

KEVIN W. CHATHAM, LEED AP BD+C

Over 20 years of experience in general contracting, project controls, cost engineering, construction management, forensic scheduling, and expert witness testimony. Specialized in providing consultation on construction and engineering projects and has worked with clients involved in large capital project and other construction-related matters. Assisted on matters of programming and project delay on construction disputes in arbitration, litigation, and mediation. Experience includes the preparation and review of schedule and damage analyses related to matters of delay, disruption, productivity, time impacts, acceleration, and other project management and dispute issues.

Expertise

Litigation Support & Forensic Scheduling – Expert witness and consultation on construction and engineering projects totaling over \$1B. Experience includes the preparation and review of schedule and damage analyses related to matters of delay, disruption, productivity, time impacts, acceleration, and other project management and dispute issues. Project types include residential developments, wind facilities, refinery projects, airports, mines, production plants, military structures, nuclear stations, subways, hospitals, and rail transit. Clients have included national and international owners, developers, engineers, contractors and stakeholders in the U.S., U.K., Russia, Africa, and the Middle East.

General Contracting – Experience in general contracting, project controls, cost engineering, construction management and highly specialized in scheduling and project management. Professional work experience includes industrial and government buildings, pre-engineered buildings, mid and high-rise office buildings, schools, hospitals, and judicial complexes.

Real Estate & Development – Experienced real estate broker in the areas of sales, leasing, and property management. Experience includes the sale of residential and commercial properties, property management of residential and large commercial facilities.

Higher Education – Experienced Professor at Kennesaw State University and Southern Polytechnic State University in the Construction Management Department teaching undergraduate and graduate level courses in various construction management disciplines.

Feature Projects

Dispute Resolution:

- Oculus Townhomes – *Atlanta, GA* – This matter consisted of delay and damages claims by the owner. The general contractor was alleged to have delayed the project, costing the owner an extensive amount of additional capital to complete the project. These upscale townhomes feature 12' ceilings on the main level, 11-foot Pella windows, oak hardwood floors, 4 bedrooms, 4.5 baths, an open gourmet kitchen, living room and dining room.
- 4701 N. Meridian (Hotel Conversion to Condos), *Miami, FL* – This project consisted of a conversion of a hotel to individual condos. Appointed to investigate delays due to significant discrepancies regarding pile layouts for the foundation.

- Bow Lake Wind Facility – *Ontario, Canada* – Appointed as an independent expert on behalf of a Contractor for the design and construction of a large wind farm in connection with disputes related to delays and disruption.
- Ma'aden Alumina Refinery – *Saudi Arabia* – This \$10.8B project included a Bauxite Mine, Refinery, a Smelter, a Casthouse, a Can Recycling Unit and the world's most advanced Rolling Mills. This claim consisted of delays and damages that were settled via arbitration.
- Dubai International Airport – *Dubai, U.A.E.* – Analyzed project delays and prepared expert report for arbitration on behalf of the Contractor for claims of delay encountered during the construction and rehabilitation of one of the largest international airports.
- Kenmare Moma Mine - *Mozambique, Africa* – This matter consisted of performing a design and quality management assessment of the Moma Mine project owned and operated by Kenmare.
- Angstrom Semi-conductor Plant – *Zelenograd, Russia* – This matter consisted of upgrading the production building for Submicron Semiconductor Manufacturing. Appointed to analyze alleged delays incurred in the design and working documentation resulting in substantial delays to the project.
- Amec Faslane SSN Berthing Facility – *United Kingdom* – This matter consisted of investigating the floating Jetty portion of the works, which is part of the SSN Berthing Facility for the Astute Class Submarines project at Faslane. The objective of our report was to investigate the feasibility of achieving the requirements of the schedules and assessing the resources necessary to achieve the construction elements of these programmes.
- Punj Lloyd Gulf Fluor Hydrogen Fluoride Plant – *Abu Dhabi, U.A.E.* – This matter consisted of analyzing delays and disruptions on a complex structure to produce fluoride in Abu Dhabi.
- Advanced Military Maintenance Repair Overhaul Center – *Al Ain, U.A.E.* – This matter consisted of analyzing the contractor's claim for an extension of time for completion and reimbursement of prolonged costs. The contractor, design subcontractor and MEP subcontractor incurred delays and costs due to the significantly protracted finalization of AMMROC's Customer Furnished Equipment (CFE) List and the resulting impacts on the progress of the design, shop drawings, procurement, and installation works.
- Belleli Carbon Black & Delayed Coker Plant – *Abu Dhabi, U.A.E.* – Appointed as a delay expert to assess the delays experienced on a Steam Ejector 5, Static Mixer (HSM) 5 and Single/Double Venturi Desuperheater.
- Al Mafraq Hospital – *Abu Dhabi, U.A.E.* – This project comprises 690 beds, a 3-storey outpatient building, a 3-storey podium building to include diagnostics, operating theatres, emergency room, rehabilitation, intensive care unit and maternity unit, and 2 nine storey and 2 eleven storey inpatient towers. Our team was appointed to investigate delays and disruptions that significantly impacted the project schedule.
- Muscat Airport – *Muscat, Oman* – This matter related to the construction of a new Muscat International Airport project in which our team analyzed significant delays and disruptions during the construction of the new project.

- V.C. Summer Nuclear Station – *Jenkinsville, SC* – This matter consisted of a nuclear expansion project in which our team analyzed the delays and cost overruns during the construction of the expansion.
- Salalah Airport – *Salalah, Oman* – Appointed to investigate delays and cost overruns at the Muscat International Airport, built by Oman to accommodate state-of-the-art baggage handling, airport IT systems, an International Civil Organisation Code F-complaint runway, a four-star hotel, two office buildings and two multi-storey parking garages.
- Toronto-York Spadina Subway Extension – *Toronto, Canada* – This matter involved contractor claims against the project caused by two years of delays. Our team was tasked with analyzing the costs as well as negotiating the withdrawal of various claims.
- Ottawa Light Rail Transit, *Ottawa, Ontario* – This project consisted of a \$2B light-rail transit project. Our team was appointed to investigate numerous delays and deficiencies along the Confederation Line. We analyzed the Notice of Dispute under the Project Agreement to RTG over defaults by the contractor.
- Barnes Jewish Hospital – *St. Louis, MO* – This matter consisted of delay and cost overrun analyses related to the general contractor’s construction failures whereby the concrete subcontractor did not provide adequate, level floors in various sections of the building.
- Egyptian Refining Company – *Cairo, Egypt* – This \$3.7B project consisted of an oil refinery expansion in Cairo accompanied by contradictory project documents, and Arabic & English “versions” that varied in scope and specifications. Our team was assigned to investigate project delays and cost overruns associated with the failure to complete the work within schedule.
- North Dakota New Diesel Refinery – *Dickinson, ND* – This matter consisted of delay analyses and cost overruns on a 49,500 barrel per day grassroots refinery poised to produce ultra-low sulfur diesel and premium gasoline.
- Zora Gas Field Development – *Sharjah, U.A.E.* – This project was the first gas exploration and production project of Dana Gas in the Gulf Co-operative Council (GCC). Our team was appointed this project to analyze significant schedule delays and cost overruns.
- Ritz Carlton Residence & Sales Center – *Miami, FL* – This matter related to the construction of an 89-unit luxury condo project whereby our team was appointed to investigate significant delays and cost overruns. The developer entered into lawsuits with potential purchasers of condos which were unable to be delivered to the occupants within the established timeline.
- Bush Beans Wastewater Reclamation Facility – *Dandridge, TN* - This project involved planning, process design, detailed design, and construction services for the replacement of an existing process water pretreatment system with a new PWRP. The vision for the new PWRP was to treat production process water to a higher effluent quality for reuse within the PWRP and for potential future reuse within the production facility. Additionally, sustainable reuse of process water for agricultural use played a role in the design of the new PWRP. Our team was appointed to investigate delays and disruptions to the project schedule.
- Carpenter Drive Intersection Improvement, *Sandy Springs, GA* – This \$1.78M project consisted of a realignment of Carpenter’s Drive intersection with Roswell Road in Sandy Springs. The owner retained our team to investigate schedule delays associated with the work.

- Rumba Project (Gerhardi, Inc.), *Montgomery, AL* – This matter related to the construction of a \$37.8M German auto supplier’s first North American plant in Montgomery, AL with core processes including injection molding, electroplating, assembly, and hot stamping. Our team was retained to investigate project delays and cost overruns.

General Contracting / Construction Management:

- Center for Disease Control & Prevention Building 24 – *Atlanta, GA* – This \$96M project consisted of a 323,000 Sf office and support facility which obtained LEED Gold Certification. The ground floor of Building 24 features a divisible large conference room and a snack bar that offers views outside to the campus greenspace and water feature. The upper floors of the facility provide office space for 1,100 occupants.
- Gordon County Judicial Complex – *Calhoun, GA* – This \$27M project consisted of a 350-bed jail facility. The facility is 101,000 Sf and includes a 25,000 Sf administration & jail support building, an 18,000 Sf Sheriff’s Office Building, and two housing pods.
- Hall County Detention Center – *Gainesville, GA* – This \$56M project consisted of a complex including 73,000 Sf jail administration building and 200,000 Sf of housing pods and support areas. Each housing pod is three stories (six levels including the mezzanine) as part of Phase 1. The jail administration building includes public areas and support spaces. The two housing pods contain a total of 1,026 beds.
- Gwinnett Detention Center – *Lawrenceville, GA* – This \$71M project consisted of the addition and expansion / renovation of an existing detention facility. The addition is 321,470 Sf, four levels (equal to eight stories) and houses 1,440 beds. The addition is on a seven-acre portion of the 50-acre facility and includes a medical facility, laundry, and food handling facility.
- Wheeler County Correctional Facilities Expansion – *Alamo, GA* – This \$27M project consisted of an expansion including the renovation of the special segregation dormitory and common service areas. A new perimeter road and installation of a Perimeter Detection System was also constructed.
- Coffee County Correctional Facilities Expansion – *Nicholls, GA* - This \$26M project consisted of an expansion including the renovation of the special segregation dormitory and common service areas.
- Emory Conference Center Hotel, *Atlanta, GA* – This project consisted of hotel renovations which included 325 total rooms, 15,000 Sf of exhibit space, 22 meeting rooms holding 2,438 people and 32,000 Sf of meeting space.
- Barnes & Noble Renovation – *Atlanta, GA* – This project consisted of new paint, new flooring and refreshing the café.
- Torn Counseling & Recovery – *Dallas, GA* – This project consisted of an interior tenant build-out combining two retail spaces to construct office space, break rooms, conference rooms and a gym.
- Family Dollar – *Ringgold, GA* – This project consisted of the engineering and renovation of a retail building which was damaged by a semi-truck. Construction included new steel framing, exterior sheathing, drywall, paint and flooring.

- I.K. Hoffman – Cartersville, GA – This project consisted of a tenant build out for a staffing agency to provide new office spaces, restrooms, and specific company branding.
- Vivid Salon Suites – Marietta, GA – This \$1.5M project consisted of a tenant build-out including 34 individual salon suites, color room, laundry room, and restrooms.
- Sunrise Senior Living – Dunwoody, GA – This \$300,000 project consisted of interior renovations which included 10,000 Sf of new ACT, paint, flooring, restroom renovations and millwork. This project was strategically performed to ensure current residents of the facility were not impacted by the ongoing construction.
- The Dallas Markets – Dallas, GA – This project consisted of construction management services to oversee the renovation of a warehouse facility to include new lighting, restroom renovations, new flooring, and paint.

Cost Engineering / Project Controls:

- Charter Street Heating Plant – Madison, WI – This \$140M project consisted of engineering, procurement, and construction services for the installation of a new biomass boiler that is capable of burning 100% biomass, as well as two new gas and ultra-low sulphur distillate-fire package boilers to replace the existing coal-fired units.
- Arizona Sun Foothills Solar Facility – Yuma, AZ – This \$1.5M project consisted of a 400-acre solar facility which was the first ever to be built on Arizona State Trust Land. This facility included 700MW of solar energy in its generation portfolio servicing 175,000 Arizona homes.
- Victor Phelan Solar One – Adelanto, CA – This \$880,000 project consisted of a 20 MW photovoltaic generating facility with enough electricity in one year to power 4,752 California homes.
- Banks County Courthouse Renovation & Courthouse Annex – Homer, GA – This \$7.8M project consisted of a renovation to both the interior and exterior of the building. The Superior Courtroom saw extensive renovations both in form and function. The revised inmate delivery system was improved with new secure holding and direct access to the Courtroom. The jury deliberation room and Superior Court Judge's Chambers were also heavily reconfigured.
- Emory Dowman Drive Relocation – Atlanta, GA – This \$2.5M project consisted of an exterior enhancement and realignment of the Dowman Drive entryway into Emory University's campus. The work consisted of new landscaping, new granite walls, columns, marble walls and seat walls as well as newly paved sidewalks and roadway.
- Atlanta Decorative Arts Center Renovation – Atlanta, GA – This \$7.5M project consisted of the installation of 9,720 Sf elevated wood decking to achieve ADA compliance. Renovations also included upgrading the HVAC system for the main building and three adjacent buildings totaling 400,500 Sf, along with an upgraded storefront enclosure.
- Emory Yerkes – Atlanta, GA – This \$8M project consisted of a 17,000 Sf building that incorporates animal treatment areas, labs and staff offices.

Professional History

Founder & President, Chatham Custom Homes, Dallas, GA (May 2019 – Present)

Founder & President, Chatham Construction Company, Dallas, GA (April 2019 – Present)

Managing Consultant (Delay & Cost Expert), Berkeley Research Group, LLC, Atlanta, GA (August 2017 – April 2019)

Senior Consultant (Delay & Cost Expert), Secretariat International, Atlanta, GA (August 2014 – July 2017)

Founder & President, Chatham Realty Group, Dallas, GA (August 2015 – Present)

Founder & President, Blue River Property Management, Cartersville, GA (April 2012 – July 2017)

Project Controls & Sustainability Committee Chairman, AMEC Engineering, Atlanta, GA (March 2011 – March 2014)

Project Management, Turner Construction Company, Atlanta, GA (March 2006 – August 2011)

Education & Teaching

B.B.A in Management, Kennesaw State University (December 2002).

M.S. in Construction Management, Kennesaw State University (December 2008).

Assistant Professor, Kennesaw State University, Marietta, GA (January 2008 – September 2023).

Published Author, Manuscript entitled, “A Decision Support System for the Revitalization of Housing and Urban Development Properties to Gain a Profit”. Accepted into publication by the International Facility Management Association and presented at the IFMA WWP Charlotte 2018 Conference.

Licenses & Certifications

General Contractor – GA #GCQA006327

Residential & Light Commercial – GA #RLCI001593

Real Estate Broker – GA #365828

LEED Accredited Professional with specialty designation of Building Design + Construction.