

Walter McBrier, P.E.

Licensed Professional Engineer | Construction Expert Witness | Principal Expert, GCM Group LLC

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Expert Qualifications

Licensed Professional Engineer (P.E.) with over 20 years of comprehensive construction industry experience, now providing expert witness services focused on forensic analysis, litigation support, and expert reports in complex construction disputes.

Mr. McBrier specializes in **schedule delay analysis**, **cost forensics**, **change order disputes**, and **schedule impact assessment**. His background as a **Vice President of a General Contracting firm** provides a unique, real-world perspective on project delivery, schedule manipulation, and cost management. Mr. McBrier is qualified to provide expert reports and testimony, having been successfully **deposed** in prior construction disputes.

Expert Witness Services

- Forensic Delay Analysis & Schedule Impact Assessment
- **CPM Scheduling (Primavera P6 & MS Project)**
- Cost Causation Studies & Damages Quantification
- Change Order Entitlement & Pricing
- Expert Reports & Rebuttal Services
- Deposition Testimony & Trial Testimony (Qualified)

Core Areas of Expertise

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

Professional Summary

Mr. McBrier offers 20+ years of comprehensive construction experience across owner, contractor, and expert witness perspectives. He is a Licensed Professional Engineer with a deep technical foundation in construction methods and project controls. He has extensive forensic analysis experience in delay claims, cost disputes, and contract interpretation. He has a proven ability to distill complex technical issues into clear, persuasive expert testimony and reports, with strong experience supporting counsel in **state and federal litigation, arbitration, and mediation proceedings**. Project experience spans heavy civil, utilities, commercial, industrial, and specialty construction sectors.

Representative Expert Engagements

Murrieta Hot Springs Resort Development (*Swinerton Builders v. Murrieta Hot Springs Resort, LP*)

- **Role:** Provided expert support in multi-million dollar dispute involving resort redevelopment project delays and cost overruns.
- **Analysis:** Performed comprehensive forensic schedule analysis (CPM methodology, contemporaneous analysis) to establish critical path delays and concurrent causation. Analyzed 500+ change orders and RFIs. Prepared detailed rebuttal to opposing expert's methodology.
- **Focus:** CPM Analysis, Change Order Review, Cost Impact, Expert Rebuttal.

Padre Dam Municipal Water District HDD Project (*AECOM/Golden State Boring*)

- **Role:** Expert analysis of delay and cost claims arising from horizontal directional drilling operations for municipal water infrastructure.
- **Analysis:** Evaluated subsurface differing conditions and their impact on drilling productivity. Conducted detailed forensic review of daily drilling logs, timecards, and records to establish delay causation and allocate responsibility. Quantified extended general conditions and acceleration costs.
- **Focus:** Differing Conditions, Cost Causation, Time & Material Analysis.

Blacksmith Studios Tenant Improvement Dispute (*Blacksmith v. Paint By Numbers / Lee Polster*)

- **Role:** Performed comprehensive forensic cost and schedule analysis for commercial post-production facility dispute.
- **Analysis:** Quantified incomplete work items and prepared detailed cost-to-complete estimate. Evaluated schedule delays caused by design changes, late owner decisions, and coordination failures. Quantified business interruption damages related to delayed occupancy.
- **Focus:** Document Forensics, Scope Gap Analysis, Cost-to-Complete, Business Interruption.

Jimmy John's Modular Restaurant - Kuna, ID (*Optimum Group Construction*)

- **Role:** Expert evaluation of construction delays and coordination failures in modular restaurant installation project.
- **Focus:** Schedule Analysis, Coordination Impacts, Acceleration.

Professional Experience

2025-Present	Founder & Principal Expert GCM Group LLC Independent construction expert witness providing forensic analysis, litigation support, and expert testimony. Successfully supported resolution of disputes exceeding \$10M.
2019-Present	Global Cost Manager - Micron Account Cushman & Wakefield Led project controls for \$500M+ semiconductor facility portfolio. Developed cost estimates, schedules, and change management systems.
2010-2019	Vice President McAlvain Construction Directed multimillion-dollar commercial, industrial, and heavy civil projects. Oversaw project controls, procurement, contract administration, and change management. Managed claims to successful resolution.
2003-2006	Project Engineer / Manager Peter Kiewit & Sons (Southern California) Managed heavy civil and utility infrastructure projects. Gained proficiency in project scheduling and cost systems.

Education & Credentials

- **Licensed Professional Engineer (Civil)** | State of Idaho
- **Bachelor of Science, Mechanical Engineering** | Montana State University

Technical Proficiencies & Methodologies

Software Proficiency

- Primavera P6, Microsoft Project
- Power BI, Advanced Excel, SAP
- BlueBeam, AutoCAD

Analysis Methodologies

- CPM Analysis, Time Impact Analysis (TIA)

- Window Analysis, Collapsed As-Built, But-For Analysis
- As-Planned vs. As-Built
- AACE International Recommended Practice 29R-03 (*Forensic Schedule Analysis*)