

Thomas K. Butt, FAIA, LEED AP BD+C

PRINCIPAL ARCHITECT | SR. PROJECT MANAGER



Tom has more than 52 years of experience with the design of institutional, residential, commercial and public buildings. He serves as Principal-in-Charge for many of the firm's major projects involving new and rehabilitated buildings, urban planning and design, historic preservation, energy conservation and alternative energy applications for buildings, and forensic and diagnostic architecture. He has served as project architect and project manager for hundreds of projects that include both new buildings and rehabilitations for federal, state and local public agencies, as well as large and small private sector clients. Tom is very experienced in managing multidiscipline A-E teams for larger renovation projects.

Tom's specialties include historic preservation, building envelope technology and failure analysis, including serving as an expert witness and testifying in courts. Tom Butt was recently awarded the President's Award for "Legislator of the Year" by the California Preservation Foundation. Tom is also a recognized expert in construction defects and forensic architecture/engineering services with specialties that include building envelope technology and failure analysis. Tom was also awarded a "Lifetime Achievement Award," by the AIA, California Council.

EDUCATION

- Master of Architecture, University of California, Los Angeles, 1973
- Bachelor of Architecture and Bachelor of Arts, University of Arkansas, 1968

PROFESSIONAL EXPERIENCE

- Interactive Resources, 1973–Present
- Mayhew and Thiederman, Architects, Inc., San Francisco, 1970-71
- Edward Durell Stone, Inc., Palo Alto, 1967-70
- U.S. Army Corps of Engineers (military service), 1968-70

REGISTRATIONS/CERTIFICATIONS

- CA Architectural License, # C-7389
- LEED Accredited Professional
- NCARB
- General Contractor, # 290922

PROFESSIONAL AFFILIATIONS

- American Institute of Architects (*Elected to College of Fellows*)
- Construction Specifications Institute
- American Society for Testing & Materials (ASTM)
- American Society of Heating Refrigeration & Air Conditioning (ASHRAE)
- International Institute of Building Enclosure Consultants (IIBEC)
- International Code Council (ICC)
- Western Construction Consultants Association (WESTCON)

REPRESENTATIVE PROJECT EXPERIENCE

Tom has participated in the following projects:

MUNICIPAL AND GOVERNMENT AGENCY

- GSA: Ronald Dellums Enhanced Feasibility Study, Oakland, CA
- GSA: Frank Hagel Federal Building Fitness Center Remodel, Richmond, CA
- GSA: Robert Peckham Federal Building and U.S. Courthouse Waterproofing, San Jose, CA
- GSA: Robert E. Coyle U.S. Courthouse Window System Thermal Mitigation, Fresno, CA
- GSA: Phillip Burton Federal Building and U.S. Courthouse Window Washing System, San Francisco, CA
- GSA: Frank Hagel Federal Building West, North & South Plaza Forensic Investigation and Repair Design, Richmond, CA
- GSA: Santa Ana Federal Building Plaza Deck Basement Waterproofing and Façade Investigation / Repair
- GSA: Santa Ana Federal Building Plaza Deck Water Intrusion Repair Design, Santa, Ana, CA
- GSA: John E. Moss Federal Building Reroof, Sacramento, CA
- GSA: GSA DHS ICE HSI Basement Expansion, Los Angeles, CA
- GSA: Brick Veneer and Precast Panel Investigation, Richmond, CA
- DGS: Jesse Unruh Design-Build Rehabilitation, Sacramento, CA
- DGS: CAL FIRE St. Helena Auto Shop Title 24 Energy Modeling and Commissioning, Calistoga, CA
- DGS/FMD: Franchise Tax Board, Los Angeles Building Roof and Skylight Replacement, Sacramento, CA
- DGS/FMD: Franchise Tax Board, Blue Anchor Building Roof Replacement, Sacramento, CA
- DGS/FMD: Franchise Tax Board, Fire Life Safety Systems Upgrade, Rancho Cordova, CA
- DGS/FMD: Food and Agriculture Building Task Order 4 Building Inspection, Sacramento, CA
- DGS/FMD: Building 703 B Street Landscaping, Marysville, CA

PROFESSIONAL AFFILIATIONS, CONT'D.

- National Trust for Historic Preservation (NTHP)
- Congress for the New Urbanism

BOARDS AND COMMISSIONS

- San Francisco Bay Conservation & Development Commission (Commissioner)
- Contra Costa Local Agency Formation Commission (Commissioner Alternate)
- Contra Costa Transportation Authority (Commissioner)
- East Brother Light Station (Board Member)
- Rosie the Riveter Trust (Board Member)
- Resilient by Design
- MCE Clean Energy (Board Member)

PUBLIC SERVICE

- Mayor, City of Richmond (2015–2021)
- Elected Member, Richmond City Council (1995–2015)

HONORS AND AWARDS

- AIA California Chapter 2014 Lifetime Achievement Award for outstanding contributions to the improvement of the built environment.
- California Preservation Foundation 2013 President's Award "Legislator of the Year."
- Arkansas Alumni Association National Community Service Award
- Arkansas State Senate Citation for a "distinguished career filled with notable accomplishments."
- Arkansas Traveler
- ASTM Award of Appreciation for Outstanding Service
- Hall of Honor, Fayetteville Public Education Foundation
- East Bay Chapter of the American Institute of Architects Practice and Technology Achievement Award
- West Contra Costa Unified Education Fund Distinguished Citizen Award
- Coast Guard Meritorious Public Service Award
- President of the U.S. Award for Outstanding Community Achievement of Vietnam Era Veterans

DGS/FMD: 1500 10th Street, Parking Structures, Lot 50 & Lot 24 Structural Assessment, Sacramento, CA

DGS: 078 CADA/Lot 14 Parking Garage Water Intrusion Investigation, Sacramento, CA

DGS: Bateson Building Water Intrusion and Building Envelope Forensic Investigation, Sacramento, CA

DGS: Department of Food and Agriculture Lab Water Intrusion Investigation, Sacramento, CA

DGS: California Highway Patrol Water Intrusion Forensic Study, Ukiah, CA

DGS: Spandrel Glass Failure, Board of Equalization Building, Sacramento, CA

DGS: Board of Equalization Roof Investigation, Sacramento, CA

DGS: Board of Equalization Building Investigation of Plumbing Drain Failures, Sacramento, CA

DGS: Ground Penetrating Radar Scans at California State Capital Building, Sacramento, CA

DGS: Joseph A. Rattigan Building Skylight, Roof, HVAC Investigation, Santa Rosa, CA

DGS: Ronald M. George Office Complex Building Skylights, San Francisco, CA

DGS: Franchise Tax Board Roof Investigation/Repair, Sacramento, CA

DGS: Redwood Highway Inspection Station Forensic Structural Investigation, Gasquet, CA

DGS: Veterans Home Distribution System Forensic Investigation, Redding, CA

DGS: Ronald M. George State Office Complex Planter Water Intrusion Investigation, San Francisco, CA

DGS: Employment Development Department Annex Subterranean Complex Water Intrusion Mitigation, Sacramento, CA

DGS: Capital Building Infrastructure Repairs (Bollard Investigation), Sacramento

DGS: DGS Parking Structures – Lot 50 and Lot 24, Sacramento, CA

DGS: Health Services Laboratory Water Infiltration Investigation, Richmond, CA

DGS: Franchise Tax Board 8th Floor Relocation Wall Evaluation, Sacramento, CA

DGS: Crescent City CHP Gate Investigation, Crescent City, CA

DGS: Elihu Harris Building Mold Investigation, Oakland, CA

DGS: Dept. of Motor Vehicles Water Intrusion Investigation, Santa Cruz, CA

DGS: Department of Public Health, 1616 Capital Electrical Investigation, Sacramento, CA

DGS: Office of Emergency Services Headquarters Water Intrusion Investigation, Mather, CA

DGS: Leviathan Mine Forensic Investigation and Repairs, Alpine County

DGS: Department of Education Forensic Investigation, Fresno, CA

DGS: Elihu Harris Building Water Intrusion and Landscaping, Oakland, CA

Judicial Council of California: Alameda Courthouse HVAC Replacement, Alameda, CA

Judicial Council of California: Wakefield Taylor Courthouse Generator Replacement, Martinez, CA

Judicial Council of California: B.F. Sisk Courthouse Window Assessment/Costs, Fresno, CA

California State Capital Stone Investigation, Sacramento, CA

Contra Costa County: Health Services Department Facilities Condition Assessment, Concord, CA

City of Healdsburg: Foss Creek Community Center Facility Condition Assessment, Healdsburg, CA

HONORS AND AWARDS, CONT'D.

- National Trust for Historic Preservation Honor Award
- Grand Award (Interactive Resources, Inc) for Design Excellence, National Association of Industrial and Office Parks
- Department of Transportation Award (East Brother Light Station, Inc.) for Outstanding Public Service to Transportation and Historic Preservation

City of Healdsburg: Library Building Condition Assessment, Healdsburg, CA

City of Healdsburg: Alliance Medical Center and General Hospital Deck Failure Investigation and Repair Design, Healdsburg, CA

Mendocino County: Yokayo Front Canopy Investigation, Ukiah, CA

Mendocino County: Library Window Repair, Ukiah, CA

SPECIAL DISTRICTS

AC Transit: General Office and Roof Replacement, Oakland, CA

AC Transit: Training Education Center (Mack Facility) Roof Replacement, Hayward, CA

BART: Lake Merritt Plaza Investigation/Repair Design, Oakland, CA

BART: System Waterproofing Task Force, Investigation and Repair, Multiple Locations in the San Francisco Bay Area, CA

BART: Train Control Rooms Water Intrusion Investigation Mitigation, District-Wide

BART: Powell Street Water Intrusion Remediation, San Francisco, CA

COMMERCIAL

Southwind Courts Apartments: Balcony Investigation, Sacramento, CA

Bella Vista at Hilltop: Balcony Investigation, Richmond, CA

Plaza at San Bruno: Investigation San Bruno, CA

KW Properties: Merritt on 3rd Window Replacement, Oakland, CA

1401 Lakeshore Drive Water Intrusion Testing/Repair, Alameda County General Services Bldg., Oakland, CA

Fillmore Center: Water Infiltration and Expert Witness Services, San Francisco, CA

Gramercy Towers Condominiums: Curtain Wall Investigation, San Francisco, CA

Ocean Beach Condominiums: Water Infiltration Services, San Francisco, CA

Keys Condominiums: Roof Replacement, Walnut Creek, CA

Lincoln Corner Apartments: Forensic Deck and Window Investigation and Repair Design, Vacaville, CA

Alhouse Deaton Management: 801 – 851 Traeger Façade Investigation and Repair, San Bruno, CA

304-308 Sausalito Boulevard Water Intrusion Investigation, Sausalito, CA

Stag's Leap: Wine Cellars Waterproofing and Reconstruction, Napa Valley, CA

The Landing at Jack London Square: Forensic Investigation/Repair, Oakland, CA

Oak Grove Apartments: Forensic Investigation and Repair, Healdsburg, CA

Ridge Lytton Springs Winery: Roof Replacement, Healdsburg, CA

Bio-Rad Laboratories: B1000 Waterproofing Repairs, Hercules, CA

Bio-Rad Laboratories: Building 875 Waterproofing, Hercules, CA

Telegraph Terrace Condominiums: San Francisco, CA

North Beach Malt House: Investigation and Repair, San Francisco, CA

2027 Market Street: Construction Defect Investigation, San Francisco, CA

FPI Academy Lane Apartments: Stucco Failure Investigation, Davis, CA

Urban Housing Group: 2650/2656 El Camino Real (San Antonio) Building Envelope, Mountain View, CA

Limoneira: Visitor Center and Solar Farm, Santa Paula, CA

Stag's Leap: Wine Cellars Cave Entry, Napa, CA

Mariner Square Development, Richmond, CA

Baltic Square Development, Richmond, CA

Pacific Gas & Electric Company: Service Center, Richmond, CA

EDUCATIONAL

University of California, Berkeley: CRP19 5th and 6th Floor Lab Waste Plumbing Investigation/Repair, Berkeley, CA
University of California, Berkeley: LSA DM FY20 Weill Hall Sanitary Sewer Investigation, Berkeley, CA
University of California, Berkeley: Cleary Hall Water Intrusion Investigation, Berkeley, CA
University of California, Berkeley: CRP20 Substation 1 and 2 Electrical Vault Water Intrusion Repairs, Berkeley, CA
University of California, Berkeley: Life Sciences, CRP14 Emergency Roof Repairs, Berkeley, CA
University of California, Berkeley: Tolman Hall Demolition, Berkeley, CA
University of California, Berkeley: Davis Hall Louver Study, Berkeley, CA
University of California, Berkeley: Stern Hall Fire /Life Safety Review, Berkeley, CA
Berkeley USD: LeConte Elementary School Roof Replacement, Berkeley, CA
Healdsburg USD: Waterproofing-Fitch Mountain School Repairs
WCCUSD: Woodrow Wilson Elementary School Modernization, Richmond, CA
WCCUSD: Nystrom Elementary School Modernization and Rehabilitation, Richmond, CA
WCCUSD: Nystrom Elementary School Multipurpose Building, Richmond, CA
WCCUSD: Washington Elementary School Modernization, Richmond, CA
Stewart Elementary School Modernization, Pinole, CA
WCCUSD: Hercules Middle/High School, West Contra Costa Unified School District, Investigation and Repair, Hercules, CA
Contra Costa College: Student Services Center, San Pablo, CA
Diablo Valley College: Margaret Leshner Student Union Building, Pleasant Hill
San Mateo Community College: Building 18 Rehabilitation, San Mateo, CA
San Mateo Community College Skyline College Building 3 Seismic Retrofit, San Bruno, CA

HISTORIC PRESERVATION

Richmond Municipal Natatorium Rehabilitation, Richmond, CA
City of Suisun: Suisun-Fairfield Train Depot Rehabilitation, City of Suisun City, CA
East Brother Light Station Rehabilitation, Richmond, CA
City of Novato: City Hall Council Chamber Rehabilitation, Novato, CA
Hotel Mac: Seismic Retrofit and Rehabilitation, Point Richmond, CA
Hotel Don (Hotel Carquinez): Seismic Retrofit and Nomination for National Register of Historic Places, Richmond, CA
First United Methodist Church: Post Earthquake Rehabilitation, Napa, CA
Town of Crockett: Memorial Hall Historic Resource Evaluation and Building Rehabilitation, Crockett, CA
Pt Richmond National Register of Historic Places Nomination, Richmond, CA
Beringer Winery: Historic Rhine House Master Plan, St. Helena, CA
Trainmaster's Building: Relocation and Rehabilitation, Richmond, CA
Nystrom Elementary School Modernization, Rehabilitation and Nomination for National Register of Historic Places, Richmond, CA
City of Benicia: Arsenal Clocktower Building Rehabilitation, Benicia, CA
GSA: 50 United Nations Plaza Program Development Study, San Francisco, CA

City and County of San Francisco: Coit Tower Restoration, San Francisco, CA
Ft. Bragg: City Hall Façade Restoration, Fort Bragg, CA
201 West Richmond Avenue Rehabilitation, Richmond, CA
Ford Assembly Plant National Register of Historic Places Nomination, Richmond
Point Sur Light Station Historical Rehabilitation, Point Sur, CA
Founder of the Rosie the Riveter Trust, Rosie the Riveter WW II Home Front
National Historical Park.
Historic Maritime Center Rehabilitation, Richmond, CA
GSA: Old Mint Building, Program Development Study, San Francisco, CA
656 Quinan Street Historical Rehabilitation, Pinole, CA
Central Pool Hall Rehabilitation, Richmond, CA
Historical Structures Report, Pinole, CA
MacKay School of Mines Building, Reno, NV
617 Mission Building Seismic Rehabilitation, San Francisco, CA
Maclise Drugstore Haley Building Rehabilitation, Oakland, CA
Nomination for The Richmond Shipyards to the National Register of Historic
Places, Richmond, CA
Authored City of Richmond's Historic Structures Code (RMC 6.06), a
comprehensive preservation ordinance subsequently adopted by the City Council,
Richmond, CA
Authored City of Richmond's Legislation for Riggers Loft, Richmond, CA

PEER REVIEW

San Carlos Transit Village (Trestle), San Carlos, CA
1101 W. El Camino, Mountain View, CA
The Pierce Apartments, San Jose, CA
2580 El Camino Real, Redwood City
888 N San Mateo Drive, San Mateo, CA
Mission Bay Black 3 West -Urban Housing, San Francisco, CA
Urban Housing Fremont Apartments, Fremont, CA
Township – 333 Main Street, Redwood City
Paragon, Fremont, CA
Plaza at Triton, Foster City, CA
Presidio El Camino, Santa Clara, CA
555 Mission Rock, San Francisco, CA
Altaire, Palo Alto, CA
Meridian at the Crossings, San Bruno, CA
Markethouse Lofts (Bernal lofts), San Jose
Bay Street Emeryville
Mandela Gateway Townhomes, Oakland, CA
Stanford Housing, Palo Alto, CA
Sutter Housing, Sacramento, CA
Cedarbrook (Peridot at Niles), Fremont, CA
Park Lane West, Fremont, CA
One East Julian, San Jose
Plymouth Colony, Mountain View, CA
Montague Residences, San Jose, CA
Keeble Townhomes, San Jose, CA
Ross Woods, Belmont, CA

Villas at Andalusia, Fremont, CA
Bernal Lofts, Pleasanton, CA
The Colonnade, Los Altos, CA

EXPERT WITNESS

Little vs. Gualco, Milbrae, CA
8 Orchids vs. RP Baryrock, Oakland, CA
The Regents of the University of California vs. Devcon Construction, Inc., et al, Santa Cruz, CA
Baldwin vs. KB Home, Antioch, CA
Lawrence Lin vs. TGA Architects, San Francisco, CA
Byrne vs. Stanton, San Francisco, CA
Johnson vs. Lumberjack, Dublin, CA
Ingram vs. Anderson, Philo, CA
Blue Boar vs. Great American, San Francisco, CA
Luke Serviss vs. Trustees of the CSU, San Francisco, CA
Harrison vs. Simmons Const., et al, Oakland, CA
Nanette Law vs. Century 21, Pleasanton, CA
Villa Verdes vs. Union Bank, Placentia, CA
Heafy vs. Jacobs, Windsor, CA
CBF vs. Buchanan St. Association, San Francisco, CA
Fong vs. Plotitsa, San Francisco, CA
SBE vs. Avanesian, Belmont, CA
Lomana vs. Cantero, Pittsburg, CA
J&R Realty Co. vs. Owens Corning, Watsonville, CA
Tanforan Assoc. vs. Raiser, South San Francisco, CA
Bradly vs. Arp, Oakland, CA
Lahman vs. Sala Retaining Wall Investigation, Pacifica, CA
Arge vs. Glendale, Oakland, CA
Pollack vs. Robertson, Richmond, CA
Perez vs. Hodson Construction, Burlingame, CA
LaPointe vs. Brown, et al, Kenwood, CA
Varinsky vs. Guenther, Berkeley, CA

PUBLICATIONS

Vinyl Windows May Exacerbate Water Intrusion in Stucco Walls
Thomas K. Butt, "Water Resistance and Vapor Permeance of Weather Resistive Barriers," *Journal of ASTM International*, Vol 2, #10 (West Conshohocken, PA: Nov/Dec 2005)
Local Government Takes Aim at Invasive Exotic Plants," *Noxious Times*, March 1999
"Concrete Floor Flatness & Levelness Tolerances," *The Construction Specifier*, November 1994
"Moisture Problems in Slabs on Grade: An Update," *The Construction Specifier*, December 1993
"Thin Brick Veneer," *The Construction Specifier*, August 1993
"The Condo Conundrum," *The Construction Specifier*, May 1993
"Be Prepared for Building Failures and Disasters," *Black's Office Leasing Guide*, Winter 1993

"Avoiding and Repairing Moisture Problems in Slabs on Grade," *The Construction Specifier*, December 1992

"Common Interest Development Maintenance Manual," *ECHO: Executive Council of Home Owners*, May 1991

"Building Failure: Limiting the Losses," *Best's Review*, September 1990

"Thin Brick Veneer: A Guide to Trouble-Free Application," *Sun Coast*, December 1989

"How CADD Helped Restorations-Documentation and Design for A California Town," *Architecture Magazine*, November 1989

"Do You Need A Building Detective?" *Facility Manager*, Winter 1988-89

"Condominium Maintenance Manual," *Community Associations Institute Newsletter*, Vol. 8/No. 2, June/July 1988

"Arbitrator Discusses Complex Problems of Condo Ownership," *Contra Costa Times*, November 4, 1984

"Construction Defects in Residential Condominiums," *Courier* (Newsletter of the Council of Condominium Homeowner Associations, Inc.), Vol. 2, Nov./Dec. 1984

California Sunshine, A Consumer Guide to Solar Energy, California Energy Resources and Development Commission (Thomas K. Butt, Project Director), 1977

Guidelines for Evaluating New Development in Contra Costa County, CA, 1976

The Working Woodburner, Home Heating and Cooking with Fireplaces and Wood Stoves, Dennis Dahlin, Author and Thomas K. Butt, Project Manager, 1976

"Solar Energy Homes, New Market for Realtors," *California Real Estate*, October 1975

REPRESENTATIVE SPEAKING ENGAGEMENTS

Sheet Metal Flashings, RCI Symposium, Downey, CA, 2011

Sheet Metal Flashings, WESTCON Symposium, Albany, CA, 2010

Stucco as a Weather Protection System," a Westcon/RCI seminar, San Diego, 2010

"Green Buildings and Energy Efficiency," Green is Gold Expo, Richmond, 2009

"Plaza and Deck Waterproofing," a Westcon/RCI seminar, Long Beach, 2008

"Stucco as a Weather Protection System," a Westcon/RCI seminar, 2007

"Water Intrusion – An Age-Old Challenge to Architects," Water Intrusion – A Beutler Educational Forum

Roofing Consultant's Institute, Southern California, ASTM E2266 Symposium on Design and Construction of Low-Rise Frame Building Wall Systems to Resist Water Intrusion

"The Enduring Mystery of Weather Resistive Barriers and the Need for Standards," Westcon ASTM E2266 Symposium on Design and Construction of Low-Rise Frame Building Wall Systems to Resist Water Intrusion,

"Water Resistance and Vapor Permeance of Weather Resistive Barriers," ASTM Symposium on Performance and Durability of Window-Wall Interface, 2004

"Specifications and the Need for Standards," BETEC 2004 Symposium on Enclosure Wall Systems

"Weather Resistive Barriers and Flexible Flashings," Western Region AAMA Meeting, 2004

"What Elected Officials, Architects, Planners and Local Officials are Doing," Local Government Commission 3rd Annual New partners for Smart Growth Conference, 2004

"The Design Professional's Standard of Care – Using Reasonable Diligence and Best Judgment," Westcon 2000 Symposium and May 2001 Meeting

"Something Fishy is in the Neighborhood," Local Government Commission Building Livable Communities Conference 2000

"Moisture Problems in Concrete Slabs on Grade," World of Concrete, 1998

"Forensic and Diagnostic Architecture," AIA Redwood Empire Chapter, 1997

Moderator and speaker at "Putting Our Communities Back on Their Feet" conference by Local Government Commission, 1996

"Moisture Problems in Concrete Slabs on Grade," Construction Consultants Association of Northern California, 1996

"Jobsite Problems, Solutions and Perceptions: Why are the Architect and Contractor Treated So Differently?," The Northern California Construction Institute, 1993

"Building Failures and Subsidence," California Building Industry Association, Sacramento, CA, 1991

"Forming and Running a Practice," East Bay Chapter, AIA, Practice Management Seminar Series, 1989, 1990

Training and Evaluation Seminar, The American Arbitration Association, Continuing Education for Arbitrators, 1989

Light House Preservation Workshop, National Trust for Historic Preservation, Annual Convention, 1989

"Polymer Modifier and Grouts and Mortar," Ceramic Tile Institute, Dallas, TX, 1989