

GCM GROUP LLC

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Construction Expert Witness Services

Walter McBrier, P.E. | Boise, Idaho • (208) 996-9896 • waltm@globalcostmanagement.com • globalcostmanagement.com

EXPERT QUALIFICATIONS

Construction Expert Witness and Licensed Professional Engineer specializing in delay analysis, cost causation, change order disputes, and schedule impact assessment. Provides expert reports, deposition testimony, and litigation support in complex construction disputes across commercial, industrial, heavy civil, and utility infrastructure sectors.

Draws on 20+ years of direct construction industry experience — as contractor, owner’s representative, and project controls lead — to deliver technically rigorous, defensible analysis. Experienced in deposition proceedings and retained by counsel in state and federal litigation, arbitration, and mediation.

Expert Reports & Declarations

Prepared expert reports and declarations for state and federal litigation and arbitration proceedings

Deposition Testimony

Experienced in deposition proceedings; retained by counsel as expert witness in active construction disputes

Litigation Support

Advises counsel in case strategy, discovery planning, document review, and opposing expert cross-examination

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

Resort & Hospitality | Schedule Delay & Cost Overrun Dispute

Expert support in multi-million dollar resort redevelopment dispute involving delay and cost overruns. Performed CPM forensic schedule analysis to establish critical path delays and concurrent causation. Analyzed 500+ change orders and RFIs to quantify owner-caused versus contractor-caused delays. Prepared rebuttal to opposing expert’s contemporaneous period analysis, identifying material flaws in delay attribution methodology.

- Analysis supported IDM ruling in favor of owner; matter subsequently resolved at settlement.

CPM Analysis	Contemporaneous Analysis	Change Order Review	Cost Impact	Expert Rebuttal
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Padre Dam Municipal Water District HDD Project

Utility Infrastructure | Differing Conditions & Delay Cost Claims

Expert analysis of delay and cost claims in horizontal directional drilling dispute for municipal water infrastructure. Evaluated subsurface differing conditions and impact on drilling productivity. Conducted forensic review of drilling logs, bore path surveys, equipment timecards, and delivery records to establish causation and allocate responsibility. Quantified extended general conditions, standby time, and acceleration costs.

- ▶ Ongoing engagement; forensic cost analysis supporting approximately \$6M reduction in client's cost exposure.

Differing Conditions	T&M Analysis	Cost Causation	Field Records Review
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Commercial Post-Production Facility — Tenant Improvement Dispute

Commercial TI | Incomplete Scope & Construction Defect Analysis

Forensic cost and schedule analysis for post-production facility dispute involving incomplete tenant improvements and alleged construction defects. Reviewed Bates-stamped correspondence, submittal logs, and payment applications to establish construction timeline and identify scope gaps. Analyzed as-built conditions against contract documents to quantify incomplete work and prepare cost-to-complete estimate.

- ▶ Forensic cost and scope analysis supported settlement of commercial TI dispute.

Document Forensics	Scope Gap Analysis	Cost-to-Complete	Business Interruption
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North Idaho Modular Fire Station

Public Facilities | Construction Dispute Analysis & Expert Report

Expert analysis and report for modular fire station construction dispute. Evaluated project records, contract documentation, and construction sequencing to establish factual timeline and causation for claimed deficiencies. Analyzed scope of work, change order history, and contractor performance to assess liability exposure. Prepared expert report addressing industry standards, contractor obligations, and cost of corrective work.

Construction Dispute	Expert Report	Document Review	Cost Analysis
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Turquesa Apartments

Multifamily Residential | Schedule Delay & Change Order Impact

Expert schedule delay, change order impact, and cost analysis for multifamily residential project. Performing CPM forensic schedule analysis to quantify critical path delays and establish causation. Evaluating change order entitlement, pricing, and schedule impact across disputed change events. Assessing concurrent delay, float consumption, and acceleration measures.

Schedule Delay	CPM Analysis	Change Order Entitlement	Expert Report
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Modular Restaurant Construction — Kuna, ID

Commercial Construction | Schedule Delay & Coordination Failures

Expert evaluation of construction delays and coordination failures in modular restaurant installation. Analyzed schedule baseline and updates to identify critical path shifts and causation. Reviewed change order documentation and correspondence to assess notice requirements and entitlement. Evaluated site preparation delays, utility coordination failures, and modular unit delivery impacts on project completion.

Schedule Analysis	Coordination Impacts	Acceleration	Change Order Review
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Commercial Asphalt Pavement Assessment — Caldwell, ID*Commercial Property | Site Work Standard of Care & Cost Dispute*

Technical expert opinion on pavement deterioration, maintenance obligations, and cost responsibility under commercial lease agreement. Conducted site inspection and forensic evaluation of asphalt distress including cracking, rutting, and base failure. Reviewed repair proposals against industry standards. Prepared technical report addressing causation, maintenance obligations, and cost allocation between parties.

Site Inspection	Standard of Care	Cost Validation	Technical Report
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Biotech Research Facility — Structural & Stair Modifications, San Diego, CA*Life Sciences | Contract Compliance, Code Review & Delay Analysis*

Expert review of design and construction documentation for structural and stair modifications at biotech research facility. Evaluated compliance with contract scope, building codes, and laboratory construction standards. Analyzed schedules and change management processes to identify delays and responsibility allocation. Reviewed shop drawings, RFIs, and field directives to establish sequencing and coordination issues.

- ▶ *Matter settled during expert analysis phase.*

Contract Compliance	Code Review	Change Management	Delay Analysis
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PROFESSIONAL EXPERIENCE**GCM Group LLC***2025 – Present | Boise, ID***Founder & Principal Expert**

- ▶ Construction expert witness providing forensic analysis, litigation support, and deposition testimony in complex construction disputes across commercial, industrial, heavy civil, and utility sectors
- ▶ Prepare expert reports, declarations, and rebuttal analyses for state and federal litigation and arbitration; support counsel in case strategy and opposing expert cross-examination
- ▶ Successfully supported resolution of disputes involving claims exceeding \$10M through expert analysis and deposition testimony

Cushman & Wakefield — Client: Micron Technology*2021 – Present | Boise, ID***Global Cost Manager**

- ▶ Lead cost, schedule, and contract oversight across \$500M+ semiconductor capital portfolio — directly informing current expert analysis of delay, cost causation, and risk allocation on complex construction disputes
- ▶ Evaluate contract proposals, change orders, and subcontractor bids for entitlement and exposure; advise C-suite on contract strategy, risk, and financial impacts

McAlvain Construction*2009 – 2021 | Boise, ID***Vice President / Project Director**

- ▶ Directed commercial delivery of multimillion-dollar civil, industrial, and commercial projects; negotiated complex change orders and managed claims to resolution
- ▶ Oversaw project controls, contract administration, and change management — providing direct foundation for current forensic schedule and cost analysis practice

SunCor Development*2006 – 2009 | Boise, ID***Site Development Manager**

- ▶ Managed \$45M+ master-planned community infrastructure including 700,000+ CY grading, utilities, water, wastewater, and highway improvements across multiple jurisdictions

Peter Kiewit & Sons
Project Engineer / Manager

2003 – 2006 | Southern California

- Managed heavy civil infrastructure projects including dams, power generation, and water treatment; developed foundational expertise in CPM scheduling, cost controls, and contract administration

EDUCATION & CREDENTIALS

<p>Bachelor of Science, Mechanical Engineering Montana State University</p>	<p>Technical Proficiencies Primavera P6 • Microsoft Project • Power BI • Advanced Excel • SAP • BlueBeam • AutoCAD</p>
<p>Licensed Professional Engineer (Civil) State of Idaho Member, AACE International Member ID 465322</p>	<p>Analysis Methodologies CPM Analysis • TIA • Window Analysis • As-Planned vs. As-Built • Collapsed As-Built • But-For Analysis</p>