

# SWAINSTON

## CONSULTING GROUP

### LANE SWAINSTON

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#### EXPERIENCE

Principal Consultant, Swainston Consulting Group, Providing consulting and expert services to public and private owners, design professionals, contractors, and attorneys on a variety of projects ranging from hundreds of thousands to hundreds of millions of dollars. Expert testimony and certifications regarding slip, trip, and fall claims and building code analysis relating to premises liability. Some emphasis on local and state government relations. (Formerly Project Management Consulting)

Managing Consultant, Thomas Anderson & Co., 1539 Little Dove Court, Henderson Nevada 89014. September 1995 to October 1998. Providing consulting and expert services to public and private owners, design professionals, contractors, attorneys, and insurance carriers on a variety of projects including jobsite and premises safety evaluations and expert testimony related to applicable codes and ordinances.

Principal, Project Management Consulting a.k.a. Swainston Consulting Group, 1539 Little Dove Court, Henderson, Nevada 89014. January 1992 to present. Providing consulting and expert services to public and private owners, design professionals, contractors, insurance carriers and attorneys on a variety of projects ranging from hundreds of thousands to hundreds of millions of dollars, some emphasis on local and state government relations. Expert testimony and certifications regarding slip, trip, and fall claims and building code analysis relating to premises liability.

Project Manager, High-Point, 1050 East Flamingo Road Ste., N-337, Las Vegas, Nevada 89119. January 1994 to June 1995. Construction related consulting for project management and

litigation support on both public and private projects of all sizes. Clients included owners, contractors, design professionals, attorneys, sureties, insurance carriers, and lending institutions. Work during this time included comprehensive project management for capital improvements for the Chloride School District in Arizona and construction control services on the Phase 1 of the Hard Rock Hotel project. Many assignments related to jobsite and premises safety and liability. Offered testimony regarding code compliance, lighting, and safety.

Production Manager, Green Valley Electric, 714 W. Sunset Road, Henderson, Nevada 89015. March 1993 to January 1994. Part time. Responsible for contract administration, management systems and oversight of company policies and procedures including jobsite safety. Projects were primarily industrial and commercial with some emphasis on process controls including water and wastewater.

Director, Construction Management, Clark County School District, 2832 East Flamingo Road, Las Vegas, Nevada 89121. December 1989 to January 1992.

- Established a new Department to manage to the contract administration, design, construction and inspection of capital improvements valued at approximately  $\frac{3}{4}$  billion dollars.
- Set up and implemented an extremely successful program for claims avoidance and resolution.
- Compressed a ten-year capital improvement program into five years with favorable impact on budgets.
- Directed the design and construction of over 50 new schools, 26 major additions, and several large support facilities.

Assistant Director, Engineering & Construction, Clark County School District 2832 East Flamingo Road, Las Vegas, Nevada 89121. December 1988 to December 1989.

- Organized a system for the design, construction, code compliance inspection, and contract administration of all capital improvements for the district.
- Completed over 65 million dollars worth of new facilities ahead of schedule with cost savings that allowed for the construction of an additional new school.
- Managed an in-house work force of over 70 employees and handled contract administration for dozens of design professionals and outside consultants.
- Responsible for Building Code Enforcement – served as Certified Building Official for Class A Building

Department. Offered testimony regarding premises liability cases regarding District properties.

Coordinator, Architectural & Fire Retrofit, Clark County School District, 2832 East Flamingo Road, Las Vegas, Nevada 89121. March 1985 to December 1988.

- Set up and successfully carried out a multi-million dollar life safety retrofit program involving over 100 separate facilities.
- Implemented a computer based drafting network.
- Established constructability review and value engineering programs.
- Certified as a Building Official and was responsible for Plans Check and Building Code Interpretation and Enforcement including life safety and accessibility.
- Established standards for all contract documents and published a comprehensive procedures manual.

Project Coordinator, Atlandia Design, (Mirage Resorts), 3260 Industrial Road, Las Vegas, Nevada 89109. June 1983 to March 1985.

- Completed over 50 million dollars in new construction, along with extensive retrofit and remodel of existing facilities. Work included a new high-rise tower and major renovation and remodel work on two existing towers.
- Met extraordinary scheduling and logistical challenges without disrupting ongoing operations. Responsible for all aspects of safety relating to facility design and construction.

Teaching Assistant, Brigham Young University, School of Engineering, Industrial Education Department, Provo, Utah 84601. September 1982 to April 1983.

## **EDUCATION**

B.S. in Construction Management, Brigham Young University, Provo, Utah, April 1983. GPA 3.5 of 4.0. Major course work included studies in scheduling, estimating, contract administration and law, building systems and design, advanced materials and methods, HVAC systems, structural engineering, electrical, concrete, inspection and codes, engineering geology, accounting, technical writing, and business administration. Significant experience with computer based management systems. Postgraduate education includes presentation of and attendance at numerous professional seminars and certifications including "Fundamentals of lighting" and certification course for English XL and Bot 3000E Tribometers.

**CERTIFICATIONS/  
AFFILIATIONS**

- Certified Building Official (CABO) in 1987 (current with ICC).
- Licensed General Contractor, Nevada “B”/Utah E-100, B-100, R-100.
- 30 Hour OSHA Construction Certification.
- Current certification as an expert in the use of the English XL slip meter (CXLT).
- Current certification as an expert in the use of the Bot 3000E.
- Certified Walkway Safety Auditor per ASTM F2948-13 Standard Guide for Walkway Auditor Qualifications.
- Nevada Licensed Reserve Study Specialist.
- Memberships in the
  - American Arbitration Association,
  - American Indoor Air Quality Council,
  - American Society for Testing and Materials (ASTM),
  - American Society of Civil Engineers (ASCE),
  - American Society of Nondestructive Testing (ASNT),
  - American Society of Safety Professionals,
  - Association of Professional Reserve Analysts,
  - Community Associations Institute,
  - Construction Management Association of America,
  - Construction Specifications Institute,
  - Council of Educational Facility Planners,
  - Design and Construction Quality Institute,
  - Home Safety Council,
  - Human Factors and Ergonomics Society,
  - Illuminating Engineers Society (IES),
  - International Association of Electrical Inspectors (IAEI),
  - International Code Council (ICC),
  - International Play Equipment Manufacturers Association (IPEMA),
  - International Society Aviation Photographers,
  - International Society of Explosives Engineers (ISEE),
  - National Academy of Code Administration,
  - National Aerial Photography Program (NAPP),
  - National Fire Protection Association (NFPA),
  - National Recreation and Parks Association (NRPA),
  - National Safety Council (NSC),
  - National Floor Safety Institute (NSFI),
  - Nevada Landscape Association,

- Professional Aerial Photographers Association (PAPA),
- Project Management Institute.
- Certified Professional Code Administrator (NACA).
- Multiple FEMA certifications.
- Appointed as an Fee Dispute Arbitrator by the State Bar of Nevada (2008 to Present)
- Adjunct faculty member at College of Southern Nevada teaching Building Codes.
- Certified Professional Code Administrator of the National Academy of Code Administration since 1988.
- Past certifications in various aspects of asbestos abatement.
- Presentation of paper to the International Convention of the Construction Management Association of America titled “Successful Management of a New School Construction Program”.
- Presentation of paper at the American Society of Landscape Architects (ASLA) titled "Implementation of Photography with Landscape Architecture".
- Presentation of paper at the West Coast Casualty's Construction Defect Seminar titled "The Use & Abuse of Sampling and Extrapolation in Construction Defect Lawsuits: Construction Defect Claims-Is Your Team Complete?"
- Presentation of paper at the Wilson Management Aspen Conference “What Owners Expect from a Construction Contract”.
- Fieldwork as an Ironworker, Carpenter, Teamster, and Electrician.
- Appointed as an Arbitrator by the American Arbitration Association.
- Served as Director for Nevada Landscape Association.
- Commander for the Nellis Air Force Base Support Team
- Tactical photographer for LVMPD SWAT team and Henderson SWAT team since 1991-2020
- Professional Member of the National Recreation and Park Association
- Certified Wildfire Mitigation Specialist (CWMS) with the NFPA.
- Civic Leader Program, Nellis Air Force Base & Nevada Test and Training Range.
- Certified Master Aerial Photographer
- Certified Craftsman Photographer/Member of Master Photographers International.