

MARK J. LAWLESS

EXPERTISE:

- Construction Claims Analyst
- Construction Management and Safety
- Professional Estimator
- Licensed General Contractor

EDUCATION:

- M.S., Department of Civil Engineering, University of Washington, 1993
- B.S., Construction Management, University of Washington, 1981
- Real Estate License, Portland, Oregon, 1977
- B.S., General Science, Oregon State University, 1975
- Certified Flight Instructor, National Aviation Academy, 1974

PUBLICATIONS:

- "Dispute Resolution," Daily Journal of Commerce
- "Safety Motivation in Construction," Daily Journal of Commerce
- "Experience Ratings & Bottom Line," Daily Journal of Commerce "Avoid Legal Problems With a Carefully Prepared Estimate," The Estimator
- "Orientation Programs & Awareness," Daily Journal of Commerce
- "New Fall Protection Standards," Daily Journal of Commerce
- Construction Contractor Accident Prevention Program

LECTURES:

- "The Estimator's Role in Construction Claims," ASPE, 1986
- "Construction Risk Mgmt.," Wash. Water & Wastewater Assoc., 1991
- "Construction Site Injury Claims," WSTLA CLE Mini-Series, 1993
- "Defending the Construction Case," Washington Defense Trial Lawyers, 1997
- "Construction Accident Prevention Programs," construction sites, Quarterly, 1993-present
- "Construction Safety," Western Wash. Carpenters' Apprenticeship, Renton Technical College, Monthly, 1993-present

AFFILIATIONS:

- American Association of Cost Engineers, USA & Canada
- American Society of Professional Estimators
- American Arbitration Association Commercial Panel
- Evergreen Safety Council
- American Society of Safety Engineers

FIELD EXPERIENCE

Mark Lawless has over 30 years of construction experience ranging from field work to construction management company owner, general contractor and real-estate developer. As a laborer and carpenter foreman in the 1970's in Alaska, Oregon and Washington, he acquired the hands-on experience to understand labor productivity and the influence that cost and delay factors contribute to the overall success of many commercial, industrial, and civil construction projects. Mr. Lawless gained his expertise in heavy concrete construction and in the construction of mid-rise commercial and institutional buildings. He ended his field career in the position of superintendent.

CONSTRUCTION MANAGEMENT EXPERIENCE

While obtaining his B.S. degree in Construction Management in the early 1980s, Mr. Lawless worked as project manager for one of the largest Canadian contractors doing business in the Pacific Northwest. The projects he was responsible for included two multi-million dollar schools, a 500-man correction facility, and many smaller commercial and institutional projects. In each of these projects, Mr. Lawless was responsible for bidding, scheduling, and managing a multitude of subcontracts and material procurement contracts.

In the mid-1980s, Mr. Lawless started a general contracting business and completed several commercial and residential projects before evolving the business into construction management. He now combines his field and project management experience with 16 years of construction management services to assist clients with a variety of construction-related issues.

PROFESSIONAL CONSTRUCTION SERVICES

CSMI prepares and defends construction claims, investigates defective construction work, determines and prepares scope of work for repairs, estimates costs of completing contracts and correcting defective work, and manages construction projects experiencing difficulty in either cost or schedule attainment. CSMI incorporates both IBM and Macintosh computer systems for cost analysis, databases, estimating, scheduling, graphics, court exhibit preparation and spreadsheet analysis.

In addition to construction claims work, Mr. Lawless uses his expertise for constructability reviews, conceptual and finite estimating, project management, defect analysis, financial evaluation, surety work, construction injury analysis, and legal support services. CSMI's client base includes attorneys, insurance companies, financial institutions, owners, architects, and contractors.

In 1996, Mr. Lawless renewed his general contractor's license and founded Lawless Construction Corporation (LCC) to assist clients in construction and repair. LCC's first major project was a \$2.9 million renovation of a historic building into condominiums in Eastern Washington. LCC's projects include leak mitigation and repair of two condominium complexes, and a restaurant expansion and construction of a large wine cellar. Lawless Construction's other projects include building a 7-unit apartment building, mortuary and crematorium, and residential leak mitigation and renovation.

Mr. Lawless testifies as an expert witness in state and federal courts about the effects of schedule and cost overruns, code compliance, defects, and safety in construction. As a construction expert, Mark can quickly grasp the subject matter of a problem and present it with credibility to a mediator or a trier of fact. His experience allows him to present the most complex situations in simple and comprehensive language. In addition, Mr. Lawless serves as an arbitrator for construction disputes at the American Arbitration Association.

CONSTRUCTION SAFETY EXPERTISE

As part of CSMI's construction services, Mark regularly consults with contractors on issues of site safety. He currently teaches construction safety to carpenter and drywall apprentices through Renton Technical College, where he developed a 16-hour safety training course. Northwest Safety Management, a division of CSMI publishes a Construction Contractor Accident Prevention Program which is recognized by both OSHA and WISHA. The program is in use by over 200 contractors in the Pacific Northwest and Alaska.

CSMI's MISSION STATEMENT

Our company goal is to earn our client's trust by providing responsive quality services. We earn this trust by meeting client needs with efficient, honest, and cost-effective management. CSMI has been involved in many projects of all sizes. Representative projects include:

- Boeing Wing Spar Assembly Building -- Everett, Washington
- Washington State Convention & Trade Center — Seattle, Washington
- Howe Sound Pulp and Paper Mill -- Port Mellon, British Columbia.
- Summers Residence -- Edmonds, Washington
- Boeing Paint Hangar Facility -- Everett, Washington

- Eagle River Junior High School -- Eagle River, Alaska
- Couer d'Alene Wastewater Treatment Plant -- Couer d'Alene, Idaho
- Army Corps of Engineers Headquarters — Walla Walls, Washington
- Boundary Hospital — Bonner's Ferry, Idaho
- Wash Creek Bridge — Yakima, Washington
- Bonney Lake Sewer Main and Outflow -- Bonney Lake, Washington
- Renton Wastewater Treatment Plant — Renton, Washington
- U.S. Coast Guard Office Facilities -- Petaluma, California
- Electrical Distribution Improvements — Pearl Harbor, Hawaii
- Kolrud Residence — Monroe, Washington
- Intermountain Power Project — Delta, Utah
- Boeing Flight Line Fuel Station Expansion — Everett, Washington
- Reman Juvenile Detention Hall -- Tacoma, Washington
- U.S Navy Industrial Support Complex — Bremerton, Washington
- City of Kent Police Building Renovation — Kent, Washington
- U.S. Hanshaw Junior High School -- Anchorage, Alaska
- Triangle Parking Garage, University of WA — Seattle, Washington
- Gakona Diesel Generating Facility — Gakona, Alaska
- Priest Rapids Darn and Outfall — Wenatchee, Washington
- Wegley Residence — Seattle, Washington
- Laurel Park Condominiums — Seattle, Washington
- Thome Bay School — Juneau, Alaska
- Arrow Point Condominiums — Coeur D'Alene, Idaho
- Swartz Bay B.C Ferry Auto Transfer Ramp -- Swartz Bay, British Columbia
- Chu Residence — Bellevue, Washington
- Sixth and King Building — Seattle, Washington
- Snohomish County Transit Facility — Everett, Washington
- Pier 90, Port of Seattle Headquarters — Seattle, Washington
- Water District 20 Water Main Replacement — Burien, Washington
- Davidson Residence -- Bainbridge Island, Washington
- City of Omak Water Meter Installation — Omak, Washington
- Sacred Heart Catholic Church — Bellevue, Washington
- Nike Business Campus — Portland, Oregon
- Boeing Aircraft Interiors Building — Everett, Washington
- Hoover Dam Interpretive Center -- Las Vegas, Nevada
- Wallace Best Western Motel -- Wallace, Idaho

LEAK AND DEFECTIVE CONSTRUCTION INVESTIGATION:

- Watershed Condominiums — Kirkland, Washington
- Bradford Court Condominiums -- Seattle, Washington
- Voetburg Residence -- Centralia, Washington
- Cascade Condominiums -- Everett, Washington
- Mount Scott Commons Apartments — Portland, Oregon
- Benoit Residence — Graham, Washington
- West Seattle Bridge -- Seattle, Washington
- McCape Residence -- Davis, California
- Taiyo Condominiums -- Seattle, Washington
- Tobin Residence — Humptulips, Washington
- Oxford Condominiums — Issaquah, Washington
- Bug hi Residence - Bellevue, Washington
- Woodburn Elementary — Bainbridge Island, Washington
- Richards/Rysave Residence -- Whidbey Island, Washington
- Ambassador II Condominiums — Seattle, Washington
- Moles Residence — Bellingham, Washington
- Holiday Inn — Issaquah, Washington
- Johnson Residence — Bothell, Washington
- Pt. Triumph Condominiums — Astoria, Oregon
- Diesen Residence — Sequim, Washington
- Holiday Inn — Grants Pass, Oregon
- Taylor Residence -- Marysville, California
- Sunnybrook Stables — Snohomish, Washington
- Poggi Residence — Bainbridge Island, Washington
- Sood Warehouse — Seattle, Washington
- Kuhnle Residence — Lake Forest Park, Washington
- Waverly Place Condominiums — Seattle, Washington
- Mayer Residence — Federal Way, Washington
- Alaska Distributors Warehouse — Seattle, Washington
- Johnson Residence -- Lynnwood, Washington
- Cedar Village Apartments — Renton, Washington
- Splaver Residence -- Whidbey Island, Washington
- Gosselin Residence -- Federal Way, Washington
- Yates Residence — Olympia, Washington
- Inn at Semiahmoo — Blaine, Washington
- Wiedesal Residence -- Puyallup, Washington
- Seven Day Adventist Church -- Centralia, Washington
- Adams Residence — Graham, Washington
- Millers Village Condominiums — Mill Creek, Washington
- Riedesal Residence — Kirkland, Washington
- Martin Residence -- Lake Forest Park, Washington
- Rose Park Condominiums — Kirkland, Washington

PERSONAL INJURY CASES SINCE 1993:

Albert vs. Morris Piha
Seablom vs. Gaston Bros.
Excavating
Currie vs. Cosco
MoCollagh vs. VanMarren
Nelson vs. AA Rental/Goodson
Celirick vs. Pearson Drilling
Fallazadah vs. V&J Inc.
Smithers vs. Park
Bradshaw vs. Sellen Construction
Hunt vs. Leipper
Weaver vs. West RS, InciTrammell
Cockbum vs. Herberts/Sallys Saloon
Johnson vs. Tn-State
Mathew Callow
Fred Wise vs. Timberidge
Construction
Cooper vs. Skillingstad Construction
Elliot vs. Lincoln Properties
Cantrell vs. Sea Galley
Larson vs. Buchan Homes
Anck Romaszewski
Pope vs. Salant
Heerema vs. Stewart Construction
Nordby vs. Sabey
Phillips vs. 0 & 0 Construction
Allen vs. Crown Cork & Seal
Zweegman vs. Pearson Construction
Samuels vs. Hanson
Gerald P. Coons
Santee vs. Pacific Construction
Flieshacker vs. Red Dog
Construction
Gable vs. Construction Associates
Levy vs. Sellen
Torgerson vs. Fairway Mechanical
Randy Boynton
Doubeck vs. Nouwens
Temple vs. Unit Company
Davis vs. IFI
Boustillos vs. Kiewit
Smith vs. Ames
Daniels vs. ACS
Dowdy vs. Abbott
May vs. Lehman
Van Cill vs. PPM Crane
State of AK vs. Houston
Construction
Pntchards vs. Dews Construction
Dizuba vs. The Austin Company
Hinds vs. Associated Sand & Gravel
DARco vs. Hill
Baker vs. 'v'anMaren Construction
Dexter vs. JM Rafn & Coast
Pierce vs. Mackey
Nicholson Construction
Jenks vs. Redwood Construction
King vs. Art & Sons
Mackey vs. Engle
Zuvella vs. Morgan & Oswood
Homer vs. Poe Construction
Overholdt vs. First Builders
West vs. Valley Electric Co.
Musgrave vs. Seattle City Light

David Schladetzky
Maryann Hochsprung
Harvey vs. SD Deacon
Amodt vs. Edgewater
Allred vs. B&I
Yankaski vs. Construction Assoc.
Gutensohn vs. Castlewood
Sandra Magmey
Root vs. Dwyer
Grimm
Kaiser
Scaizo
Bowers vs. Baugh
Hillbeng vs. Buchan
Mooza vs. Whidbey Welding
MoLeod vs. Imco
Blanchard vs. Sunset Foundry
Boyd vs. Auburn School District
Willimott vs. First Choice
Mahaffey
Webber vs. Quandrant
Lesmeister vs. Colson Caster
Smith vs. Cree
Robinson vs. 'ladset
Winston vs. DPE
McInroe vs. Halvy Corp.
Howell vs. Wick
Sandra Taylor
Bold vs. Texaco
Uhuru
Pizl
Johnson vs. Woodmark
Barge vs. Sellen
Voight vs. Tacoma Kraft
Foreaker vs. LCL
Jackson vs. LCL
Morales vs. Framers Co-op
Reeve vs. Atcon
Search vs. WPP5
Pieper vs. Lakeside Industries
MacDonald
Korlever vs. Ames Construction
Smith vs. Yoderian Construction
McLean
Rowenta
Trapp vs. Kirtley Cole
Harvey vs. Northward
Mears vs. Western wood
Riley vs. CT Construction
Ditri vs. Stern
Gutensohn
Kimberly Wood
Paulson vs. Passmore
Davis vs. Deacon
Baker vs. Clark
Jansen vs. Supershute
Albertsons
Ramsay
Halsenten vs. Costello
Bowen vs. Lent
Staub vs. CGI
Marter
Lawrence vs. Citadel
Ferwenja vs. Foushee
Shaw vs. Cooney
Garrick Morrison

Larson vs. Kuchan Construction
Whitman vs. Paris Plumbing
Dillree vs. PK Construction
Garvie vs. Guerdon Homes
Rynearson vs. LCL
Hyatt vs. NW Erectors
Wolfe vs. Robbins
Grayson
Bostelles vs. Hovde
Construction
Palco vs. Walashek
Luke's vs. DBG
Bauer vs. Golder & Associates
Reidell vs. Burington Northem
Mrs. Bce
McDougall vs. Absher Const.
Robert Kraus
Carpenter vs. Pease & Sons
Wood vs. Expert
Carmen vs. Erickson
Paul vs. Construction
Enterprises
Newman vs. Hinton
Green Creek Mine
Williams vs. Stone Consolidated
Wilson vs. Pankos
Johnson vs. Puget
Blake vs. Interstate Coatings
Woodbury vs. CH2M Hill
Zysett vs. Ennens
Butcher vs. Walker Corp.
Richmonds vs. Bellevue Square
Kamla vs. Space Needle
Grass vs. Steinvall
Gier vs. Provident Electric
Watkins vs. Chandlers Cove
Baker vs. City of Darrington
Tyler vs. Block Steel
Auston vs. Scottys
Flansberg
Staub vs. USI
Mahoney vs. Jergenson
Ducolon vs. Shockley
Swalley vs. Sato
Cooley vs. Tradeshow
Meneely vs. N5PI
Bowers vs. Anderson Excavating
Roy vs. Inland
Blankenship
Mocown vs. Ocean View
Lee vs. Lugo
Dietsche vs. Wilder Construction
Renegade Construction
Rice
Manalasta vs. Cadman
Yankee Diner
Beck vs. Armadillo
Argirpoulous vs. Power
Construction
PR Excavating
Roberts vs. Absher
Corona
Roberts vs. US vs. Beckman
Const.
Blake vs. Michelle's Trucking
Mowat Construction
Chamber vs. Western WA.
Fairgrounds

McCarthy vs. Groff
McCracken vs. CRJ Roofing
Netherda vs. WG Clark
Art Wadekamper

Nelson vs. Wood
Huestis vs. Odegard
Woods vs. Expert
Kaepfel vs. Parkwood Homes

Haataia vs. Pivettal Bros.
Emery vs. Sears
Wallace vs. Metco
Lake City Elks