# Walt McBrier, P.E.

Licensed Professional Engineer | Construction Expert Witness

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## **Expert Qualifications**

Licensed Professional Engineer with 20+ years of construction industry experience, now providing expert witness services including forensic analysis, expert testimony, and litigation support in construction disputes. Specializes in delay analysis, cost forensics, change order disputes, and schedule impact assessment. Currently supporting counsel in state and federal litigation, arbitration, and mediation proceedings involving complex construction projects across commercial, industrial, heavy civil, and utility infrastructure sectors.

**Expert Witness Services:** Forensic delay analysis • Schedule impact assessment • CPM analysis • Cost causation studies • Changed conditions analysis • Expert reports • Deposition testimony • Trial testimony • Rebuttal expert services • Damages quantification • Productivity loss analysis

## **Areas of Expertise**

Construction Delay & Disruption Analysis	CPM Schedule Forensics
Cost & Damages Quantification	Time Impact Analysis (TIA)
Change Order Entitlement & Pricing	Differing Site Conditions
Acceleration & Inefficiency Claims	Subcontractor Disputes
Contract Interpretation	Standard of Care Analysis
Primavera P6 & MS Project Analysis	Insurance Claim Evaluation

## Representative Expert Engagements

#### **Murrieta Hot Springs Resort Development**

Swinerton Builders v. Murrieta Hot Springs Resort, LP | Resort & Hospitality

Provided expert support in multi-million dollar dispute involving resort redevelopment project delays and cost overruns. Performed comprehensive forensic schedule analysis using CPM methodology to establish critical path delays and concurrent causation. Analyzed 500+ change orders and RFIs to quantify owner-caused delays versus contractor performance issues. Prepared detailed rebuttal to opposing expert's contemporaneous period analysis, demonstrating flaws in delay attribution methodology. Conducted asplanned vs. as-built analysis establishing float erosion and schedule compression impacts. Supported settlement negotiations with data-driven impact assessments.

CPM Analysis

Contemporaneous Analysis

Change Order Review

Cost Impact

Expert Rebuttal

### Padre Dam Municipal Water District HDD Project

AECOM / Golden State Boring | Utility Infrastructure

Expert analysis of delay and cost claims arising from horizontal directional drilling operations for municipal water infrastructure. Evaluated subsurface differing conditions and their impact on drilling productivity. Conducted detailed forensic review of daily drilling logs, bore path surveys, equipment timecards, and material delivery records to establish delay causation and allocate responsibility between parties. Quantified extended general conditions, equipment standby time, and acceleration costs. Analyzed drilling fluid logs and geological reports to validate changed conditions claims. Prepared detailed cost causation analysis segregating compensable vs. non-compensable delays.

Time & Material Analysis

**Differing Conditions** 

Cost Causation

Field Records Review

## **Blacksmith Studios Tenant Improvement Dispute**

Blacksmith v. Paint By Numbers / Lee Polster | Commercial TI

Performed comprehensive forensic cost and schedule analysis for commercial post-production facility dispute involving incomplete tenant improvements and alleged construction defects. Conducted detailed document review of Bates-stamped correspondence, submittal logs, and payment applications to establish construction timeline and identify scope gaps. Analyzed as-built conditions against contract drawings and specifications to quantify incomplete work items. Prepared detailed cost-to-complete estimate for deficient and omitted work. Evaluated schedule delays caused by design changes, late owner decisions, and coordination failures. Quantified business interruption damages related to delayed occupancy and functionality issues.

**Document Forensics** 

Scope Gap Analysis

Cost-to-Complete

**Business Interruption** 

#### Jimmy John's Modular Restaurant - Kuna, ID

Optimum Group Construction | Commercial Construction

Expert evaluation of construction delays and coordination failures in modular restaurant installation project. Analyzed project schedule baseline and multiple updates to identify critical path shifts and contractor-caused delays versus third-party impacts. Reviewed change order documentation and correspondence to establish notice requirements and entitlement issues. Assessed site preparation delays, utility coordination problems, and modular unit delivery impacts on project completion. Evaluated acceleration measures and their cost implications. Provided analysis supporting dispute resolution and claim negotiation.

Schedule Analysis

Coordination Impacts

Acceleration

### Big Tex Asphalt Pavement Assessment - Caldwell, ID

Commercial Property Dispute | Site Work

Provided technical expert opinion regarding site conditions, pavement deterioration patterns, and maintenance obligations under commercial lease agreement. Conducted site inspection and forensic evaluation of asphalt pavement distress including cracking, rutting, and base failure. Reviewed contractor repair proposals and cost estimates for reasonableness and compliance with industry standards. Analyzed maintenance records and weather data to establish deterioration timeline. Prepared technical report addressing causation, industry maintenance standards, and cost allocation between landlord and tenant responsibilities. Evaluated competing contractor estimates and recommended appropriate repair methodologies.

Site Inspection

Standard of Care

Cost Validation

Technical Report

## Astound / Illumina Biotech Facility Modifications - San Diego, CA

Structural & Architectural Modifications | Life Sciences

Expert review of design and construction documentation for structural and stair modifications at biotech research facility. Evaluated compliance with contract scope, building codes, and industry standards for laboratory construction. Analyzed construction schedules and change management processes to identify delays and responsibility allocation. Reviewed shop drawings, RFIs, and field directives to establish construction sequencing and coordination issues. Assessed impact of design changes on project schedule and cost. Provided expert opinion regarding contractor performance, change order entitlement, and delay causation.

Contract Compliance

Code Review

Change Management

## **Professional Experience**

#### **GCM Group**

#### 2025 - Present | Boise, ID

## Founder & Principal Expert

- Independent construction expert witness providing forensic analysis, litigation support, and expert testimony in complex construction disputes
- Prepare comprehensive expert reports, declarations, and rebuttal analyses for state and federal litigation and arbitration proceedings
- ► Provide deposition and trial testimony on delay analysis, cost causation, and construction industry standards
- Support counsel in case strategy, discovery planning, and cross-examination preparation for opposing experts
- Conduct forensic document review, data analysis, and CPM schedule evaluation using industry-standard methodologies
- Successfully supported resolution of disputes exceeding \$10M through expert analysis and testimony

#### Cushman & Wakefield

#### 2019 - Present | Boise, ID

## Global Cost Manager (Micron Account)

- Lead project controls for \$500M+ semiconductor facility portfolio including cleanrooms, laboratories, and advanced manufacturing facilities
- ► Develop cost estimates, schedules, and change management systems for fast-track, high-complexity projects
- Implement standardized project controls platforms and reporting dashboards for executive decision-making
- Conduct risk assessments, develop mitigation strategies, and present recovery plans to C-suite executives
- Mentor project controls teams on CPM scheduling, cost forecasting, and change management best practices

#### McAlvain Construction

2010 - 2019 | Boise, ID

#### Vice President

- Directed multimillion-dollar commercial, industrial, and heavy civil projects from preconstruction through closeout
- Oversaw project controls, procurement, contract administration, and change management across diverse project types
- Managed large teams delivering projects on-time and within budget while maintaining quality standards
- Negotiated complex change orders, resolved subcontractor disputes, and managed claims to successful resolution
- Developed company capabilities in utility infrastructure and industrial construction markets

#### Site Development Manager

- ► Managed site and utility infrastructure development for \$45M+ master-planned community project
- Oversaw cost and schedule controls for water, wastewater treatment, underground utilities, and power infrastructure installation
- Directed 700,000+ cubic yards of excavation/grading, highway enhancements, and bridge construction projects
- Coordinated utility design, permitting, and construction across multiple jurisdictions and agencies

#### Peter Kiewit & Sons

#### 2003 - 2006 | Southern California

### Project Engineer / Manager

- Managed heavy civil and utility infrastructure projects including dams, power generation facilities, and water treatment systems
- Developed expertise in cost tracking, schedule baseline development, and change management for large-scale infrastructure
- Gained proficiency in project scheduling platforms including Primavera P6, managing critical path analysis and resource allocation
- ► Administered fixed-price and cost-reimbursable contracts, subcontractor coordination, and project controls

## **Education & Credentials**

#### Bachelor of Science, Mechanical Engineering

Montana State University

#### Licensed Professional Engineer (Civil)

State of Idaho

#### **Technical Proficiencies**

Primavera P6 • Microsoft Project • Power BI • Advanced Excel • SAP • BlueBeam • AutoCAD

#### **Analysis Methodologies**

CPM Analysis • TIA • Window Analysis • As-Planned vs. As-Built • Collapsed As-Built • But-For Analysis

## **Professional Summary**

- 20+ years comprehensive construction experience across owner, contractor, and expert witness perspectives
- ► Licensed Professional Engineer with deep technical foundation in construction methods and project controls
- Extensive forensic analysis experience in delay claims, cost disputes, and contract interpretation
- Proven ability to distill complex technical issues into clear, persuasive expert testimony and reports
- Strong understanding of legal procedures, discovery processes, and expert witness responsibilities
- ► Experience with state and federal litigation, arbitration proceedings, and mediation support
- Project experience spans heavy civil, utilities, commercial, industrial, and specialty construction sectors