, Southeast United States - 2016-2017**

In the aftermath of the devastating storms, Tim provided expert budgeting and oversight services for large commercial property assignments. With damage assessments, scope development, and cost estimating being completed, he coordinated assets and oversight for multiple affected properties. When he worked with teams of engineers and environmental specialists to address structural integrity concerns and remediation requirements, Tim was able to establish effective communication channels with carriers and property owners facilitating timely and agreed resolutions.

- **Catastrophic Storm Response, Gulf Coast - 2004-2005**

In the wake of each of the hurricanes, Charley and Katrina, Tim developed comprehensive scopes of repair and detailed cost estimates for severely damaged properties across multiple sectors. His workload ranged from managing complex commercial property assessments to ensuring multiple disciplinary teams were following the correct strategic mitigation protocols to prevent secondary damage and reduce business interruption. This led to a working relationship with local authorities and building officials to ensure code compliance throughout the restoration process.