

Education

Associates Applied Science, Architectural Engineering Technology, Delaware
Technical Community College
Bachelor of Science, Civil Engineering Technology, Old Dominion University

Registrations

Professional Engineer: Texas, No. 106219

Highlights

Over 16 years of experience in the engineering industry
Over 6 years of experience performing Property Condition Assessments
Forensic foundation investigations
Remedial drainage designs
Freddie Mac and Fannie Mae

Experience Summary

Mr. Palmatary has more than 16 years' experience in the engineering field specializing in forensic foundation investigations and remedial drainage designs. He has more than 6 years' experience performing Property Condition Assessments on Retail, Multi-family, Industrial buildings, Office/Warehouse, Low, Mid and High Rise Buildings for both acquisition and lending intuitions including Freddie Mac and Fannie Mae.

Mr. Palmatary has performed Construction cost and document reviews including periodic draw request for both Multi-family construction and office/warehouse building projects.

Mr. Palmatary is currently a Technical Director in the Plano, Texas Office overseeing a group of five professionals responsible for performing equity Property Condition Assessments and Forensic solution investigations for all type of building systems.

Project Experience

Terracon Consultants Inc.

Mr. Palmatary was the Dallas Facilities Manager from 2013 to 2016, supervising a staff of ten professionals responsible for preforming Property Condition Assessments and building forensic projects all of which generated approximately 1.7 million dollars of annual revenue. In additional to supervision Mr. Palmatary performed projects similar to the project performed by his staff of professionals.

Mr. Palmatary was a member of the Dallas Facilities Group responsible for performing Property Condition Assessments and Foundation and Drainage Investigations including providing permit and construction ready remedial design drawings.

Roger Bullivant Of Texas, Inc.

Mr. Palmatary was a Gradate Engineer and Engineer-in-Training, from 1999 to 2008, responsible for remedial foundation design, foundation warranty investigations for both light commercial, industrial, multi-family and residential structures. In Addition to remedial designs and warranty work Mr. Palmatary was responsible for outside sales of the foundation underpinning for light commercial, industrial, multi-family and residential projects.

Multi-Family

Shadows of Cottonwood Apartments, Irving, Texas. Provided a remedial design of a pressure relief drainage system and a tie-back structural system for a series of retaining walls varying in height from 3' to 10'. The project included providing site investigation, a design report and project manual containing construction drawings and specifications for the pressure relief drainage and tie-back systems and bid documents for construction.

Dakota Hills Apartments, Irving, Texas. Provided a Property Condition Assessment for on a multifamily apartment complex with 43 three-story buildings. A total of 504 units, a fitness center, laundry rooms and outdoor swimming pools which totaled 1,034,080 square feet of the building space were included. Additional forensic evaluations were performed on balconies and breezeways which exhibited signs of water intrusion and steel deterioration. Two buildings which exhibited signs of foundation movement in the form of damage to the interior and exterior architectural finishes also underwent forensic evaluations.

The Tradition, Dallas, Texas. Provided a set of remedial design drawings for the ventilation of an interstitial space between a concrete post-tension parking garage and senior citizen residential living space. The remedial drawings contained a design to allow air to flow through the interstitial space reducing the potential for microbial growth. The remedial ventilation system exterior structure were designed to be aesthetically comparable to the existing building finishes.

Point Loma Woods Apartments, Bedford, Texas. Provided construction observations and quality evaluations for remedial work to retaining walls. Balcony and breezeway modifications, roof and building siding replacements were also performed by the owner's contractor and monitored by Mr. Palmatary

Hulen Bend Apartments, Fort Worth, Texas. Performed a foundation investigation including remedial foundation underpinning design for an apartment building with distress to the exterior and interior architectural finishes. A bid package including remedial pier design drawings, construction specifications and AIA bid documents were provided for bidding purposes.

Commercial

First Baptist Church of Richardson, Richardson, Texas. Provided a complete set of remedial drainage design drawings for the 6 buildings on a 17 acre church campus. The design was created to solve ongoing foundation movement and plumbing related issues caused by mature landscaping and poor original site grading. Terracon created assessments remediation designs and project manuals and obtained contractor competitive bids from drainage contractors for the drainage remediation design. In an effort to solve a problem with the roofs drainage discharge system, Terracon provided a retrofit roof drain system design. Construction drawings and project manuals were created for the worship center building. Competitive bids were obtained from established roof contractors.

161 Office Building, Irving, Texas. Provided a property condition assessment on a 105,661 square foot commercial office building. The site evaluation revealed numerous signs of distress to the concrete pavement of the parking areas, entrances for the public roadways and concrete sidewalks. Excessive moisture was also observed in the crawl space for the first floor suspended structural steel floor system. Additional investigations to determine the cause of the pavement movement and the moisture in the

crawl space were performed. The cause of the movement and crawl space moisture was determined to be related to poor drainage around the buildings perimeter, overwatering, mis-directed irrigation system and non-sufficient crawl space ventilation. Mr. Palmatary provided remedial drawing design drawing for address the poor drainage and lack of proper ventilation

Fritz Industries, Greenville, Texas. Project manager supervised a team of Terracon practitioners from various offices, to provide a structural analysis of reinforced concrete industrial manufacturing building originally constructed for snack cracker production but being converted to fracking sand production. After the analysis it was determined that it would more cost efficient to construct a new grade-supported engineered metal building than modify the existing concrete structure.

Lowe's Home Improvement Store, Sulphur Springs, Texas. Provided a foundation evaluation to determine the cause of spalled concrete tilt wall panels in a home improvement store.

1800 Kelly Building, Carrollton, Texas. Provided remediation construction drawings for obtaining a building permit from the City of Carrollton. The drawing was designed to allow the building owner's renovation contractor to cut additional openings in the exterior concrete tilt wall panels for office windows and upright sectional garage doors.

Triumph Aerostructures Jefferson Street Manufacturing Plant, Dallas, Texas. Provided inspection and expert witness service after Triumph Aerostructures vacated the Jefferson Street Navy manufacturing Plant. The subject property improvements include approximately 160 structures, which total approximately 4,827,404 gross square feet of building floor space, on a 315-acre parcel of land. The individual buildings were constructed between 1939 and 1987, per the 2006 JJIR report. The property was used as an operational U.S. Naval Air Station, an aircraft manufacturing plant, for both the Department of the Navy and private industry, and was eventually rented from the Department of the Navy (Navy or Government) by Triumph Aerostructures, Inc.

Affiliations

American Society of Civil Engineers

Contact

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