



WILLIAM M. KLORMAN

PROFILE

William M. Klorman is a Licensed General Building Contractor, Concrete Contractor, Home Improvement Contractor, ICBO Certified Special Inspector Reinforced Concrete, Industry Expert for the California State Contractors License Board and Developer who has specialized in the construction of buildings and non-buildings for more than 30 years. He has extensive experience in construction, means & methods, cost estimating and analysis, inspection, quality control and quality assurance, code compliance, investigation, repair, project management and labor relations. He has been personally responsible for the construction of over two hundred existing commercial structures, numerous developments and renovation/repair projects.

William M. Klorman is an established & active Builder. He has developed and constructed numerous buildings from Single Family Residences and Multi Family Housing projects (both rental and for sale units) to Design Build Parking Structures and Commercial Office Buildings and has done so with both Private & Government Funding. Mr. Klorman is the President of **W.M. Klorman Construction Corporation**, a Los Angeles based Design/Build Contracting, General Contracting and Structural Concrete Contracting company (established in 1980) which builds multi-family residential and commercial projects. Klorman Construction has a long and respected reputation for building complex; Parking Structures, Multi-Level Towers and High-End Architectural Concrete projects. In addition to these and its general building projects, they have been leaders in the Repair & Strengthening of existing structures. Klorman Construction has and continues to build buildings in Healthcare, Transportation, Education, Bio-Tech, Telecommunications, Infrastructure, Water & Waste, Retail, Industrial, Commercial, Automotive, and Exclusive Residential markets.

Mr. Klorman is the past Executive Vice President and General Manager of Accurmac/Pacific Enercon, Inc., an International Development and Construction company, which was established in 1977 and maintained Corporate offices in El Monte, CA, Hong Kong and Beijing, China. A/PEI's diverse array of projects range from Multi-Family Housing projects and Commercial High Rise Office Buildings to Co-Generation Power Plants in sizes from 2x125 Mega-Watts to 1,300 Mega-Watts (the largest power plant ever to be built outside of the USA). A/PEI also maintained its own in-house Property Management group and handled full service real estate needs from acquisition through disposition.

Mr. Klorman regularly provides Expert Testimony and Consulting. He has worked as a consultant to the Construction Industry, Legal Profession, Insurance and Surety Companies, Design Professionals, Public and Private Development Owners and Financial Managers. He consults and provides support services for both Plaintiff and Defendant on such matters as: Construction Defects, Cost Analysis, Responsibility, Critical Path Analysis & Recreation (CPM), Construction Accidents (personal injury), Building Code and Zoning Compliance, Project Status, Feasibility, Forensic Review, Contract Documents, Quality Review and Control, Reconstruction, Construction Management, Development & Analysis, Building Inspection, Structure Failures, Earthquake Damage, Concrete Structures, Multi & Single Family Structures, Product Liability, Safety (OSHA), and Employment Disputes. He can and has provided Expert Testimony and courtroom exhibits for Trial, Arbitration, Mediation and Appraisals.

LICENSES

B1 – General Building Contractor
C8 – Structural Concrete Contractor
HIC – Home Improvement Contractor
ICBO Certified Special Inspector Reinforced Concrete

AFFILIATIONS

Member – American Concrete Institute - National (ACI)
Member – American Concrete Institute – So. Cal Chapter (ACI)
Member – Post-Tensioning Institute (PTI)
Member – American Society of Concrete Contractors (ASCC)
Member – American Water Works Association (AWWA)
Member – Association for Advancement of Cost Estimators (AACE)
Member – American Society of Professional Estimators (ASPE)
Member – Building Industry Association – Union Contractors Council (BIA)
Member of Several Building Associations
Industry Expert for the California State Contractors License Board

APPOINTED COMMITTEES:

American Concrete Institute International (ACI)

Committee on Responsibility in Concrete Construction (RCCC)

**Past Chairman (6/1997 – 11/2005)*

Which authors...

**GUIDELINES FOR AUTHORITIES AND RESPONSIBILITIES IN
CONCRETE DESIGN AND CONSTRUCTION**

MISSION: Make recommendations regarding the responsibilities of and the interactions among the principal parties involved with concrete design and construction.

Contractors Liason Committee (CLC)

MISSION: Advise the ACI Board on the needs of the concrete construction industry. Recommend the establishment of committees, programs, and activities to address contractors' needs and problems. Assist other committees by suggesting possible construction-oriented members for various committees. Review selected technical committee documents with an emphasis on constructibility, economy, and safety in construction.

TECHNICAL CODE COMMITTEES:

ACI Design and Construction Practices

Committee 350 – Environmental Engineering Concrete Structures *(past member)*

ACI Design and Construction Practices

Committee 301 (subcommittee E) – Specifications for Concrete

Voiting Member on the published 2005 Revised Standard

EXEMPLAR LECTURE & SPEAKING ENGAGEMENTS:

- UC Irvine
Development and the Responsibilities of Key players in a Construction Project (Developer, General Contractor, Architect, Engineer, Specialty Contractor, Marketing and Disposition)
 - American Concrete Institute (November '97) Technical Conference, Atlanta, GA
Case Study of an Internally Post-Tension Concrete Water Reservoir for Cal Poly San Luis Obispo
 - Post Tensioning Institute (May '04) Technical Conference, Huntington Beach, CA
"Special uses of Post-Tensioned Concrete"
 - Post Tensioning Institute (May '09) Technical Conference, Portland, Or
Use of BIM to Facilitate PT Concrete Construction

 - KLORMAN UNIVERSITY
Mr. Klorman, on a regular basis teaches at KLORMAN University such topics as, concrete technology; concrete formwork, review and use of ACI Documents, concrete mix designs, BMP project management, BMP storm water prevention program, KLORMAN's proprietary 5d modeling system used by KLORMAN's Virtual Construction Department which, takes a model based approach and expands the information into location based scheduling, estimating, form design, cost management, video coordination communication and constructability analysis.
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ASSORTED KEYNOTE SPEAKING ENGAGEMENTS FOR INDUSTRY PROFESSIONALS

- Project Controls
- Specifications & Standard of Care
- Enforcement of Contract Documents
- Concrete and How to Produce Specific Results
- The use of Building Information Models ("BIM") to the 5th Dimension
- Constructability Issues and Clash Detection using BIM

TECHNICAL PAPERS

Case Study of an Internally Post-Tensioned Concrete Water Reservoir for California Polytechnics University, San Luis Obispo, CA

PUBLICATIONS

- Case Study of an Internally Post-Tensioned Concrete Water Reservoir for California Polytechnics University, San Luis Obispo, CA (published in Concrete International Magazine September '99)
- Are Contractors Responsible for Code Requirements That Do Not Appear in Contract Documents? By William M. Klorman & Kenneth B. Bondy. (published in the January 2002 issue of Concrete Construction Magazine)
- Concrete Perspective: Concrete Frames vs. Steel Frames and the World Trade Center By William M. Klorman & Kenneth B. Bondy. (to be published in the January 2002 issue of Concrete Construction Magazine)

AWARDS

- Best Concrete Project in the State of California 1997
Awarded by McGraw-Hill's F.W. Dodge Construction Link Magazine (December 1997 issue) for the **California Polytechnics University, San Luis Obispo, Water Reservoir a Design/Build project**

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NOTEWORTHY

Largest Concrete Pour in Recent History Completed in L.A.

DJC
RealEstate
FRIDAY FEBRUARY 02, 2001

CONSTRUCTION

Large concrete pour completed in West L.A.

Los Angeles - W.M. Klorman Construction Corp., an El Monte-based design/build contractor, completed one of the largest single concrete pours in recent memory at the Howard Hughes Center in Los Angeles.

On Jan. 6, 110 concrete trucks converged on site at 7 a.m. In just under 12 hours, crews poured approximately 500 cubic yards per hour totaling 5,600 cubic yards (or 22.7 million pounds) of concrete and laid 700 tons of rebar, equivalent to 130 miles. Along with the trucks, six boom pumps, an 80-ton crane and 225 workers worked in tight conditions more than three stories below street level.

"This pour is one of the largest we've been involved with," says Skip Keene, territory manager of Southdown Concrete, Brea, who has been with the company for 20 years.

Designed by Daniel Mann Johnson Mendenhall, Los Angeles, the overall project footprint encompasses nearly 100,000 square feet or 2.2 acres. A 12-story office building plus a heliport will rise over a three-story subterranean parking structure that will connect to an eight-story parking structure. Together, the three structures will total approximately 750,000 square feet of floor area. The office building is scheduled to open in April 2002.

Lowe Enterprises Commercial Group is developing Howard Hughes Center for its owner, Arden Realty. Swinerton & Walberg, Los Angeles, is the project's general contractor. The structural engineers are KPFF of Los Angeles and Seneca Structural Engineering of Laguna Hills. Innovative Design Group of Irvine is the parking consultant.

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CITATION: *"Aside from his effective participation in ACI activities on local and national levels, including his membership and past chairmanship of the Board Committee on Responsibility in Concrete Construction, Bill Klorman has been a major factor in promoting the design and construction of quality concrete structures throughout California. His innovative and successful techniques in the planning and execution of all types of major concrete construction have been inspirational for all those involved in the design and construction of concrete buildings in California."* By Ken Bondy, President Post-Tensioning Institute, Director American Concrete Institute. (2009)