

# Robson Forensic

Engineers, Architects, Scientists & Fire Investigators

## C. WILLIAM BREWER, P.E. Civil Engineer

Over three decades of experience with large-scale engineering, construction, and real estate development projects. Licensed as a Professional Engineer with expertise in real estate acquisitions, strategic planning, entitlement, permitting, land planning, civil engineering, design process management, construction management, program development, and master planned community development. Areas of project management experience include; CPM scheduling, cost estimating, value engineering, evaluating delay claims, and change order analysis.

Provided leadership integral to the success of several high profile and environmentally sensitive master-planned community development projects in the Southeastern United States.

Also has decades of experience in athletics as a competitor, coach, volunteer and event organizer as well as in athletic facility design and construction.

### PROFESSIONAL EXPERIENCE

2008 to **Robson Forensic, Inc.**  
present *Associate*

Provide technical investigations, analysis, reports, and testimony towards the resolution of commercial claims and personal injury litigation involving construction practices, civil engineering, construction management, real estate acquisitions, strategic planning, land planning, permitting, and failure analysis.

#### **Community Development:**

- Entitlements, feasibility analysis, permitting, and development agreements
- Land acquisition, land planning, green field development, and wetlands
- Site development, infrastructure, roads, water distribution, wastewater collection, and storm water management systems
- Dry utility systems, pumping stations, and infill development

#### **Heavy construction:**

- Trench safety, shoring, pipe laying, excavation, and open caisson construction
- Crane lifting, demolition, deconstruction, concrete recycling
- Erosion control, mass earthwork, dredging, blasting

#### **General Construction:**

- Low and mid-rise residential and commercial construction
- Precast concrete fabrication and erection
- Structural renovation and remodeling

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### Special Projects:

- Community parks, regional parks, athletic facilities
- Recreation facilities, aquatics facilities, and athletic facilities
- Leisure facilities including natural preserves, walking and fitness trails
- Community centers, playgrounds, gymnasiums, and temporary school facilities

2007 to  
present

### **Murphy environmental & Land Management, LLC**

*Vice president – Project Manager*

Murphy environmental & Land management, LLC specializes in environmentally sustainable heavy construction services including green waste reduction, deconstruction, erosion control and site stabilization, concrete crushing and recycling.

Providing project management services for environmentally sustainable heavy construction undertaken by Murphy.

2007 to  
present

### **C. William Brewer, P.E., Hilton Head Island, SC**

*Project Management Consultant*

Provide project management services for all phases of construction and community development: acquisition, entitlement, expert witness, claims documentation, dispute resolution, cost estimating, strategic planning, design program and project management, environmental compliance, project close out, and community development planning services.

2002 to  
2007

### **Picerne Military Housing, Fort Bragg, NC**

*Development Director*

Picerne Military Housing is a leader in the privatization of family housing in partnership with the United States Army under the Residential Communities Initiative (RCI) program. The Fort Bragg RCI program provides for the ownership, operation, maintenance, renovation and/or replacement of 5,578 homes serving military families on Fort Bragg. Provided market-grade new, replacement and renovated family housing while maintaining housing availability and occupancy levels.

Directed preparation of the construction and development volume of the Community Development and Management Plan for the program – received congressional approval on May 1, 2003. Responsible for design including all new home, renovation and redevelopment plans, site plans and engineering; as well as for all site development, utility systems and service agreements, entitlement and permitting.

### Successes and accomplishments:

- Directed environmental due diligence for the initial program real properties and subsequent acquisitions and refinancing.

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- Led the design and environmental permitting processes for the acclaimed 1,100-acre Linden Oaks community at Fort Bragg including 1,600 homes, commercial sites, security, schools, recreational amenities and environmental preserves.
- Negotiated special utility service agreements and obtained necessary system operation approvals to provide service to the Linden Oaks community.
- Delivered 1,150 home sites.

2000 to 2002 **C. William Brewer, P.E.**, Hilton Head Island, SC  
*Project Management Consultant*

Provided acquisition and project management expertise to **Ecological Investments, LLC**; developer of Butterfly Kingdom. This project was a visionary environmentally focused commercial/education/entertainment destination being developed in Jasper County, South Carolina. Drafted the Planned Unit Development (PUD) ordinance and successfully completed the acquisition and entitlement of this complex project, securing approvals from municipal, county, and state agencies.

Served as advisor to the management of the **Oakview Group, LLC**, developer of The Neighborhoods at OakView community on Hilton Head Island, SC.  
Directed development of advertising collateral, developed program for site enhancements and assisted management in the development of pricing strategies.

Furnished project management expertise to **I-95 Properties, LLC**; developer of the proposed Gateway Crossings PUD. Provided strategic business and community development planning for proposed planned unit development in Hardeeville, SC.

1997 to 2000 **Del Webb Communities, Inc.**, Bluffton, SC  
*Vice President - Land Development*

Del Webb (now a subsidiary of Pulte Homes) is the nation's leading developer of active adult communities. Sun City Hilton Head is a 5,600-acre master planned community with two golf courses, delivering 450 homes per year and planned for 8,625 homes. Challenges included storm water management, utility infrastructure requirements, weather sensitive soils, environmentally sensitive area, scarce human resources and a limited contractor base.

Responsible for all land planning and engineering, preparation of land, construction and coordination of major infrastructure including bridges, electric power system, gas transmission pipelines water and sewer, subdivision improvements, golf course(s), special projects, community and residential landscaping. Managed staff of 81 and an annual budget in excess of \$20,000,000. Member of site Executive Management Team responsible for product development, and strategic planning of Sun City Hilton Head.

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### Successes and accomplishments:

- Coordinated the land development and engineering phases of due diligence for the acquisition of the Spruce Creek Company near Ocala, Florida.
- Developed comprehensive timber and soil management and utilization plans.
- Reduced developed lot costs by 32%. Developed and implemented operating plan for an in-house heavy construction division.
- Delivered 1,300 lots and achieved target of > 350 lots developed ahead of sales.
- Managed the design and construction of the landmark US 278 bridge.
- Resolved major drainage issues and upgraded storm water management plan for the 100-year design storm, while maintaining water quality.
- Water quality best practices recognized by SCOCRM as model for other developers.
- Upgraded community tree replacement and landscaping standards for SCHH.
- Improved coordination and cooperation with environmental agencies, and utilities.
- Assembled and developed a strong Land Development project team.
- Developed and implemented a coherent signage program.
- Managed construction of the Hidden Cypress golf course.

1988 to 1997 **Arvida/JMB Partners, Weston, FL**  
*Director - Development/Engineering*

Managed the engineering and land development of Weston, Arvida's 10,000-acre 17,250 unit "Hometown" that incorporated as a city in 1996. From 1,000 to 1,300+ homes were delivered annually. Blasted, excavated and transported in excess of 1,000,000 cubic yards of earth per month. Provided planning and construction of extensive infrastructure in an environment of wetland permitting, complex regulations, and high sensitivity to the environment.

Directed comprehensive engineering and land planning, contract administration, mass earthmoving, infrastructure planning, pipelines and 'dry' utilities system, site improvement, and special project functions. Coordinated with public agencies and units of government including the Indian Trace Community Develop District (ITCDD), City of Weston, Broward County, and the State of Florida. Managed annual budgets of up to \$40,000,000.

### Successes and accomplishments:

- Member of team evaluating potential real estate acquisitions and performing feasibility analyses for real estate developments.
- Planned and delivered over 8,000 home sites and over 500 acres of commercial, recreational, institutional and educational uses. Prepared site specific PUD

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ordinances for successive phases.

- Key member of the team planning the creation or enhancement, and preservation of over 1700 acres of wetlands. Directed extensive geotechnical, hydrogeological and biological research.
- Directed extensive study of blast vibration effects on residential structures. Directed proactive technical analysis, documentation and effective public education program of the effects of construction blasting.
- Optimized ITCDD participation and financing of major infrastructure (water, sewer, storm water management and arterial roadway systems).
- Managed construction of Weston Hills Country Club golf courses
- Directed special projects including the renovation and expansion of the Athletic Club at Weston, and the design and construction of neighborhood parks and recreational facilities including the 42-acre Tequesta Trace Park.
- Restructured earthwork methods and contracts resulting in reduced costs, and increased fill yield and recovered \$5.3 million credit for earthwork from the ITCDD.
- Drafted unprecedented security agreement with Broward County; replaced \$15,000,000 of out-standing bonds and eliminated the need for \$70,000,000 of future bonds.
- Planned and delivered modular elementary school complex in 9 weeks.

1984 to 1988 **F.W.D.C., Inc.** (A subsidiary of Cenvill Development Corp.), Pembroke Pines, FL  
*Vice President and Project Manager*

Century Village at Pembroke Pines is a 750 acre 7,250 unit condominium retirement community in Pembroke Pines, Florida. Sales ranged from 400 to 900 units annually. Mid-rise residential buildings were constructed of precast concrete that was fabricated on site and erected by an in-house division.

Responsibilities included building design and construction, preparation and erection of precast concrete, utilities and pipelines, site planning and land development. Responsible for the preparation of engineering feasibility studies and due diligence evaluations of various real estate projects undertaken by Cenvill Development. Provided technical support to other Cenvill projects. Managed annual budgets of \$20,000,000 and a staff of 70.

Successes and accomplishments:

- Prepared reports and performed due-diligence analysis for acquisitions and entitled commercial properties.
- Directed the design, value engineering, and construction of an on-site 4 MGD wastewater treatment plant and an 8 MGD deep well injection system.

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- Managed the design and construction of 1,100 mid-rise condominium units.
- Completed the construction of a 130,000 square foot recreation facility including 1,100-seat theater.
- Directed emergency structural renovation of Century Village at West Palm Beach clubhouse.
- Represented building industry on fire code drafting and enforcement committee.

1983 to **Keith and Schnars, P.A.**, Fort Lauderdale, FL

1984 *Civil and Structural Engineering Project Manager*

Keith and Schnars provide planning, civil, structural, environmental, surveying and geotechnical services to public and private clients through out Florida.

Responsible for a variety of civil and structural projects including site work for additions to buildings at the University of South Florida, utility pipeline projects, structural elements for the Sawgrass Expressway, and private site developments. Construction experience was well utilized in value engineering and constructability review.

1977 to **Lanzo Construction Co., Florida**, Pompano Beach, FL

1983 *Project Manager*

The Florida division of Michigan based Lanzo Construction specialized in pipeline construction and also constructed a variety of master pumping stations, and water/wastewater treatment plants.

Responsible for project management, estimating, scheduling, and purchasing for multi-million dollar pipeline, roadwork, master pump station and treatment plant projects. Designed various project elements including, open caissons, shoring, and dewatering systems.

## ADDITIONAL ACTIVITIES & SPECIAL PROJECTS

Community and Regional Parks, athletic fields, aquatics facilities, track & field facilities, golf courses, tennis courts, sports lighting, bicycle facilities, leisure facilities including natural preserves, walking and fitness trails, playgrounds, gymnasiums, community centers, swimming pools, theater, temporary school facilities, bridges, wastewater treatment plant; 3500-foot deep injection well, etc.

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### ATHLETIC FACILITIES

Has consulted on, managed the design, design-build and/or construction, of athletic and recreational facilities in including the following examples:

- Layout of the University of Connecticut track, Storrs, CT
- Tequesta Trace Park athletic complex including 400m track & field facilities Weston, FL
- Neighbor hood playgrounds, recreation complexes and community centers.
- Independence Bay community center (Deerfield Beach, FL) design included decorative pools as well as swimming pool;
- T-Y Park natural pool facility modifications (pumping equipment)
- Century Village at Pembroke Pines, FL community (indoor and outdoor short course) and neighborhood pools;
- Century Village (WPB, FL) structural renovation of indoor pool facility;
- Centura Park community center Pompano Beach, FL (outdoor pool facility)
- Weston, FL various pools including: short course competition pool and indoor spa renovation (Athletic Club at Weston), lap pools (e.g. Weston Hills CC) and neighborhood pools;
- Sun City Hilton Head (Bluffton, SC) various community athletic facilities and pools
- Fort Bragg, NC Family Housing Neighborhood Centers including lap pool design.
- Hardeeville, SC for Ecological Investments coordinated design program for Butterfly Kingdom project including proposed decorative pools and water park.
- Golf courses: Weston Hills Country Club, Century Village at Pembroke Pines and Hidden Cypress at Sun City Hilton Head.

### ATHLETIC BACKGROUND (AS PARTICIPANT, COMPETITOR AND/OR COACH)

Running, track & field, road racing, triathlon/duathlon, swimming, open water swimming, cycling, soccer, gymnastics, weight training, skiing (Alpine and Nordic), sailing, rock and ice climbing, football

### ATHLETIC BACKGROUND (AS OFFICIAL, EVENT COORDINATOR OR DIRECTOR)

Track and field, triathlon/Duathlon and road racing event coordination including training and utilization of volunteer officials, judges, timers, and participants; responsible for safety of participants, officials and attendees.

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### PROFESSIONAL CREDENTIALS

Professional Engineer: Florida, South Carolina and North Carolina

### EDUCATION

B.S., Civil Engineering, University of Connecticut, Storrs, Connecticut, 1977

### PROFESSIONAL MEMBERSHIPS

American Society of Civil Engineers (ASCE)

National Society of Civil Engineers (NSPE)

Florida Engineering Society (FES)

Urban Land Institute (ULI)

*Past Affiliations:*

Member, City of Margate, FL Unsafe Structures Board

Member, Broward County, FL Fire Code Subcommittee

Member, Broward County, FL School Board's Consultants Selection Committee

Member, Builders Association of South Florida (BASF) Board

Chair, BASF legislative committee (and various technical committees)

American Concrete Institute

American Water Works association

Affiliate (non attorney) member, Environmental & Land Use Law section FL Bar Association

### PUBLICATION

Brewer, C. William, P.E., A Summary of the Effects of Blasting in South Florida.  
Weston, Florida, 1996 (Internal booklet prepared at Arvida – distributed to  
residents and public officials)