

Stewart Consulting LLC

CONSTRUCTION CONSULTANTS

CURRICULUM VITAE

DAVID STEWART P.E.

January 2010

SCOPE OF SERVICES:

Construction Defect Consulting
Construction Claim Preparation
Construction Claim Analysis
Owners Representative Services
Project Management
Construction Accident Analysis

PROFESSIONAL LICENSES:

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

MEMBERSHIPS:

Institute of Professional Engineers of New Zealand
New Zealand Institute of Building Surveyors
Northwest Wall & Ceiling Bureau
Roofing Consultants Institute
American Society of Civil Engineers
Construction Institute
Western States Roofing Contractors Association

EDUCATION:

Auckland University – Auckland, New Zealand (1981)
Bachelor of Engineering (Civil)

Continuing Education:

Advanced Roof Construction (October, 2001)
Construction Site Safety and Crane Safety (August, 2003)
NZIBS Seminars for Water Intrusion (February, 2004)
BRANZ Certificate of Weathertightness (June, 2005)
AAMA Installation Masters Course (September, 2005)
RCI, Inc. Stucco As Weather Protection System (May 2007)
Building Science Applications Thermography Training Course (May 2008)
Basic Mediation Training (April 2009)

SUMMARY OF EMPLOYERS:

- Nov. 1996 - Present** Stewart Consulting LLC – Seattle, Washington
- May 1995 – Nov. 1996** Fletcher Wright, Inc., - Seattle, Washington
- Resident Construction Manager – Niketown, Planet Hollywood & Cineplex
 - Project Manager – Washington Mutual Bank
 - Project Manager – Flamingo Hilton Casino & Hotel
- Dec. 1993 – May 1995** Sletten Construction of Nevada, Inc. – Las Vegas, Nevada
- Project Manager – Central Plant Expansion, Phase III
- Jan. 1993 – Dec. 1993** McConnell Dowell American Samoa, Ltd. – Pago Pago, Am. Samoa
- Regional Manager
- Oct. 1992 – Dec. 1992** McConnell Dowell Construction Ltd. – Kuwait
- Management Consultant – Kuwait Oil Company
- Jan. 1991 – Oct. 1992** SCI/E.E. Black, A Joint Venture – Oahu, Hawaii
- Assistant Project Manager – H-3 Windward Viaduct
- May 1989 – Jan. 1992** Black Construction Corporation – Guam
- Project Manager – Guam
- Jan. 1987 – May 1989** Brighthouse, A McConnell Dowell Company – Auckland, NZ
- Project Manager on various commercial projects
- Dec. 1981 – Jan. 1987** Ministry of Works (NZ Government) – various places, New Zealand
- Hamilton Soils & Site Investigations Laboratory - Two Years
 - Wellington Bridge Design Office - Eighteen Months
 - Auckland Structural Design Office - One Year

EXPERT TESTIMONY

The following is a partial list of projects for which expert testimony services were provided.

TRIAL

Project Name

Casper – Single Family Residence
Evans v. NW Interiors
Jim Dandy
Lake Meridian Ridge Condominiums
Linn Residence
Meadow Valley Coverage (Federal)
Park Avenue Road and Drainage Improvements
Reardon Residence
Youssefieh v. CR Floors

DEPOSITION

Project Name

AACE Contracting
Adelaide Condominiums
Asbury Condominiums
Fairway Lane
GM Venture's Commercial Building
Grand Condominiums
Harbor Reach Condominiums
Hebert v. Cedar
Hidden Creek Condominiums
Highlands in Kirkland
Highwood Ridge Condominiums
Issaquah Highlands
Kirkland Condominiums
Kohout Residence
Lake Meridian Ridge Condominiums (2)
Lakeside at Leschi Condominiums
LCL Tower Crane (2)
Ledcor v New Way Forming
Li – Single Family Residence
Marina Cove Condominiums
Marina Heights Condominiums
Meadow Valley Condominiums (2)
Nadella – Single Family Residence
Northlake
O'Neill Residence
Overlook
Palisade Park
Park Avenue Road and Drainage Improvements (2)
Plaza on State Condominiums
Reardon Residence

DEPOSITION continued

Baker Plastering – Siena
Ballard Condominiums
Barrington Condominiums
Caffi – Single Family Residence
Cambridge Condominiums
Canterbury Court and Sunset Pond Apartments
Casper – Single Family Residence
Cedar Ridge Condominiums (2)
Chateau Pacific (2)
Convention Center Tower 801 – High Rise Apartments
Dahl Pacific Legend
Day Trucking
Daybreak Condominiums
Delta Roofing
Dr. McNeill – business offices
Evans v. NW Interiors
Rector – Single Family Residence
Redmond Town Center
Rimkus – Single Family Residence
Rock Springs III
Sammamish Pointe Condominiums
Savannah Oaks
Sierra Condominiums
Slee (Skyline Homes)
Summerlinn
Sundance Condominiums
Thielson – Single Family Residence
Tile Technology Roofing
Travers – Single Family Residence
Tremaine (Oso Lumber)
Walden Park Condominiums
West Residence

ARBITRATION

Project Name

Chapman – Single Family Residence
Fagerland – Single Family Residence
Flood v. McGehee
GM Venture - Commercial Building
Hazel Gardens Condominiums
Knight Fire Protection
State Farm v. Moss Doctor

CONSTRUCTION DEFECTS RELATED TO WATER INTRUSION

The following is a partial list of projects for which construction defect consulting services were provided.

PROJECT NAME

AACE – O’Neil Residence	Gladys McCoy Village	Lombardi – Single Family Residence
Adelaide Condominiums	GM Venture’s Commercial Building	Los Jardines de la Paz
Amberglan Condominiums	Governor’s Tower Condominiums	Lou – Single Family Residence
Amberglan Townhomes	Grand Condominiums	Marina Heights Condominiums
Aspen Townhomes	Graystone	Marymoor Condominiums
Avelar	Gregerson Homes	McNeill O’Connor Dental Surgery
Barrington Condominiums	Gresham Station	Meacham – Single Family Residence
Bayview Condominiums	Hale – Single Family Residence	Meridian Village
Beacon Hill Reservoir	Hamptons on Issaquah Ridge	Mews at North Harbour
Bechtoldt – Single Family Residence	Hanson Property	Modern Confectionary Building
Behar – Single Family Residence	Harbor Place Condominiums	Montara Condominiums
Bellagio Condominiums	Harbor Reach at the Lakes	Monteserrat Condominiums
Boulders at Pikes Peak Condominiums	Harborview Condominiums	Mosaic Condominiums
Brezza Condominiums	Harbour Homes	Mountain View Condominiums
Broxton Condominiums	Hawke – Single Family Residence	Nautica Condominiums
Caffi – Single Family Residence	Heather Glen Condominiums	Northlake Condominiums
Cambridge Townhomes	Heaton Residence	Ocean Shores Middle and High Schools
Capital City Apartments	Hebert v. Cedar	Orchard Hill Condominiums
Carlyle Oaks	Heritage on the Fairway Condominiums	O’Shea – Single Family Residence
Carpenter’s Tower Condominiums	Heritage on the Fairway Condominiums	Pacific Cascade Condominiums
Cedar Ridge Condominiums	Highland Condominiums	Page – Single Family Residence
Cherry Woods Condominiums	Hitchcock – Single Family Residence	Park Northwest Condominiums
Chinook Way Condominiums	Hoo & Au Residence	Park Ridge Condominiums
Colson – Single Family Residence	Hughes – Single Family Residence	Park View Condominiums
Columbia Point Condominiums	Hui – Single Family Residence	Parkway Townhomes
Compass Pointe Condominiums	Irvington Condominiums	Patricia Place Apartments
Cordata Park Place Condominiums	Island Home – Retirement Center	Pemberton Creek Condominiums
Country Club Condominiums	Jacobs Meadow	Petty-Barn
Cummings- Single Family Residence	Judah – Single Family Residence	Phoenix Inn
Daybreak at Issaquah Condominiums	Kensington Condominiums	Plaza on State Condominiums
Deer Creek Condominiums	Kienzle Condominiums	Pointe West Condominiums
Deer Creek Condominiums	Kinnaman v. Haltiner	Promenade Condominiums
Dent- Single Family Residence	Kinnaman v. Louis	QPM Aerospace
Ding – Single Family Residence	Kirkland Condominiums	Rahimtoola Residence
Dr. Ring Medical Surgery	Kohout – Single Family Residence	Red Oaks Condominiums
Edgefield Condominiums	Krystal Place I Condominiums	Regata Condominiums
Elliott – Single Family Residence	Krystal Place II Condominiums	Regency Ridge Condominiums
Ellsworth Springs Condominiums	Kuzmick – Single Family Residence	Renton Ridge Condominiums
Everest Estates Condominiums	Lake Meridian Ridge Condominiums	Rosemont Apartments
Falls at Snoqualmie Ridge Condominiums	Lakemont Condominiums	Rubble – Single Family Residence
Ferndale – Single Family Residence	Lakemont View Condominiums	Sammamish Pointe Condominiums
Flavio Residence	Lakeside at Leschi Condominiums	San Villa Condominiums
Fountaincourt	Langara Condominiums	Sealife Marine Center
Foxhall Rowhomes	Li-Single Family Residence	Seattle Christian School
	Lo-Bjerede – Single Family Residence	Sexton Place Condominiums

CONSTRUCTION DEFECTS RELATED TO WATER INTRUSION continued

PROJECT NAME

Sierra Condominiums	The Heights Townhomes	Wallen – Single Family Residence
Sornsin – Single Family Residence	The Peaks Condominiums	Washington Park Condominiums
South Shores Condominiums	Thea’s Landing Condominiums	Waterside Condominiums
Stone Blossom – Single Family Residence	Tigard Tualatin School District	Weintraub – Single Family Residence
Stover – Single Family Residence	Timber Ridge Condominiums	Westport by the Sea
Sugimoto – Single Family Residence	Tony Romas Restaurant	Wetzell – Single Family Residence
Summerhill Village	Tribeca Condominiums	Whitman Place North
Summerlinn Condominiums	Victoria Park Condominiums	Wilcox – Single Family Residence
Sundance Condominiums	Villa de Clara Vista	Williams Condominiums
Sunset Pond and Canterbury Court	Villa de Suenos	Woodward Middle School
Syrmos Residence	Village Gate Condominiums	Yazzolina Condominiums
The Bluffs Condominiums	Villas at Harbor Pointe	Youssefieh – Residence
The Courtyard Off Main	Villas de Mariposas	

CONSTRUCTION DEFECTS NOT RELATED TO WATER INTRUSION

The following is a partial list of projects for which construction defect consulting services were provided.

PROJECT NAME

121 Vine	Buckman	Emerald Place
2410 NW 58 th Street	Buffet	Enriched Designs
AACE Contracting	Burriss Construction v. Anderson	Evans v NW Interiors
Albrecht Birkenbuel	Callow Avenue Basin Project	Fairway Lane
Alki 1402 Condominiums	Carkonen	Fantasy Springs
Amberley Farms	Carpenter’s Tower/Anderson	Flamingo Hilton and Casino
Arbor Ridge Condominiums	Casa Linda Housing Development	Flood v. McGeehee
Ashbury – Weathervane	Chadwick Farms	Fong Meadows Office Building
Aspen	Chateau Pacific Condominiums	Gage v. Parker
Aspen Townhomes Condominiums	Chehalem Meadows	Garden Court Condominiums
Atlantic Casualty	Cherrywood Lane	Gibson
Bachman Residence	Cheswick Lane – G & M	Goetz – Single Family Residence
Ballard Condominiums	Cheswick Lane – ICS	Gresham Station
Banae Properties	Chiavari	Hampton Inn
Barnett/Oakley	Coolbaugh – Single Family Residence	Hansen v. Residential Development
Barrie/Marlow Residence	Creekside Condominiums	Harbor Point (Nantucket)
Basic High School	Crustaceans Restaurant	Hartley – Single Family Residence
Baywood	Davison	Headland Construction
Belnap	Day Trucking	Heatherwood at Lakeland
Bergstedt Residence	Deer Creek Condominiums	Hedreen Residence
Blackhawk	Dexter	Heights at Issaquah
Blanchard	Diamondhead Condominiums	Heritage Ridge Apartments
Bluegrass Meadow	Dillingham Residence	Highlands in Kirkland
Bordeaux Condominiums	Eagle Trace Condominiums	Highwood Ridge
Bridge Crest Townhomes	El Dorado Condominiums	
Bryant	Emerald Condominiums	

CONSTRUCTION DEFECTS NOT RELATED TO WATER INTRUSION **continued**

PROJECT NAME

HMI Real Estate	Norwood Estates	St. Charles Hotel
Hostmark	One Pacific Tower	St. Andrews Heights
Howell – Single Family Residence	Pacific Legends Condominiums	St. Charles Event
Indian Hills Condominiums	Palisade Park	Stafford Creek
Irvington Corner	Peaks at Tukwila	Stationhouse Condominiums
Issaquah Highlands	Peterson Custom Homes	Steeple Chase Hill Condominiums
Johnson Insurance Company	Plum Grove	Tangletown
Kuncl – Mobile Home	Precision Floor Covering	Theme Changes at the Aladdin
Lakewood Condominiums	Prosser Public Hospital	Thielson
Laughlin Bay Marina	Puyallup SD 23	Tong – Single Family Residence
Linden	Rabinowitz – Single Residence	Travers
Lindgren – Single Family Residence	Rector Residence	Tremaine (C&H)
Lochshire Condominiums	Redmond Town Center	Tremaine (OSO Lumber)
Madrona Park	Renaissance at 1 st and Lee	Van Hise Residence
Marina Cove Condominiums	Robins – Single Family Residence	Victoria Park Condominiums
Martin – Single Family Residence	Rock Spring III	Village at Baker Creek Apartments
Mashek	Sabey v. Tyco	Wagner v All American Chimney
McKintyre Construction	Savannah Oaks	Walden Park Condominiums
McMurray & Sons	Sawyer Residence	Walker v. Walsh
Meadow Valley Condominiums	Seattle Christian School	Wallace v. Abbott
Meadow Valley Coverage	Secant Walls Backfill	Warren Avenue Improvements
Meehan	Serrano Condominiums	West Residence
Militello Residence	Simmons – Single Family Residence	Westport by the Sea Condominiums
Monson/Cornett –Residence	Sinclair Condominiums	Williams Residence
Montara Condominiums	Slee (Skyline Homes)	Wills – Single Family Residence
Montere	Smith – Single Family Residence	Windsong Arbor Condominiums
Monument Sign	Soho Condominiums	Woodinview Condominiums
Mr. Rosie	Song – Single Family Residence	Yehle Condominiums
Na v. Astro	Spinnaker Pointe Condominiums	Youssefieh – Residence

CONSTRUCTION CLAIM PREPARATION and/or ANALYSIS

The following is a partial list of projects for which construction claim preparation services were provided.

PROJECT NAME

Aladdin Bazaar Shopping Complex	Dent – Single Family Residence	HMI Real Estate
American Building Maintenance Industries	Dr. McNeill	Hostmark
Anderson – Single Family Residence	Dr. Merrill – Commercial Building	Huss – Single Family Residence
Bain – High Rise Apartment Building	Dr. Ring – Commercial Building	Hussey – Single Family Residence
Brewster Residence	Evergreen Lumber	Jones – Single Family Residence
Callow Avenue Basin Project	Fisherman’s Terminal	Joshua Green – CBD – Commercial Building
Carter – Single Family Residence	Fountains at MGM Resort and Casino	Keystone Ridge
Colorado River Marina	Gibson – Single Family Residence	Knight Fire
Convention Center Tower 801	Hazel Gardens Condominiums	
	Heroes for Hire	

CONSTRUCTION CLAIM PREPARATION and/or ANALYSIS continued

PROJECT NAME

Lakewood City Hall	Perrin – Single Family Residence	Solaris - Vail
Limestone Court Condominiums	Port of Tacoma – Building Move	South Interceptor Parallel-Phase III
Locating, Inc.	Precision Floor Covering	Stover – Single Family Residence
Lou – Single Family Residence	Reardon Residence	Sure-Fit – Commercial Building
Marlin Enterprises	Renfro – Single Family Residence	The Landing, Phase I
Mombassa Coffee Company	Rose – Single Family Residence	Thielsen Residence
Nadella – Single Family Residence	RR Landscaping	Warren Avenue Improvements
Northlake Condominiums	Rubble – Single Family Residence	Washington State Convention and
ODS Tower	Scoccolo	Trade Center
Olympic Pipeline Explosion	Seattle Pacific University – Science	Yakima Valley Community College
Parkinson – Single Family Residence	Building	

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	SPU – Science Building
HMI Real Estate	LCL Tower Crane	WA Convention and Trade Center
Kinneman - Century	Linden Residence	
Kohout Residence	Renaissance at First and Lee	

OWNERS REPRESENTATIVE SERVICES

The following is a partial list of projects for which owner representative services were provided.

PROJECT NAME

LOCATION

Aladdin Resort and Casino	Las Vegas, Nevada
Bellevue Community College	Bellevue, Washington
Crowe – Single Family Residence	Issaquah, Washington

PROJECT MANAGEMENT

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

PROJECT NAME

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

CONSTRUCTION ACCIDENT ANALYSIS

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

PROJECT NAME

Arionus	Hostmark	Meadow Valley Coverage
Burnstead Construction	Kelly Wood	Reeves vs. Albrecht
Burpee v. Berbert	LCL Tower Crane	Reikkola
Dawson Construction – Commercial	LCL v. JR Hayes	Shumway Apartments
Evans v. NW Interiors	Marjorie Durkin	Timothy Kelly
Hernandez v. Jackson	Maze v. Demery	Travers