



C U R R I C U L U M V I T A E

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INTRODUCTION

David Stewart and Stewart Consulting LLC have been providing construction consulting services and expert advice in the construction industry since 1996. David's services include general construction consulting services, consulting services for troubled construction, expert advice, construction/project management, claims analysis and owner's representation. Services are offered to attorneys, insurance companies, contractors and owners, as well as cities, counties and states. David has developed an impressive clientele with clients in Washington, Oregon, Nevada, California, Massachusetts, Hawaii and New Zealand.

Each client is provided with:

- A solid case based on reliable opinions, concrete evidence and consistent testimony,
- Consistent well-researched position,
- Clear, unambiguous and reliable analysis, and
- Extensive experience of the legal process.

David's experience, his commitment to the construction process and single-minded dedication to the successful completion of all assigned tasks, regardless of size, continues to grow Stewart Consulting's already solid reputation and contribution to construction analysis and construction consulting in the Pacific Northwest.

QUALIFICATIONS

- 23 years of construction industry experience in the Pacific Northwest
- Able to discharge responsibilities impartially and independently
- Communication skills, both verbal and written
- Dispute Resolution Board (DRB) training June 2016 and May 2018
- Experience in the interpretation of construction contract documents
- Experienced construction contract expert witness with testimony in mediations, arbitrations and trials
- Experienced construction defect expert witness with testimony in mediations, arbitrations and trials
- Flexible schedule; available when needed
- Knowledge, skill, experience, training and education required to understand evidence or determine the facts and issues in construction related disputes
- Over 35 years of experience in the construction industry

PROJECTS OF RELEVANCE

- Brightwater Tunnel Boring; retained by King County as an expert witness to testify on scheduling issues, resulting in a \$144M verdict in favor of King County; Woodinville, WA
- Conway v City of Puyallup, 39th Avenue SW, 11th Street SW to 17th Street SW; retained by the City of Puyallup as an expert witness in a contract termination matter; Puyallup, WA
- I-405, Tukwila to Renton Improvement Project; retained as an expert witness for David Evans & Associates; Renton, WA
- Interstate Route H-3 Windward Viaduct (\$236M); the longest bridge in the State of Hawaii; assistant project manager for general contractor, SCI/EE Black Ltd; Oahu, HI
- LAX Airport Runway (\$350M), City of Los Angeles v Tutor-Saliba Corp/O&G Industries, Inc., JV, R&L Brosamer, HNTB and CH2M Hill, Inc.; retained as an expert witness on behalf of construction manager CH2M Hill; Los Angeles, CA
- SR99 Bored Tunnel Alternative Design-Build Project (\$1.4B); retained as litigation consultant by WSDOT and the Washington State Attorney General's Office; Seattle, WA
- Town of Friday Harbor, Tucker Avenue Reconstruction Phase 2; retained as litigation consultant by the Town of Friday Harbor; Friday Harbor, San Juan Islands, WA

DISPUTE RESOLUTION TRAINING

- Dispute Resolution Board Foundation (DRBF), Administration & Practice/Chairing Workshop, Seattle, Washington, May 31, 2018
- Dispute Resolution Board Foundation, DRBF Advanced Chairing Workshop, Seattle, Washington, June 3, 2016

PROFESSIONAL LICENSES

Professional Engineer (Civil) – Washington State
MIPENZ - New Zealand
MNZIBS - New Zealand

MEMBERSHIPS

American Architectural Manufacturers Association
American Society of Civil Engineers
Construction Institute
Dispute Resolution Board
Institute of Professional Engineers of New Zealand
Northwest Wall & Ceiling Bureau
Roofing Consultants Institute

EDUCATION

Auckland University – Auckland, New Zealand
Bachelor of Engineering (Civil)

Continuing Education

AAMA Installation Masters Course
Advanced Roof Construction
Basic Mediation Training
BRANZ Certificate of Weathertightness Design
Building Science Applications Thermography Training Course
Construction Site Safety and Crane Safety
NZIBS Seminars for Water Intrusion
RCI, Inc. Stucco as a Weather Protection System

PRESENTATIONS

2019 DRBF Regional Conference & Workshop – Co-Chairman
2018 CMAA Presentation Construction Claims
2013 Oregon Attorney Seminar “The Construction Process”
2011 Sage Summit “Managing Risk in your Construction Business”
2004 NZIBS Seminar “Water Intrusion in the Pacific North West”

WORK EXPERIENCE

November 1996 - Present
Stewart Consulting LLC – Seattle, Washington

- Managing Member
- Construction Consultant

July 2013 – Present
Helmes & Co LLC – Boston, Massachusetts

- Senior Consultant

May 1995 – November 1996
Fletcher Wright, Inc. - Seattle, Washington

- Resident Construction Manager –
Niketown, Planet Hollywood & Cineplex
- Project Manager – Washington Mutual Bank
- Project Manager – Flamingo Hilton Casino & Hotel

December 1993 – May 1995
Sletten Construction of Nevada, Inc. – Las Vegas, Nevada

- Project Manager – Central Plant Expansion, Phase III (\$100M)

January 1993 – December 1993
McConnell Dowell American Samoa, Ltd. – Pago Pago, Am. Samoa

- Regional Manager

October 1992 – December 1992
McConnell Dowell Construction Ltd. – Kuwait

- Management Consultant – Kuwait Oil Company

January 1991 – October 1992
SCI/E.E. Black, A Joint Venture – Oahu, Hawaii

- Assistant Project Manager – H-3 Windward Viaduct (\$235M)

May 1989 – January 1992
Black Construction Corporation – Guam

- Project Manager – Guam

January 1987 – May 1989
Brighouse, A McConnell Dowell Company– Auckland, NZ

- Project Manager on various commercial projects

December 1981 – January 1987
Ministry of Works (NZ Government) – various locations, New Zealand

- Auckland Structural Design Office
- Auckland Harbor Bridge Weld Repairs
- Hamilton Soils & Site Investigations Laboratory
- Wellington Bridge Design Office

PROFESSIONAL SERVICES

The following is a partial list of projects for which Stewart Consulting was retained in defense of architects and/or their design consultants:

Project Name

Beacon Hill Reservoir	Lakewood City Hall	Myrtle Reservoir
HMI Real Estate	LCL Tower Crane	Renaissance at First and Lee
Kinneman - Century	Linden Residence	SPU – Science Building
Kohout Residence	LMN Architects – WSCTC	WA Convention and Trade Center

PROJECT MANAGEMENT

The following is a partial list of projects for which project management services were provided:

Project Name

Aladdin Resort and Casino	Flamingo Hilton and Casino	Madrona Mixed-Use
AT&T Labs at Menlo Park	Guam Memorial Hospital	Niketown Shopping Center
Central Plant Expansion, Phase III	H-3 Windward Viaduct	
Fastraxx Go-Cart Facility	Laughlin Bay Marina	

ACCIDENT ANALYSIS

The following is a partial list of projects for which accident analysis services were provided:

Project Name

Anderson v Sheikh	Hernandez v Jackson	Radosevich
Arionus	Hostmark	Reeves v Albrecht
Armstrong v Tanninen	Hoyt Street	Reikkola
Construction	Janette Day	Roselyn Renewal LLC
Burnstead Construction	Kelly Wood	Shumway Apartments
Burpee v Berbert	LCL Tower Crane	Smokey Point Shopping Center
Castilla v Tricon Enterprises	LCL v JR Hayes	The Springs Apartments
Charbonneau (King Plaza	Larrison	Timothy Kelly
Apartments)	Marjorie Durkin	Tomlinson v Lincoln Construction/ Grays Harbor College
Dawson Construction –	Maze v Demery	Torres/Sibaja v Armstrong Const.
Commercial	Meadow Valley Coverage	Travers
Delgado	Miraflores Apartment Building	Washington L&I v Buckles
Evans v NW Interiors	Newton v River H	Waumette v Babcock
Gallagher (Days Inn and Suites)	Pacific Crest	
	Phillips v Comcast	

EXPERT TESTIMONY

ARBITRATION (18)

All Year Moss Control
Anable – Single Family Residence
Chapman – Single Family Residence
Charbonneau/King Plaza, Apartments
Celia Chesluk v Banyan Construction
Duboff – Single Family Residence
Fagerland – Single Family Residence
Flood v McGehee
GM Venture - Commercial Building
Hazel Gardens Condominiums
Jody Miller Construction v HK
Knight Fire Protection
Laurel Village (Bellingham Housing)
Powell v Lattimore
Schimpf Family Trust v Dish Network
State Farm v Moss Doctor
Youssefieh v CR Floors
Villas de Mariposas (3-panel AAA)

DEPOSITION (over 100)

AACE Contracting (2)
Adelaide Condominiums
Asbury Condominiums
Baker Plastering - Siena
Ballard Condominiums
Barrington Condominiums
Bird Residence
Brightwater TBM
Brookwood HOA Coverage Seattle
Cambridge Townhomes
Canterbury Court & Sunset Pond Apts
Casper/Esteb – SFR
Castilla v Tricon Enterprises
Cedar Ridge Condominiums (2)
Chambreau v Empyrean International
Chateau Pacific – Assisted Living (2)
Celia Chesluk v Banyan Construction
Chulwoo Lee v Sachse Construction
Collazo v Balboa Insurance
Convention Center Tower 801
Conway v City of Puyallup
Cordata Cottages
Covington Memorial Service (Weeks)
v Moe Construction
Dahl Pacific Legend
Day Trucking
Daybreak Condominiums

Delta Roofing and Construction
Dr. McNeill Business Offices
Eric Caffi-Single Family Residence
Evans v NW Interiors
Fairway Lane
Fern Ridge Associates
Gary Olson
GM Venture's Commercial Building
Grand Condominiums
Harbor Reach Condominiums
Hauskins/Ford Motor Company - SFR
Hebert v WA Cedar & Supply
Hidden Creek Condominiums
Highlands in Kirkland
Highwood Ridge Condominiums
Issaquah Highlands Condos
Jody Miller Construction v HK
John Crook Residence
Johnson Design Homes
King County v VPFK (Brightwater)
Kirkland Condominium Association
Kohout Residence
Lake Meridian Ridge Condos (2)
Lakeside at Leschi Condominiums
Laurel Village (Bellingham Housing)
LCL Tower Crane
Ledcor v New Way Forming
Li – Single Family Residence
Los Jardines de la Paz
Luis Castilla v Tricon Enterprises
Marina Cove Condominiums
Marina Heights Condominiums
Meadow Valley Condominiums (2)
Nadella – Single Family Residence
Nickles
Northlake
Nova Contracting v City of Olympia
O'Neill Residence
Overlook v RK Wilson
Palisade Park
Park Avenue Road and Drainage
Plaza on State Condominiums
Queen Anne Condos
Reardon Residence
Rector – Single Family Residence
Redmond Town Center
Reed v Halsen Brothers (SFR)

Rimkus – Single Family Residence
Rock Springs III (Las Vegas)
Rosario v Home Depot/MLC Flooring
Sammamish Pointe Condominiums
Savannah Oaks
Scoocolo v City of Renton
Serenity at Juanita Owner's Assoc.
Sierra Condominiums
Slee (Skyline Homes)
SR99 Bored Tunnel (Bertha)
State Farm v. Ford Motor Company
Stuart v Staircrafters, Inc.
Summerlinn
Sundance Condominiums
Thielson – Single Family Residence
Tidewater Cove Condominiums
Tile Technology Roofing
Travers – Single Family Residence
Tremaine (Oso Lumber)
Villa de Mariposas
Villa Marina Homeowners Assn.
Walden Park Condominiums
Weeks Funeral Home
Wellman & Zuck - Guiel
West Residence
Zacks v Rainer Roofing
MEDIATION (100+)
Over 100 mediations attended
STATE HEARING (1)
Washington L&I v Buckles
TRIAL (14)
Casper Single Family Residence
Conway v City of Puyallup
Dahl v Newside Siding
Evans v NW Interiors
Food Services of America
Hauskins v Ford Motor Company
Hai Liang Zhang/Li Ping Wu v
Johnson Design Homes
Lake Meridian Ridge Condominiums
Meadow Valley Coverage (Federal)
Reardon Residence
Scoocolo v City of Renton
Solaris Condos (Vail, CO) – Richard
Joseph & Co. v Weitz Company
Stuart v Staircrafters, Inc.
Villa Marina Homeowners Assoc.