



AAA Mediation.org™

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Elk Grove, California



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Current Employer-Title Winning CM Strategies, LLC – Independent Project Neutral

Panelist Video <https://www.adr.org/videoresume?paramName=819125490>

Professional Summary MC3 Certified Mediator, Project Neutral, Advisor, Program Management Consultant

Past Construction Experience in the field involved:

Completion Planning · Commissioning Plans · Construction Schedule Development, Maintenance, Reporting and Review · Claims Avoidance Techniques · Development of Front-End Documents (Division 00 - 01) · Fragnets · Integration of Dispute Resolution Techniques · KPIs/OKRs · Management of Unforeseen · Meeting Facilitation · Programming of Scheduling Software · Pull Plans · Risk Identification and Mitigation Strategies · Settlement Conferences · Strategic Planning · Time Impact Analysis

21 years Construction

12 years Scheduling / Process Improvement Consultant to United States Air Force

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Work History CEO, Winning CM Strategies LLC, 2019-Present; Project Controls/Scheduling Manager, Vanir Construction Management, 2017-2019; Lead Regional Scheduler, Turner Construction, 2006-2017;

Senior Corporate Scheduler, Kitchell CEM, 2004-2006; Corporate Scheduler, Lewis C Nelson & Sons, 2002-2004; Senior Scheduler/Programmer, Robbins-Gioia, 1994-2002; Cost Accountant, Grumman Data Systems, 1990-1994.

Experience

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Experienced enterprise risk manager, program controls manager, project neutral, mediator and arbitrator. Her work has supported the successful delivery of multiple CDCR and complex Northern California projects. She effectuates savings to an organization's bottom line by providing executive advisement in construction strategies and risk management, assisting in the development of organizational infrastructure. This strengthens the executive management team's ability to evaluate alternatives, set priorities, collaborate on approaches with the goal of achieving strategic objectives.

Provides delivery support services through the integration of dispute resolution techniques into the construction workflow, processes, and contracting agreements. This includes facilitating workshops in plurilateral settings focusing on process, procedures, and program dynamics, always guiding project teams toward resolutions and an aligned path forward. She is an expert at harnessing collective intelligence in plurilateral settings, steering toward resolutions and solutions.

Expertise is held in both project and program scheduling, time impact and cost analysis, risk management and process improvement on program volumes totaling over \$10B. Involved in the mitigation of complex construction issues, and facilitation of multi-stakeholder mediations, negotiations, and settlement conferences. Proficient in the development and writing of contract documents for the construction industry.

Counsel Program and project teams in the integration of dispute resolution techniques into construction workflows, processes, and contract agreements. Support teams in the effective management and adaptation of contract changes.

A respected expert in project life cycles and construction phasing, with an extraordinary knowledge of the construction building sequences, understanding of building systems, and workflows of each trade and discipline. Understands the integration of design and construction requirements influencing the operations of the program/project. Majority of practice is devoted to the establishment of cause and merit for issues impacting workflow, time, cost, constructability, and completion of the projects. The mediations occur during the project lifecycle with an average volume in excess of \$750K.

Recognized expert in facilitating collaborative approaches in reaching resolutions, settlements, and a path forward, while maintaining an adherence to the contracts.

Mediator Experience

Established as an independent project neutral in over 40 cases, serving as a mediator on complex, multi-stakeholder construction for the California Department of Corrections and Rehabilitation (CDCR). Mediate complex construction issues entangled by a complex set of specifications.

These mediations consist of multi-stakeholders (average of 10-15 individuals) and cover the resolution of project disputes, discovery of causation and merit, negotiation of damages, and settlement conferences. The majority of the mediation practice is devoted to the establishment of causation and merit for disputes impacting workflow, time, cost, constructability, and completion of the projects.

Contracted as an independent consultant to mediate less complex disputes for various school districts in the State of California.

Representative Issues Handled as a Mediator

Facilitation of collaborative approaches in reaching resolutions, settlements, while maintaining an adherence to public contracts; causation and merit of time and cost impacts; maximum disputed volume up to \$32M; cost benefit analysis for risk mitigation vs termination; exposure analysis for all stakeholders; notice to cure; notice for default; risk mitigation implementation; resolution of impacts related to directives made by authorities having jurisdiction; COVID-19 (time impacts, supply chain, resource availability, and cost escalations).

Mediator Style & Process Preferences	<p>Mediation is positioned on the alternative dispute resolution continuum whereby parties still retain power over their destinies. I facilitate difficult conversations in a productive way, maintaining neutrality, yet strive to be instrumental in changing the face of conflict by revealing common ground, and fostering a path forward. This requires subject matter knowledge, emotional intelligence, empathy, listening skills and the ability to respond to intense emotions in a productive way.</p> <p>My pre-mediation approach sets the goals, tone, and expectations of the mediation. I facilitate pre-meetings, exchange of information, briefs, establishment of collaborative agendas and timelines. Mediations are then conducted via joint sessions with breakout rooms. The average number of individuals in a session is 10-15; however, there have been sessions with as many as 40 persons in the room.</p> <p>A conflict in construction is usually multi-stakeholder, characterized by layers of issues, interests and emotions which have been developed and triggered throughout the impact. A process is established for the preparation and sharing of information necessary for a productive outcome. Each party makes commitment to have a representative present who holds the authority to settle.</p> <p>Evaluation is given, upon request, and approached with caution.</p>
Technology Proficiency	<p>Technically Proficient in:</p> <p>Acrobat Product Suite · Bluebeam · Construction Management Software Platforms · Google Workspace · Microsoft Project · Office 365 Product Suite · Phoenix Scheduling Software · Primavera Scheduling Software (P6) · SharePoint Platforms · TEAMS Platform · Visio · Zoom</p>
Education	<p>Pepperdine School of Law Straus Institute (Masters in Dispute Resolution (MDR)-2021); Cedarville University (BS, Business Administration, Finance and Marketing-1990).</p>
Professional Licenses	<p>MC-3 Certified Mediator (2022) · DRBF (2023 · Caltrans DRB (2023) · Early Dispute Resolution (2021) · WBENC (2021) · WOSB (2022) · SB (Micro) and SB-PW (2021).</p>
Professional Associations	<p>Firm Owner Memberships:</p> <p>American Bar Association (ABA): Construction / Dispute Resolution Forums Construction Management Association of America (Northern California) Early Dispute Resolution Institute MC3 Certified Mediator (Executive Board) Mediate.com – Premium Mediator Mediators Beyond Borders International (MBBI) National Association of Women in Construction (NAWIC) Project Management Institute – Silicon Valley Chapter Sacramento Bar Association (SBCA): Construction / Dispute Resolution Forums Women in Construction (WIC)</p>
Recent Publications & Speaking Engagements	<p>Virginia Mediation Network, Growing your Practice with CLEs, 2023 · Women in Construction, Crushing Stereotypes Panel (Washington D.C. Conference), 2022 · American Bar Association Construction Law Forum Luncheon Panel on Project Neutrals, 2022 · Advancing Construction Planning & Scheduling, 2019 · Western Council of Construction Consumers Third Annual Project Controls Summit, 2017.</p>
Locations Where Parties Will Not be Charged for Travel Expenses	<p>Sacramento, CA and immediate region</p> <p>Note: Meetings held 1:00 PM - 5:00 PM PST within 75 miles of the Sacramento Region may be considered for avoidance of travel expenses.</p>
Mediation Rate	<p>\$450 Per Hour</p>
Languages	<p>English</p>

Citizenship

United States of America

Locale

Elk Grove, CA

The AAA's Rules provide the AAA with the authority to administer a mediation including, mediator appointment, general oversight and billing. Accordingly, mediations that proceed without AAA administration are not considered AAA mediations, even when the parties select an mediator who is on the AAA's Roster.

The information contained in this resume has been supplied solely by the individual mediator and may, or may not, be a complete recitation of their experience. The AAA assumes no responsibility for the content, completeness, accuracy, or reliability of the information contained in a mediator's resume. If you have any questions about a mediator's experience or background, you are encouraged to contact your case manager.

Mediators on the AAA Roster are not employees or agents of the AAA.