



Barry McPherson, RA  
Senior Project Manager  
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## Education

Bachelors of Architecture (BArch),  
Oklahoma State University

## Registrations

Registered Architect,  
State of Colorado  
Licensure Reciprocity Applied For,  
State of Texas

Mr. McPherson has over five years of experience personally preparing over 300 Property Condition Assessments across 20 states while engaged with several nationally recognized due diligence companies, as well as work performed with his own due diligence firm. These reports were prepared for private and public golf courses, retail centers, high-rise and campus office buildings, industrial buildings, multi-family residential developments, elderly care and hospitality facilities. Work was performed for debt and acquisition properties, as well as Fannie Mae/Freddie Mac Physical Needs Assessments, HUD conversions, ADA compliance audits, and construction monitoring. Mr. McPherson is recognized as a leader in the PCA field due to his exemplary level of detail, his concise and accurate reporting, his understanding of building systems, and his ability to educate clients during all phases of the due diligence process. As a result, his participation is specifically requested by several clients and he is frequently entrusted with sensitive assignments. In addition to the quality aspects of his work, Mr. McPherson also provides Partner with tireless commitment having completed 27 assignments in one month for sites located across hundreds of miles in three midwestern states.

During his professional experience in the Due Diligence industry, Mr. McPherson has also been the QA/QC reviewer for over 2000 assessments prepared by contracted field observers and peer professionals in every state. Again due to his expertise with building systems, he was responsible for all reports for acquisition and investment properties for a former Fortune 500 company.

Mr. McPherson is an instrumental part of Partner's technical support team providing insight and knowledge regarding assessment clarification and interpretation to the engineering staff and field assessors relating to due diligence conformance, building construction, and architecture. As a Project Manager, his past and present responsibilities also consist of establishing protocols for field observer procedures and report content including the development and enhancement of report formats and content for PCA and ADA reports to meet specific client criteria, ensure compliance with ASTM E 2018 requirements, and reduce liability. Report templates created by Mr. McPherson are still in use by former employers as well as by third-party companies who have engaged him to create their templates.

Project Management responsibilities have also included coordinating the efforts and deliverables created by a pool of over 400 field associates including prior direct management of all assessors in the Rocky Mountain and Pacific Northwest for a former employer. He has developed rubrics for objectively critiquing the performance of assessors, created an entrance examination for prospective field professionals, developed training material and guidelines for identifying and understanding building systems, in addition to, performing Tier 1, 2 and 3 Americans with Disabilities Act audits.

At Partner, Mr. McPherson's management skills are utilized to ensure the highest quality processes are employed to secure industry-leading results for our clients. With his technical proclivity, he is also directing efforts to increase Partner's share of the highly-detailed equity-level assessment and specialty investigation markets, as well as conducting continuing education seminars for staff as well as clients.

During Mr. McPherson's active engagement in the architectural industry, he performed marketing, client development, feasibility studies, master planning, schematic design, design development, construction documentation, specification writing, bid and negotiate, contractor selection and construction administration while

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working for several prominent Denver-area architectural firms, as well as running his own architecture and consulting firm. He has been instrumental in the development of department store anchors, restaurants, retail storefronts, movie theaters, recreation/health/fitness centers, office buildings, industrial buildings, skilled nursing/ assisted living/independent living centers, multi-family residential developments and multi-million dollar custom homes. As a systems and materials, and construction administration specialist, he directed activities on projects worth hundreds of millions of dollars across eight states.

Pursuing certification by the International Code Congress (ICC), Construction Specifications Institute (CSI), and Leadership in Energy and Environmental Design (LEED), Mr. McPherson has a working knowledge of model building codes, as well as, the ADAAG, ANSI 117 and HUD's Fair Housing Act. He has also performed third-party Texas Accessibility Standard reviews of new construction for the State of Texas. While technical in nature, Mr. McPherson also designed a multi-million dollar custom home in Lakewood, Colorado that was considered for a jury award by peers. He also frequently prepared presentations on industry topics including systems and materials, construction processes, and ramifications of construction document efficiencies and errors. Document processes created by Mr. McPherson were adopted by one of the country's largest retail chains for implementation by all engineering and design consultants engaged with their store development.

A former contractor, Mr. McPherson has an exceptional knowledge of the processes, means and methods of the built environment. With construction experience dating to 1978, he has performed and supervised activity involving virtually every CSI division while becoming a journeyman-level carpenter. While operating his own construction company, he has erected several million dollars worth of residential, commercial, retail, industrial and manufacturing developments. Mr. McPherson maintains his construction interests by volunteering with Habitat for Humanity and Homes for Our Troops.

Sample of Due Diligence Experience:

### **100 and 150 South Wacker Drive Chicago, Illinois**

An equity-level Property Condition Assessment for two urban skyscrapers exceeding one million square feet of rentable area. Asset also included an expansive waterfront pedestrian plaza and below-grade retail center. Building systems entailed separate and shared central mechanical equipment consisting of boilers, chillers, heat exchangers, air handling units, and sea water cooling systems, extensive vertical transportation systems of multi-bank elevators and escalators, and state-of-the-art fire detection, alarm and suppression systems.

### **The Peaks Resort and Golden Door Spa Telluride, Colorado**

An acquisition-level Property Condition Assessment for the 5-star rated facility consisting of 334,000 square feet of guest rooms, luxury condominiums, comprehensive spa and fitness center, indoor and outdoor pools, spa pools, therapy pools, meeting rooms, restaurants, retail shops, golf course and multi-level below-grade garage. Building systems included extensive mechanical equipment for the dozens of aquatic venues, and a central heating and cooling system comprised of boilers, cooling towers, chillers, heat exchangers, air handling units and associated distribution components supplying forced air, hydronic heat and electric resistance heat to common areas and guest rooms. Additional systems included three commercial kitchens for facility use and commercial catering. Assessment included a 100% observation and condition analysis of all common areas and guest rooms necessitated by a comprehensive renovation that was prematurely halted resulting in various levels of completed construction.

### **Level 3 Communications Corporate Headquarters Broomfield, Colorado**

An acquisition-level Property Condition Assessment for the four-building 800,000 square foot headquarters, logistics and nerve center campus of a global telecommunications and fiber-optics leader. In addition to a freestanding multi-story garage and Class A finishes, the property contained extensive, state-of-the-art redundant and emergency backup systems for the mechanical and electrical systems to ensure seamless, uninterrupted operation of the vast electronic and computer networking systems.