

DAVID T. LUNKA

BRG

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SUMMARY

Mr. Lunka is a director based in BRG's Atlanta office. He has more than forty years of industry experience.

EDUCATION

BS, Construction Technology Bowling Green State University, August 1979
American Arbitration Association Basic and Advanced Arbitrator and Mediator Training
Former Member – Large Complex Case Arbitration Panel

PROFESSIONAL EXPERIENCE

DTL Group Inc.

Chagrin Falls, Ohio 1996-Present

President and Founder

- Established construction consulting company in March 1996
- Preparation and defence of construction claims including providing of expert testimony at trials and arbitration proceedings
- Preparation of CPM schedules and analysis of impacts to productivity and completion due to delays, disruption and interference
- Provide Construction Management (CM) and project management services to Owners
- Provide Owners Representation services during construction projects
- Provide analysis of claims involving extended home office and project extension costs related to delays and disruption of work
- Audit internal accounting and cost records to determine validity of Eichleay formula components including sales, project billings and allowable Office overhead expenses as well as review of planned versus actual job cost for determination of actual versus claimed loss
- Provide CPM scheduling services for construction projects
- Served as mediator and arbitrator for American Arbitration Association
- Act as Dispute Resident Advisor for ODOT on large civil works projects

R. V. Buric Construction Consultants

Chagrin Falls, Ohio 1994 - 1996

Senior Consultant

- Developed delay claim analyses, including research, organization, drafting of reports including graphics and calculation of damages for negotiation, arbitration and litigation
- Provided expert testimony regarding impact of schedule disruptions, standard of care in the construction industry, compliance with plans and specifications and impacts to productivity
- Assisted contractors in the negotiation of change orders and claims for additional time and compensation for additional work.
- Provided training on construction documentation to contractors, subcontractors and owners

- Provided completion services to sureties on defaulted construction performance bonded projects including civil works and a golf course.

R. V. Buric Construction Consultants

Chagrin Falls, Ohio 1991-1993

Project Consultant

- Worked directly with contractors and owners in the development of CPM schedules. Schedule preparation included work sequencing, resource loading and leveling, cash flow projections, tracking of shop drawings, submittals and procurement, computerization and graphics
- Worked with surety clients to manage and oversee the completion of defaulted construction projects including project closeout

Lunka Builders & Developers, Inc.

Painesville, Ohio 1988-1991

Vice President

- Responsible for development of fifty-unit condominium complex including preparation of cash flow projections and pro-forma for financing. Extensive involvement with obtaining permits, conceptual and final design and site layouts prepared by architect and engineer
- Provided preliminary design, sales and project management for construction of upscale single-family homes.
- Involved in negotiations with master developer for purchase of land tracts and development criteria
- Responsible for procurement of architectural services and implementation of owner's changes to design

Lunka Bros., Inc.

Painesville, Ohio 1982-1987

Project Manager

- Responsible for estimating, project management, scheduling and contract negotiations for numerous commercial, industrial, and institutional construction projects
- Provided marketing and prepared design-build proposals for numerous pre-engineered metal building projects including conceptual design and budgeting
- Lunka Bros., Inc. Painesville, Ohio 1979-1981

Estimator and Superintendent

- Estimated cost for commercial construction projects including solicitation of subcontractors and suppliers and take-off and assembly of bid proposals
- Responsible for implementation of company-wide job cost control systems
- Provide field supervision for commercial construction projects

RECENT PROJECT INVOLVEMENT (DTL GROUP INC.)**Automotive Plant – Detroit, Michigan**

- Preparing delay and loss of productivity analysis for subcontractor on production plant being construction.

Automotive Plant – Warren, Michigan

- Preparing claims for multiple contractors against Owner due to impact to construction productivity resulting from delays, scope changes and Covid-19.

Tire Production Facility – North Carolina

- Prepared claim against Owner on behalf of General Contractor on a \$100,000,000 greenfield tire plant. Assignment included extensive schedule analysis and deposition testimony.

Seymour Johnson AFB – North Carolina

- Preparing delay and loss of productivity analysis on \$60,000,000 hangar on behalf of General Contractor against Army Corps of Engineers. Assignment includes extensive analysis of the impact of Covid-19 to construction productivity and defence of subcontractor claim.

Ohio Realty Advisors – Akron, Ohio

- Acted as Developers Representative for the construction of the \$150,000,000 Goodyear Tire World Headquarters
- Managed day-to-day interaction with design team, tenant and construction manager
- Monitored schedules for construction
- Negotiated change orders
- Processed Pay applications and prepare master application to multiple lending authorities

IRG Realty Advisors – Akron Ohio

- Worked as Owners consultant on \$900,000,000 re-development of the Pro Football Hall of Fame Site in Canton, Ohio
- Negotiation of CM and Architects agreements
- Prepare and monitor Master Development Schedule
- Prepare Site Logistics Plan

Calfee LLP Cleveland, Ohio

- Acted as Owners Representative for the construction of new law offices in historic structure in Downtown Cleveland
- Prepared RFP and selection criteria for architectural and engineering services
- Prepared RFP for selection of General Contractor
- Interfaced with building Owner to negotiate and manage lines of demarcation for tenant finishes and

Corporex Construction and Development, Covington, Kentucky

- Assisted Developer in management of upscale condominium projects
- Interfaced with Construction Manager and Design Team
- Analyze claims filed by Subcontractors
- Provided Expert Report for claims of Subcontractors and Construction Manager

Bowling Green State University – Bowling Green, Ohio

- Providing analysis of claims submitted by contractors and review and analysis of CPM schedules and updates for various dormitory and educational projects
- Review and monitor schedule progress on several on-campus projects
- Review change orders for validity and impact to project schedule

Ford Field – Detroit, Michigan

- Provided analysis and defence of approximately \$130,000,000 claim from primary structural steel contractor
- Preparation of Owners counterclaim for delays and acceleration
- Assisting counsel with discovery and analysis of project documentation
- Perform detailed schedule analysis to determine impact to the project critical path resulting from delays experienced during the project

Walbridge, Detroit Michigan

- Provide analysis and defence of Subcontractor claims on large industrial, institutional and civil works projects
- Prepare claims against Owners for delays, loss of productivity
- Assisting counsel in defence and settlement of Owner and Subcontractor claims

Ohio Farmer Insurance Company – Westfield Center, Ohio

- Provided preparation of claims for numerous defaulted projects in the Detroit, Michigan area
- Assisting with negotiation and settlement of claims with Owners and subcontractors
- Negotiated close-out change orders with sub-contractors

Jervis B. Webb Company – Detroit, Michigan

- Prepared claim and provided expert testimony seeking damages and time extension for electrical subcontractor on a \$60,000,000 hospital project in Ann Arbor, Michigan. Assisted counsel in preparation for cross-examination of opposing witnesses

First Energy

- Provide analysis of claims asserted by the general contractor and assist counsel in preparation of counter claim for damages on a \$140,000,000 power plant addition and modification in Toledo Ohio

R. J. Martin Electrical Contracting Co., Inc. – Cleveland, Ohio

- Advised client on reservation of rights, analysis of schedule updates and productivity monitoring for a potential claim on a school project in Kent, Ohio.
- Provided analysis of loss of productivity and report on related damages due to schedule delays and interference experienced on a federal housing project in Cleveland, Ohio
- Prepared procedures for monitoring delays, disruptions and impacts to productivity for elementary school project in Cleveland, Ohio

American Arbitration Association – Cleveland, Ohio

- Served as arbitrator for twenty-five plus disputes involving commercial and residential construction ranging from civil works to building construction
- Served as mediator for multiple cases involving construction disputes

Marino Construction – Milwaukee, Wisconsin

- Provided claim preparation and testimony on several municipal works projects.

Ohio and Wisconsin Departments of Transportation

- Have been engaged as a dispute resolution advisor on several large highway projects in Ohio and Wisconsin.
 - ODOT 07-387 DRB
 - ODOT 15-057 DRB
 - ODOT 18-446 DRB
 - ODOT 24-001 DRB
 - ODOT 23-3005 DRA
 - ODOT Karvo v. ODOT Mediation
 - WISDOT 3576-07 71/72
 - WISDOT 1022-0872

Detroit Crime Commission

- Analysis of potential bid-rigging on a public works project Flint, Michigan.

LECTURES

American Association of Cost Engineers – Chicago/Milwaukee Chapter Ohio Construction Law Seminar
Analysis of Construction Claims - Cleveland Chapter of CPA's Scheduling and Claims Avoidance -
Bowling Green State University