

John H. Elamad, P.E., CGC

Position President & CEO
ECM – Engineering & Construction Management
Civil/Structural Engineering & Construction Management Firm

CDA – Creative Design Associates
Architecture & Land Planning Firm

BDC – Blue Danube Contracting
General Construction & Project Management Firm

Education **B. S. in Civil Engineering,**
University of Illinois – December 1980 - Urbana-Champaign, Illinois

Master of Science – Structural Engineering
Washington University – August 1983 - St. Louis, Missouri

Professional Registrations

Firms Licensed to practice as Engineering and Architectural Firms with
Professional Licenses in **FL, AL, MS, LA, GA, TX, TN, OK, VA**
Certified General Contractor – **FL, AL, MS, LA, GA**
Special Inspector of Threshold Buildings (Commercial and Residential) – **FL**
International Code Congress Commercial Building Inspector – **All ICC States**

Professional Memberships

ACI - American Concrete Institute
AISC - American Institute of Steel Construction
NCARB – Nation Council of Architectural Registration Boards
ASCE – American Society of Civil Engineers
PTI - Post-Tension Institute
CRSI - Concrete Reinforcing Steel Institute
ICC - International Code Congress
NSPE - National Society of Professional Engineers
FES – Florida Engineering Society
NCEES - National Council of Examiners for Engineers and Surveyors
IBHS - Institute for Business & Home Safety - Fortified Bldg. Plan Reviewer & Inspector
FSEA – Florida Structural Engineers Association

Professional Activities

National Academy of Forensic Engineer-Senior Member
NCEES (National Council of Examiners for Engineering and Surveying)
Expert Witness and Arbitrator
Natural Disasters Damage Assessments, Condition Survey, and Mediation
Federal Emergency Management Agency (FEMA) Inspection Services
Feasibility Studies on Existing and new Projects.
Certified General Contractor Court Expert Witness

John H. Elamad, P.E., CGC

Engineering Experience:

May 1985 – December 1990

Partner-Director of Structural Design: Barton & Associates Engineers, P.A.
Senior Project Manager in charge of Analysis, Design, and Production of Construction Documents. Project inspections for Quality and Quantity Control

January 1990 – Present

As owner of the **A/E** firms **CDA** and **ECM**, I am responsible for the day-to-day management and operation of the businesses that provide Architectural Design and Land Planning, Civil and Structural Engineering Consulting, Threshold Inspections, Bank Inspections, and Construction Management services. The firm's clients consist of individuals, Banks, Developers, and state governmental agencies. The firms offer Services that include complete design and preparation of construction plans of residential and commercial structures that range from single-story to multi-story structures condominiums, apartment buildings, schools, shopping centers, office buildings, and industrial structures. In addition, the firms **CDA & ECM & BDC** provide construction inspections/certifications services on new and existing structures, issue investigative reports, review shop drawings, perform Bank inspections for pay applications, and offer construction management services for quality and quantity control measures on new project and renovation/remodeling of existing structures. As certified general contractors, we also offer project cost evaluation/estimates and construction management and bid projects for construction for private clients. **ECM** provides the City of Destin and neighboring counties Structural Engineering Consulting services to review plans for compliance with City and Building codes. **ECM** also provides Forensic Engineering Analysis and Consulting Services as well damage assessment of Hurricanes, Earthquakes and Flood disasters. Our clients range from private property owners to municipalities, Federal government, school districts, and insurance companies throughout the USA. Our services include preparation of professional reports, offer expert testimony, feasibility studies, peer review, construction budget analysis, and complete program/construction management.

A partial list of ECM completed Engineering Design Projects:

- 1- Best Western - Destin, FL
- 2- Comfort Inn - Ft. Walton Beach, FL
- 3- Holiday Inn Express - Crestview, FL
- 4- Sea Glass Condominiums - Nevis, Virgin islands
- 5- C-6 Site Buildings - Eglin AFB, FL
- 6- Underbrush Site Buildings - Eglin AFB, FL
- 7- Media Hotel Conference Building - Cabo San Lucas, Mexico
- 8- Abacos Condominiums - Santa Rosa Beach, FL
- 9- Amalfi Coast Condominiums - Miramar Beach, FL
- 10- Beach Resort Condominiums - Destin, FL
- 11- Beach Retreat Condominiums - Destin, FL
- 12- The Crescent Condominiums - Miramar Beach, FL

John H. Elamad, P.E., CGC

- 13- Dunes of Seagrove Condominiums - Walton County, FL
- 14- Gulf Place Condominiums - Walton County, FL
- 15- Lee Condominiums - Bay County, FL
- 16- Mediterreania Condominiums – Miramar Beach, FL
- 17- Riveria Dunes Condominiums - Perdido Key, FL
- 18- Tranquility Condominiums - Seagrove Beach, FL
- 19- Veranda Condominiums - Okaloosa Island, FL
- 20- Villa di Mare Condominium - Ft. Walton Beach, FL
- 21- Emerald Waters Condominiums, Miramar Beach, FL
- 22- Harbor Lights Condominiums - Destin, FL
- 23- Indianola Condominiums - Ft. Walton Beach, FL
- 24- Seacrest Condominiums – Okaloosa Island, FL
- 25- Emerald Waters Condominiums – Okaloosa Island, FL
- 26- Chez Elan' Apartments - Ft. Walton Beach, FL
- 27- Pinnacle Apartment Complex - Crestview, FL
- 28- The Summit Office Building - Walton County, FL
- 29- Waterside Office Building - Walton County, FL
- 30- Grayton Corners Retail Shopping Center – Grayton Beach, FL
- 31- Island Palms Shopping Center - Destin, FL
- 32- Resort Interiors, Miramar Beach, FL
- 33- Lubanko Residence – Santa Rosa Beach, FI

A partial list of CDA completed Architectural Design Projects:

- 1- Indianola Condominiums - Ft. Walton Beach, FL
- 2- Comfort Inn - Ft. Walton Beach, FL
- 3- Abacos Condominium - Santa Rosa Beach, FL
- 4- Abacos Condominium II - Santa Rosa Beach, FL
- 5- Village Baptist Church - Destin, FL
- 6- Cayo Grande Apartments - Navarre, FL
- 7- Pinnacle Apartment Complex - Crestview, FL
- 8- Praise Temple - Shreveport, LA
- 9- New Life Church - Beaumont, Texas
- 10- First Assembly of God - Naples, FL
- 11- Lee Condominium, Panama City Beach, FL
- 12- Dewey Destin Seafood Restaurant – Destin, FI
- 13- Lincoln Residence - Destin, FL
- 14- Rhebi Residence, Libya
- 15- Gaskin First Baptist Church, Gaskin, FL
- 16- Emerald Coast Worship Center, Mary Esther, FL
- 17- Hussein Residence, Navarre, FL
- 18- R C Page Residence, Santa Rosa Beach, FL
- 19- Serenity Condominium, Santa Rosa Beach, FL
- 20- Wayside Park Restaurant and Recreational Park – Okaloosa Island
- 21- AJ's Restaurant and Bar – Destin, FI
- 22- Bluewater Bay Elementary School – Niceville, FI
- 23- Navarre Fire Station – Navarre, FL
- 24- Niceville High School – Niceville, FI
- 25- Biophilia Center – Freeport, FI

John H. Elamad, P.E., CGC

A partial list of Cases recently served as Expert Witness:

- 1- Daake Residence: Peer Review and Inspection Services
- 2- Summer Haven Townhomes: Testimony on Extent of Building Damage
- 3- Beaumont Independent School District: Testified on Hurricane Ike Damages
- 4- Pearl River Community College: Testified on Hurricane Damage to Campus
- 5- Paradise Shore Condominiums: Peer Review, Forensic Analysis
- 6- Holiday Inn Express: Inspections, Report Forensic Analysis, Hurricane Damage
- 7- Guest House Hotel: Inspections, Report Forensic Analysis, Hurricane Damage
- 8- Wolfchase Apartments Complex: Testified on Hurricane Damage to Campus
- 9- Ed-Couch Elsa Independent School District: Testified on Hurricane Ike Damages
- 10-Dr. Plambeck Residence: Testified on Fire Damage and Engineering Report
- 11-Howell Residence: Testified on Construction Deficiencies & Engineering Report
- 12-South Park High School: Testified as Structural Engineer Expert on Hurricane Ike
- 13-Treadwell Residence: Flood Damage Assessment, Reports, and Expert Witness
- 14-Snowden Residence: Hurricane Dennis Damage Assessment, Reports, and Expert Witness
- 15-Marina Café: Hurricane Dennis Damage Assessment, Reports, and Expert Witness
- 16-Summer Havens Townhomes: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 17-East Pass Tower II: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 18-Destin Tower: Hurricane Opal Damage Assessment, Reports, and Expert Witness
- 19-Coral Reef Club Condominiums: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 20-Green Reef Townhomes: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 21-Sides Moreno Point Condominiums: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 22-Inlet Reef Condominiums: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 23-AJ's Marina & Dry Storage: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 24-Jerald Jones Residence: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 25-Surfside Condominiums: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 26-Surf Dweller Condominiums: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness
- 27-Cayo Grande Apartment: Construction Deficiencies, Expert Witness
- 28-Dr. Plambeck Commercial Office Building: Hurricane Ivan and Dennis Damage Assessment, Reports, and Expert Witness

John H. Elamad, P.E., CGC

Construction Experience

October 2002 – Present

As the owner of **Blue Danube Contracting, LLC**, Mr. Elamad performed estimating, bidding, construction supervision and contract administration services on many projects ranging from custom single-family residences to multi-story multi-family buildings, to commercial retail, industrial, and governmental/military buildings.

A partial list of recently completed projects is:

- 1- Robert Jones Residence: 3-Story Building \$1,500,000
- 2- CDA-ECM Office Building: \$1,200,000
- 3- Meridian Condominiums: \$6,900,000
- 4- Fairview Condominiums: \$500,000
- 5- Mallin Residence: \$1,250,000
- 6- Lockheed Martin Building Renovation: \$200,000
- 7- Sleep Center Commercial Building: \$1,000,000
- 8- Beal Parkway Professional Office Building: \$2,300,000
- 9- Fisher of Men Ministries: \$ 2,500,000
- 10- Chauhan Residence: \$650,000
- 11- Comfort Inn & Suites Site Development: \$300,000
- 12- Coral Reef Club: \$500,000
- 13- Aldrete Residence Addition: \$100,000
- 14- Wilson Residence Renovation: \$100,000
- 15- Wingate Inn: \$8,000,000
- 16- Lot 10 The Estates at Indian Point: \$1,600,000
- 17- Lot 1654 Genoa Sandestin Beach Resort: \$650,000
- 18- Lot 78 Villa Lago Sandestin Beach Resort: \$400,000
- 19- Lot 65 Villa Lago Sandestin Beach Resort: \$350,000
- 20- Jones/Anderson Residence - Four Mile Village: \$4,000,000
- 21- Miller Residence: \$150,000
- 22- Summer Haven Condominiums Hurricane Damage Repairs: \$100,000

A partial list of on-going projects is:

- 1- 4770 Ocean Blvd. Ames & Judy Lincoln Residence: \$1,200,000
- 2- 4768 Ocean Blvd. Ames & Judy Lincoln Residence: \$600,000
- 3- 3512 Lasata Gary & Anne Smith Residence: \$200,000
- 4- Villa Lago Clubhouse: \$250,000
- 5- Sunset Harbor Villas: \$600,000
- 6- Sprayberry Vet Clinic: \$350,000
- 7- Island Princes Exterior Stairs: \$200,000
- 8- Keroff Residence: \$2,800,000

John H. Elamad, P.E., CGC

Construction Management and Building Inspection Experience:

In addition to Engineering and Construction services, Mr. Elamad has performed a complete condition survey assessment of existing building as well as construction management services during construction of new buildings or renovation of existing structures. Furthermore, Mr. Elamad acted as an expert on damage assessment after storm events and assisted in mediation efforts.

A partial list of Construction Management projects is:

- 1- Pearl River Community College Damage Assessment/Construction Supervision
- 2- Beaumont Independent School District Repairs of Hurricane Damaged Schools
- 3- Holly Navarre Fire Station-Building Renovation – Navarre, FL
- 4- Cedars Condominiums – Ft. Walton Beach, FL
- 5- Presidio Condominium – Ft. Walton Beach, FL
- 6- Villa Di Mare Condominium – Ft. Walton Beach, FL
- 7- Hampton Inn – Panama City, FL
- 8- Comfort Inn & Suites – Ft. Walton Beach, FL
- 9- Poolside Villas – Destin, FL
- 10-Sealoft Condominium – Destin, FL
- 11-Hilton Garden Inn – Tampa, FL
- 12-Abacos Condominium – Santa Rosa Beach, FL
- 13-Holiday Inn Express – Crestview, FL
- 14-Coral Reef Club – Destin, FL
- 15-Alexan Henderson Beach Apartment – Destin, FL
- 16-The Landing Shopping Center – Santa Rosa Beach, FL
- 17-La Quinta Hotel & Suites – Ft. Walton Beach, FL
- 18-Indianola Condominiums – Ft. Walton beach, FL

A partial list of Completed Inspections of Threshold Buildings:

- 1- Okaloosa County Jail –Crestview, Florida
- 2- Chez Elan' Apartments –Okaloosa County
- 3- Village Baptist Church – Destin
- 4- Destin Middle School – Destin
- 5- Presidio Condominium – Okaloosa County
- 6- Indianola Condominium –Okaloosa County
- 7- Palm Court Yacht Club – Okaloosa County
- 8- Four Point Sheraton – Okaloosa Island
- 9- Comfort Inn & Suites – Fort Walton Beach
- 10- La Quinta Inn & Suites - Fort Walton Beach
- 11- Fort Walton Square Renovation - Okaloosa County
- 12- Target Store - Okaloosa County
- 13- VSC Crestview Hanger & FBO Building
- 14- The Crab Trap - Okaloosa Island
- 15- Cayo Grande Apartments - Okaloosa County
- 16- Navarre Fire Station – Santa Rosa County
- 17- Crestview High School Press Box – Crestview

John H. Elamad, P.E., CGC

- 18- Sides Pointe Moreno Condominium - Destin
- 19- Veranda Condominium - Okaloosa Island
- 20- Intercostals Point - Okaloosa County
- 21- Golden Coral Restaurant – Destin, FL
- 22- Alexan Apartment Building 4000 - Destin, FL
- 23- Alexan Apartment Building 5000 - Destin, FL
- 24- Silver Beach Condominium - Destin, FL
- 25- Silver Shells Condominiums - St. Croix - Destin, FL
- 26- Silver Shells Condominiums - St. Maarten - Destin, FL
- 27- Silver Shells Condominiums - St. Thomas - Destin, FL
- 28- Country Inn & Suites - Tallahassee, FL
- 29- Hampton Inn - Destin, FL
- 30- Hilton - Tampa, FL
- 31- Hilton Garden - Panama City, FL
- 32- Holiday Inn - Sarasota, FL
- 33- Holiday Inn Express - Crestview, FL
- 34- Pinnacle Apartment Complex, Crestview, FL
- 35- First Presbyterian Church, Niceville, FL
- 36- Grace Lutheran Church, Destin, FL
- 37- St. Ritz Catholic Church, Santa Rosa Beach, FL
- 38- Sides Pointe Moreno Condominium, Destin, FL
- 39- San Remo Condominium, Walton County, FL
- 40- Crystal View Condominium, Miramar Beach, FL
- 41- Sandcastle Designs, Miramar Beach, FL
- 42- Chili's, Destin, FL
- 43- Silver Shells Clubhouse, Destin, FL
- 44- Golden Corral - Destin and Fort Walton Beach, FL
- 45- Grand Harbor, Destin, FL
- 46- The Pearl - Navarre, FL
- 47- Grand Dunes I, Miramar Beach, FL
- 48- Grand Dunes II, Miramar Beach, FL
- 49- Long Beach Towers I, II, III, & IV, Bay County, FL
- 50- P T Grantham - Panama City Beach, FL
- 51- Signature Beach Condominium, Destin, FL

John H. Elamad, P.E., CGC

A partial list of Projects served as Construction Program Manager and Building Inspector:

- 1- Beaumont Independent School District: Willie Ray Smith and Martin Luther King Middle Schools Building Repairs and upgrade from Hurricane Ike Damage
- 2- Beaumont Independent School District: Willie Ray Smith Middle School Auditorium and Girls Locker Rooms Renovation and Upgrades
- 3- East Pass Tower II; Destin, FL: Hurricane Dennis Building Renovation and Repairs
- 4- Coral Reef Club; Destin, FL: Hurricane Ivan Building Repairs and Restoration
- 5- Green Reef Condominiums; Destin, FL: Hurricane Ivan Building Repairs and Restoration
- 6- The Cedars Apartment Building; Fort Walton Beach, FL: Hurricane Dennis Building Renovation and Repairs
- 7- Marina Café Restaurant; Destin, FL: Hurricanes Ivan and Dennis Building Restoration and Repairs
- 8- AJ's Marine; Destin, FL: Hurricanes Ivan and Dennis Building Restoration and Repairs
- 9- Summer Havens Townhomes; Miramar Beach, FL: Hurricane Ivan and Dennis Building Restoration and Repairs
- 10-The Pearl of Navarre Beach, Navarre, FL: Hurricane Ivan and Dennis Building Restoration and Repairs
- 11-Destin Middle School; Okaloosa County School District
- 11-Walton County School District: New Schools Construction
- 12-Okaloosa County School District: New Schools Construction and Renovation of Existing Facilities
- 13-Escambia County School District: New Schools Construction and Renovation of Existing Facilities
- 14-Santa Rosa County School District: New Schools Construction and Renovation of Existing Facilities
- 15-Santa Rosa County Fire District: New Fire Station and Construction and Renovation of Existing Facilities
- 16-Okaloosa County Fire District: New Fire Station and Construction and Renovation of Existing Facilities
- 17-Walton County Fire District: New Fire Station and Construction and Renovation of Existing Facilities
- 18-Escambia County Fire District: New Fire Station and Construction and Renovation of Existing Facilities