

WESTERN MANAGEMENT SERVICES-CONSTRUCTION, INC.

ABOUT THE PRINCIPAL OF WMS

What WMS does

Western Management Services - Construction, Inc. (WMS) is engaged in the business of providing construction contract administration services to construction project owners and contractors, with an emphasis on the identification, recognition, avoidance and management of public construction contract claims and disputes.

About the Principal of WMS

The president / principal of WMS is Stan B. Williams, Esq., Denver Colorado USA

Mr. Williams has a B.S. Industrial-Construction Management, Colorado State University Fort Collins, Colorado; and a Jurist Doctorate Degree, Denver University - College of Law, Denver, Colorado

Mr. Williams has more than forty-five years of experience in the construction industry as:

- Construction engineer;
- Construction project manager;
- Construction capital projects planner;
- Construction inspector;
- Construction claims analyst;
- Construction claims attorney;
- Construction claims litigation support consultant;
- Construction claims expert witness;
- Construction claims mediator;
- American Arbitration Association (AAA) Construction Law Neutral;
- Colorado Department of Transportation Dispute Review Board Member;
- Developer of copyrighted web-based program that assists contractors in navigating a city's standard General Conditions contract provisions;
- Developer of copyrighted computer-based construction contract claims management software; and,
- Developer / Administrator of Surety Bond Support program to assist M/WBE contractors in acquiring bonding and performing on public construction projects.

RESUME OF

STANLEY B. WILLIAMS, ESQ.
Principal

WESTERN MANAGEMENT SERVICES-CONSTRUCTION, INC.
(WMS - Construction, Inc.)

EDUCATION

Colorado State University
Fort Collins, Colorado
B.S. Industrial-Construction Management

University of Colorado - Denver Center
Denver, Colorado
Civil Engineering Courses; Business Administration Courses

Denver University - College of Law
Denver, Colorado
Jurist Doctorate

PROFESSIONAL LICENSES & CERTIFICATIONS

- * Attorney Registration # 08868, (Colorado)
- * Construction Industry Arbitrator; American Arbitration Association (AAA)

PROFESSIONAL AFFILIATIONS

- * Rocky Mountain Minority Contractors Association, Board of Directors
- * Sam Cary Bar Association
- * Conference of Minority Transportation Officials (COMTO)

PROFESSIONAL EXPERIENCE HISTORY

**STANLEY B. WILLIAMS, ESQ.
&
WMS-CONSTRUCTION, INC.**

Stan B. Williams' Construction Contract Claims Analysis Experience

As a practicing engineer/attorney, Stan B. Williams recognized the industry's need for expertise in contract administration and project management. This need was especially conspicuous in the highly specialized area of construction contract claims identification, resolution, avoidance and management for all parties involved in large, complex public and private construction projects. To better serve this growing need of contractors and owners, Mr. Williams established Western Management Services - Construction, Inc. (WMS) in October 1987.

In the process of developing WMS's expertise in the construction contract claims arena, Mr. Williams had the opportunity to work with several of the most prominent and successful construction contract claims management firms in the Rocky Mountain region, in subcontracting and consultant roles.

During these engagements, Mr. Williams learned that in order to effectively engage in proactive contract administration and contract claims management requires the input of three different professional disciplines:

- (1) Construction Engineering / Project Management**, with an understanding of all aspects of the construction process; including design, scheduling, estimating, contract administration and project management;
- (2) Computer Applications** for project scheduling, delay impact analyses and computer-generated litigation support exhibits; and,
- (3) Construction Law & Litigation** by an attorney that understands the technicalities of the construction process and the related legal issues.

During its existence, WMS has provided construction claims services for a number of governmental entities, including, Stapleton International Airport and Denver International Airport, Denver, Colorado; Fitzsimmons Army Hospital, Denver, Colorado, U.S. Small Business Administration, Region VIII, Denver, Colorado, Denver Housing Authority, Denver, Colorado, U.S. Environmental Protection Agency, Region VIII, Denver, Colorado and the Denver Board of Water Commissioners.

Mr. Williams has prepared Requests for Equitable Adjustment (REA) to Federal contracts for several Colorado-based construction firms, and has experienced a high degree of success in negotiating settlements for a high percentage of the amounts requested; utilizing WMS in-house capabilities, exclusively. Mr. Williams has also completed engagements providing expert witness testimony in complex water facilities and airport construction law suits, as well as acting as arbitrator in a dispute between the U.S. Department of Army and an electrical contractor.

WMS's Construction Contract Claims & Disputes IRAM

In 1997, WMS was approached to conduct a training seminar for an owner's project managers to help them recognize and, hopefully, minimize the numerous contractor claims that were resulting in seemingly unmanageable cost overruns at a Super Fund clean-up site. At the urging of Mr. Williams, the owner agreed to allow WMS to develop a computer-based claims management-training program on CD-ROM that could be referred-to at any time, rather than a one-time training seminar, which would be of little utility to the project managers a week, month or year after the session.

This engagement provided WMS with the opportunity to develop its initial construction claims identification, recognition, avoidance and management software, which was re-written as **Construction Contract Claims & Disputes IRAM**, for general use by owners and contractors in any potential construction contract claim situation. IRAM is copyrighted by the US Copyright Office.

WMS's Airport Construction Contract Claims Experience

For 10 years, WMS was under contract with the City & County of Denver to provide claims analysis and litigation support for the former Stapleton International Airport (SIA), and new Denver International Airport (DIA). Under the contract, WMS assisted DIA attorneys in defending construction contractor claims during the construction and on-going additions to DIA. In this role, Mr. Williams worked hand-in-hand with DIA attorneys and engineers to establish strategies to defend the City against DIA construction contractors' claims by providing claims analysis, litigation support, and testifying as an expert witness.

During performance of this contract, Mr. Williams provided claim analysis and litigation support on a variety of contractor claims that include virtually all of the wide range of disputes that one would expect when constructing a new airport from the ground, up, e.g.:

- Runway paving - Defective Concrete Panels
- Runway paving – Clay Balls in the Runway Concrete
- Runway paving - Flexural vs. Tensile Testing
- Runway paving - Sub-base Material
- Runway paving - Concrete Mix Design
- Runway paving - Runway Light Cans
- Maintenance Hangar Construction Acceleration
- Automated Baggage System Delays
- Airport Office Building Construction REA
- Air-side Fuel Containment System
- Parking Plaza - Foundation Damage from Swelling Soil
- Ettringite Distress to Paving Structures
- Construction Delays because of Endangered Species

WMS's Web Site - Based Contractor Assistance Program

During more the than ten years of airport inspection and construction claims experience, at Stapleton International Airport and Denver International Airport, WMS acquired a unique insight into the bases of recurring claims filed by contractors questioning various contract provisions most often resulting in disputes, and a knowledge of the woes of contractors, large and small, that must perform in strict compliance with rigid airport construction contract provisions.

When DIA became operational, WMS was requested to prepare a manual to assist contractors in navigating the DIA construction contract general conditions, and to encourage the contractors to read and understand the provisions. However, rather than prepare a hard-copy manual, WMS lobbied to develop the Contractor Assistance Program in a computer-based medium for placement on DIA's Internet web site, or on CD-ROM. WMS pointed out the advantages of web site access, versus a hard copy manual, which were numerous.

After developing the initial portion of the training program, DIA operatives were convinced that the web site-based program was indeed superior to hard copy manuals. WMS was given the OK to proceed with constructing the entire contractor assistance program for placement on the web site. The Contractors Assistance Program (CAP) is copyrighted by the US Copyright Office.

**RTD-Sponsored CAP Program
Pay-for-Performance Surety Bonding and Support Services**

Mr. Williams served as the local manager of a Washington DC based bonding program for the first two years the program was sponsored by RTD. Mr. Williams left the CAP Program to develop the Pay-for-Performance Surety Bonding and Support Services program to provide surety bonds and support services for small/DBE contractors working on large public projects; T-REX, Stapleton Redevelopment, Colorado Convention Center, et. al.

CDOT Dispute Review Board

When CDOT decided to try a different approach to dealing with contractor claims, Mr. Williams was selected as one of the original pre-qualified members of the Colorado Department of Transportation's Dispute Review Board (DRB), to resolve contractor disputes and claims on CDOT projects.

Selection as a DRB member is based on the member's experience in civil construction processes, U.S. Department of Transportation contract documents and the resolution of construction disputes.