

## Professional Background

- Electrical construction and design
- General construction and design
- Mechanical and plumbing systems construction and analysis
- Commercial, residential, and industrial lighting and design
- Forensic expert: electrical, general construction, mechanical, lighting, construction defect, product defect
- Forensic expert: analysis of fires, explosions, and fire propagation
- Economic expert: impact, fiscal inequity, economic resolution
- Construction expert: contract dispute, delay, impact analysis, and liquidated damages

## Licenses & Certifications

- Manager & Qualified Individual, Gifford Consulting Group, LLC, State of Nevada  
General Building B-2 and B-6 License #: 0084000
- Manager & Qualified Individual, Gifford Consulting Group, LLC, State of Nevada / C-2  
Electrical License #: 0071996
- President & Qualifying Individual, Kolob Industry Inc. dba Gifford Consulting & Contracting,  
State of California / C10 Electrical Contracting License #: 873063
- Member & Qualifying Party, Gifford Consulting & Contracting, LLC, State of Arizona /CR-11  
Electrical License #: ROC182945
- Owner and Qualified Employee, Green Valley Electric, State of Nevada 1987-1993 /License #: 0025940
- General Engineering A-10 License, State of Nevada 1989-1995 / License# 0029373
- Vice President, Kolob Industries Inc., State of Nevada 2003-2009 / C2 Electrical Contracting  
License #: 0036028
- Master Electrician, State of Minnesota 1979-2002 / License #: AM01250
- Master Electrician, Clark County, Nevada 1987-present / Current License #:1000617310
- Minnesota School of Electricity, Certificate of Completion - 1979

## Education

- Bachelor of Science, Brigham Young University - 1975
- Post-graduate studies in General Engineering at Warren National University - 1998 to 2008
- MBA, Ashford University - 2010

## Trial and Arbitration Testimony Topics (Defense & Plaintiff) 1995 – 2023

- Electrical Construction & Design; Code Compliance; Electric Shock and Electrocution; Electrical Faults & Explosions
- General Construction: Code Compliance; Damages; Delay; Cost Estimating; Egress; Rated Assemblies
- Mechanical Systems & Design; HVAC; Chillers; Fans
- Personal Injury: Trip/Slip & Falls; Lighting; Electrocution; Arc Fault; Stairs; Roadways; Pedestrian Ways
- Delay Claims; Liquidated Damages Analysis; Bonding/Surety

## Experience

- Principal | Gifford Consulting Group, LLC, consulting & contracting, Nevada 2000 – Present
- CEO | Kolob Industry Inc. dba Gifford Consulting & Contracting, consulting & contracting, California 2006 - Present
- CEO | Gifford Consulting & Contracting, LLC - consulting & contracting, Arizona 2003 - Present
- Chief Design Consultant | Green Valley Electric – electrical contracting and engineering, Las Vegas, Nevada 1993 - 2010
- CEO | Don L Gifford Consulting - electrical and business consulting company Henderson, Nevada 1993 - 2000
- CEO | GVE, LLC - Electrical contracting & engineering, Henderson, Nevada 1987 -1993
- CEO | Green Valley Pools, LLC - commercial and residential swimming pool construction, Henderson, NV 1989 - 1995
- Project Manager, Designer, Estimator | Gifford Electric, Inc. - electrical contracting, Las Vegas, NV 1984 - 1987
- Vice President and General Manager | Paradise Electric, Inc. - electrical contracting, Las Vegas, NV 1981 - 1984
- President | Gifford Electric, Inc. - electrical contracting company, Friendship, Wisconsin 1977 - 1981
- Journeyman Electrician | Gifford Electric, Inc. - electrical contracting, Las Vegas, Nevada 1970 – 1977

## Associations & Affiliations

- Member Institute of Electrical & Electronics Engineers
- Member Illuminating Engineering Society of North America
- Member International Code Council
- Member International Association of Electrical Inspectors
- Member National Fire Protection Association
- Member National Association of Corrosion Engineers 2001-2008



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## Areas of Expertise

For a list of experience, organized in the following categories, see Experience Addendum.

- Construction, Contracting, and Design
- Residential Construction
- Expert Witness, Forensic Expert, and Arbitrator
- Economic and Fiscal Impact Analysis
- Surety Cases
- Consulting and Quality Control
- Facilitator and Mediator
- Safety Management

## Strengths & Skills

- Extensive electrical construction and design
- General construction contracting and administration
- Management and resolution of contract disputes and fiscal inequity matters
- Consulting: construction, business management, worker safety
- Management & leadership
- Public speaking, teaching
- Excellent interpersonal, verbal, and written communicative skills
- Superior lifetime safety record

## Personal Background

- United States Army Reserve, Target Acquisitions/Math, Honorable Discharge, E-5, 1977
- Eagle Scout – Boy Scouts of America
- Boy Scout Leader, Boy Scouts of America, 29 years
- Professional musician: piano, keyboard, trumpet
- Avid reader of classic literature, biographies, history
- Dissertational Research and Work: "The Potential Contribution of Alternating Current to the Corrosion of Underground Piping Systems within an Electrolytic Medium."
- Member of U.S. Congressional Committee, 8 years



## Construction, Contracting, and Design

Design, construction, and supervision within the context of residential, commercial, industrial, institutional, & public works:

- Bonanza Materials: Designed and constructed primary and secondary electrical distribution systems, lighting systems for this mining operation; designed and provided excavation, backfill, and concrete; assisted in excavation and patching of paving; supervised painting of electrical equipment, mechanical/electrical interfaces (Henderson, NV).
- Chemical Lime Co.: Designed and installed power distribution, motor control, and lighting systems on new Glass Flux Plant, including painting of support systems for electrical and mechanical equipment; supervised the excavation, backfill, concrete work, and re-paving(Henderson, NV).
- Chemical Lime Apex: At multi-million-dollar plant, re-designed and provided oversight for the reconstruction of the 12KV primary electrical system; reconstruction of the primary control building; electrical distribution system; renovation and expansion, including design for electrical distribution and control systems. Provided layout and directed excavations, grading, compaction, paving, and concrete. Supervised the application of paint and finishes for: piping and equipment support systems, electrical equipment, and various mechanical/electrical interface support systems (North Las Vegas, NV).
- Dylins Sports Grill: As owner/builder (in connection with partner), assembled and installed kitchen appliances/equipment; installed grill/burner hood assembly (fire suppression systems was installed, loaded, and approved by others); installed lighting systems; installed conduit and devices for appliances, equipment, and branch loads; oversaw and applied paint to equipment, doors, trim, hardware, and wall finishes; constructed a stage; oversaw and assisted in the installed of framing, tile floors, insulation, and drywall (St. George, UT).
- 655 Hope Street: Evaluated and made recommendations for repairs and upgrades to the building electrical system; evaluate and make recommendations with respect to the storage, use, and protection of diesel fuel systems; analyzed the fire notification and smoke detection system; evaluated and made recommendations regarding the generated power system, mechanical equipment, and automatic transfer system; evaluated and made repair recommendation for common areas and dwelling units regarding drywall, painting, electrical installations, and some mechanical installations; evaluated and made recommendations for repairs, rework, and improvement of safety within the elevator control rooms; oversaw the repairs related to monitoring and operation of transfer switching (Los Angeles, CA).
- Installed, pursuant to designed/build contracts and design/build contracts, systems at bulk plant fueling facilities, including cathodic protection, monitoring, fire suppression, fire alarm, power supply and power distribution, grounding systems, and painting of support systems and installed

materials (southern NV and southern CA).

- Examined and provided reports (including analysis within the context of origin and cause) based on NFPA 921, as related to: house fires, building fires, fuel tank explosions, a diesel coach fire/explosion, vehicle fires, apartment complexes, condominiums, mechanical equipment, electrical equipment, impact resulting from paint and other foreign materials (southern and northern NV; northern, central, and southern AZ; central CA; and southern UT).
- Industrial Construction, Inc.: Designed electrical systems for the installation of a new hot plant; performed electrical construction and supervision for electrical systems, excavation and backfill, compaction, grading, forming and installation of concrete (Henderson, NV).
- McCarran International Airport, Grand Rent A Car (Avis): In conjunction with Industrial Construction, provided design & prepared specifications for excavation, grading, backfill, asphalt paving, area lighting of approximately 12 acres of parking lot; supervised the installation of lighting pole system, excavations, paving, finishes (Clark County, NV).
- Standard of care and fire expert on behalf of Western Fire Prevention, with regard to a kitchen fire at Mt. View Casino (Pahrump, NV).
- Newport Lofts: Evaluated and made recommendations with respect to needed upgrades/repairs to primary and secondary electrical systems, mechanical systems, lighting systems, egress, painting, and drywall; oversaw and directed work with regard to lighting systems, electrical branch systems, unit electrical, and mechanical systems (where there was an electrical interface) primary electrical grounding systems; made recommendations and oversaw the repairs to steel support insulation impacts that occurred during original construction (Las Vegas, NV).
- Provided design for and contracted with Grand Rent A Car to install a lighting system in conformance with Department of Aviation Standards (Clark County, NV).
- Successfully engaged my company, GVE, in a partnership with Digital Equipment, Square D, and City of Henderson, to assist in conceiving and implementing the computerization (for control and monitoring) of a significant portion of the City of Henderson domestic water supply system (Henderson, NV).
- Secured a public works contract with City of Henderson to carry out a renovation and upgrade of a significant portion of the municipality's domestic water system, including computer system interfaces for mechanical, plumbing, water control and testing, and electrical systems (Henderson, NV).
- Retained by Southern Nevada Water Authority ("SNWA") to function as a partnership facilitator/trainer, project neutral, and mediator on behalf of SNWA, their general contractors, and related subcontractors, with regard to the construction and commissioning of major public works projects (Lake Mead Recreational Area).
- Retained by City of Los Angeles as an electrical, mechanical, and economic expert in resolution of a major litigation related to the construction of the Los Angeles Hyperion Waste Water Facility expansion (work pertained to electrical systems, IT systems, monitoring & management systems, mechanical systems, lighting systems, and electrical/mechanical interfaces); assisted counsel in developing and implementing protocols for determining economic values and impacts for the purpose of strategizing for reaching resolution with contractor(s) (Pacific Coast south of Los Angeles, CA).
- Performed work under a designed/build contract for the construction of numerous buildings at Nellis Air Force Base as well as Area 51, including: fire alarm systems, electrical systems, low



voltage systems; electrical/mechanical interface systems; steel support systems; excavations, concrete support systems; painting of support systems and electrical equipment for systems(southern and central NV).

- Pacific Engineering: Assisted in the design of a system for a complex water feature system(250HP total); design electrical system for the project; work with team mechanical engineer in designing the interface system between the electrical, mechanical, and plumbing system(Henderson, NV).
- Savage Industries: Designed and constructed the electrical system for a trans-load and storage system under the jurisdiction of Union Pacific Railroad. Provided design and specifications, carried out and/or supervised excavations, backfill, asphalt and concrete at property occupied by Savage Industries, at Union Pacific Railroad property (southern NV).
- Seven Hills: Designed gate entry power distribution, lighting, landscape power, and lighting(Henderson, NV).
- Silver State Disposal and Apex Aggregate: Designed a medium voltage (4,160V) power distribution system (NLV, NV).
- Sky Las Vegas: Analyze building systems, including fire rated assemblies, electrical distribution, smoke/fire detection systems; fire riser equipment, condenser water system, building egress, painting and finishes. Provided recommendations, supervision, and oversight with respect to repairs of the building primary electrical distribution system, building condenser water system, gate operator systems, paint and drywall repairs, and rated assembly resolutions; provide recommendations with regard to resolution of building egress issues, unit electrical systems, portions of the unit mechanical systems, swimming pool code compliance requirements, and the lightning protection system (Las Vegas, NV).
- Surety/bonding expert work on behalf of major U.S. sureties for public works and commercial projects as related to the general construction of these facilities (CA, NV, AZ, NE, and ID).
- Retained on behalf of the Department of Labor (N.Y.C. office) with regard to improper practices involving loading operations at a mining operation (eastern NJ).
- Retained by owner(s) as a defense economic expert with respect to a \$50 million dollar personal injury claim (Albuquerque, NM).
- Tate, Snyder Architects: Designed and constructed electrical system for office building's tenant improvements (Las Vegas, NV).
- Retained as an economic, electrical, and mechanical expert to evaluate monetary costs associated with the operation of all systems (for a 58-month period) regarding all: mechanical, condenser water, domestic water, electrical, and mechanical/electrical control costs associated with a high rise/mixed use project (Lake Las Vegas, NV).
- Thatcher Chemical Co: Designed and constructed all electrical and underground electrical systems for a Chemical Plant and Delivery System; performed excavation, backfill, and hardscape for underground distribution; perform and oversee painting of systems installed and systems impacted by electrical and mechanical work (Henderson, NV).
- WMK/CSR: Designed and constructed portions of pit expansion and renovation including excavations, backfill, compaction, and oversight of preparation and paving, electrical and lighting systems, and painting of support systems and electrical systems (Clark County, NV).
- Gatzke Farms: Provided electrical design and supervised construction of buildings, conveyor systems, ramps, and silos, including excavations, underground conduit, portions of grading, soils preparation, paving, curbing, silo foundations, and building footings (central WI).



- In concert with Paul Icano (NV licensed architect) conceived, designed, drafted, and supervised electrical construction of three new auto dealerships including: primary service laterals, procurement and installation of switchgear, electrical distribution systems and subpanels, electrical branch circuitry, interior & exterior lighting, and systems control; supervised painting of electrical system materials, electrical equipment supports; supervised the installation of parking lot pole lights, including: excavations, backfill and compaction, foundations, grounding, concrete pours and finishes, and powering of lighting fixtures; selected and supervised the installation of concrete support systems for primary power (Las Vegas, NV).

## Residential Construction

- General Construction and supervision of the construction of single-family dwellings, single family additions, mountain cabins, and a multiple family dwelling (NV, UT, WI).
- Construction, design, and supervision for the renovation of electrical systems in approximately 200 (non-tract) one-family dwellings in the U.S.
- Construction, remodel, renovation, of electrical systems in more than 35 multi-family dwellings, various states.
- General construction related to swimming pools, landscaping, block walls, plumbing, mechanical, electrical, concrete decking, sidewalks, slabs, painting, natural gas piping, and propane gassy stems.
- Development of a preliminary plan and budget for construction of two condominium complexes (Las Vegas, NV).

## Expert Witness, Forensics, and Arbitrator

- Retained as Plaintiff, Defense, or Neutral/Joint Expert in more than 850 Construction Defect Cases.
- Retained as a Plaintiff or Defense Expert in more than 300 cases related to personal injury (lighting), personal injury (electrical shock), fires, explosions, economic impact, contract disputes, or surety cases.
- Retained on approximately 100 occasions as a fire expert, including: a) working in conjunction with fire and other discipline experts; b) origin and cause analysis; c) forensic examination of artifacts and evidence; d) preparation of reports; and e) testimony in trial.
- Retained on multiple occasions as an expert with regard to economic impact.
- Testified in trial as an expert in the following cases:
  - Tuscany at Foothill Ranch Community Association v. Montecito Foothills, LLC
  - WestEnd Living Homeowners' Association v. Cityview Glencoe 119, LLC
  - Addison, Inc. v. Clark County School District
  - Blue Martini Las Vegas, LLC adv. Blanca Esthela Jimenez
  - Colorado Bay Club v. Durable Homes Eilat Facher v. W. B. Reflections
  - Engelen, et al. v. D.R. Horton, Inc.
  - Integrity Electric, Inc. v. Garry Hart, et al.
  - Norma Rosen v. N-M Ventures LLC



- Pacific Legends Green Valley HOA v. Pacific Properties
- Paterniti v. Hernandez (Abrams)
- Fire Insurance Exchange v. KB Home Nevada Inc
- American Family Mutual Insurance Company v. KB Home Nevada Inc.
- Horizon Holdings 2900, LLC v. Shea at Horizon Ridge Owners Association, et al. (Jordan Medical)
- Testified as an expert in the following Binding Arbitrations:
  - Addison, Inc. v. Clark County School District
  - Biniek v. Grand Rent-A-Car
  - Cactus Productions v. MGM Grand
  - CSAA (California State Automobile Association) v. Broan
  - City of North Las Vegas adv. Cobalt Contractors
  - Fitness Alliance, LLC d/b/a EOS Fitness adv. Julie Fertitta
  - Gonzalez, Perry A. v. Lowe's Home Centers, LLC
  - Medina v. Brookstone
  - Republic Electric West, Inc. v. Registrar of Contractors, State of California
  - Rita Kemp v. A F Construction Co.
  - Salazar v. Sears Roebuck and Sun West A/C
  - Summit Electric v. GVE
  - Young, Vanessa v. Pacificap, Inc.
- Deposed as an expert more than 200 times.
- March – May 2001: Appointed as Arbitrator in an American Arbitration Association case known as Edison Electric vs. Camco Pacific Construction.
- October 2002 – Arbitrated a case involving the Owner, the Design, and the General Contractor relative to a water works project for Southern Nevada Water Authority (SNWA) in Clark County, NV.

## Economic and Fiscal Impact Analysis

- Modrall Sperling (Ebel v. Turner Enterprises, Inc.)
- Best, Best & Krieger (Dillingham-Ray Wilson v. City of Los Angeles)
- Nevada Office of the Attorney General (The State of Nevada v. William Gilbert)
- Viera Home Owners Association (Viera v. Signal Butte)
- Rodarti and Associates (Camco Pacific adv. Edison)
- Peel Brimley/ Patton Shea & Kiraly P.C. (Chemical Lime adv. Byrd Electric)
- Travelers Insurance/Benchmark Consulting Company (SNWA vs. Travelers)
- Dion-Kindem & Crockett (Herda vs. Millen)
- Lewis & Roca (ICW v. Skidmore - Horizon Electric)
- Addison Management Group (Precision Electric) Construction/Contract/Project Resolution – General Construction
- AJB – Commercial Builder
- Camco Pacific Construction – Commercial Builder
- JR Jacks Construction – Public Works Builder
- Hadfield Building Corporation – Commercial Builder



- MMC, Inc. – Public Works and Commercial Builder
- Futures Building Co. – Commercial and Residential Builder
- Green Valley Pools – Residential and Commercial Pool Contractor
- Dylin’s Sports Grill – Commercial Facility
- Kat and Tryn Boehme – Homeowner of a renovated custom home
- Michael Javier – Homeowner of a semi-premanufactured cabin

## Surety Cases

Provided consulting services and case analyses on behalf of Sureties and/or Principals relative to the following:

- Southwest Engineering Inc. adv. City of Fullerton (CA)
- Custom Electric adv. City of Weiser (Water Treatment Plant Improvements) (ID)
- Greater Las Vegas Association of Realtors (“GLVAR”) v. Ledcor Construction and JL&L (NV)
- Horizon Electric adv. Skidmore Contracting Corporation - Insurance Company of the West(Woodbury Middle School) (NV)
- Louis Allis Large Motor Corp. adv. Platte River Power Authority - Gulf Insurance Company (NE)
- JR Jacks v. Shasta Electric LP - Travelers Insurance Company (SNWA Ozone project) (NV)
- Linthicum Constructors Inc. v. Ridge Electric Inc. (Hampton Inn) (NV)
- United Electric adv. State of California - Insurance Company of the West (CA)
- Martin Electric adv. Haydon Building Corp. - The St. Paul Companies, University Medical Center (UNLV)
- PW Construction v. Horizon Electric - Insurance Company of the West (Betsy Rhodes) (NV)
- Stone v. Ace Electric & Plumbing - Gulf Insurance Company (Walmart Nogales) (AZ)
- Vita Electric adv. Carnegie Street Schools / Cozy Hills - Western Surety (NV)
- Plateau Electrical Constructors, Inc. adv. W.E. O’Neil, et al. - Travelers Insurance Company(Maricopa County) (AZ)
- Westgate Tower Construction Litigation (NV)

## Consulting and Quality Control

- Assembled a team of the architectural, electrical, civil, corrosion, geo-technical, mechanical and plumbing, and structural disciplines to perform quality control training of the design teams, construction teams, and developer’s teams of a mixed-use condominium project (NV).
- Invited speaker at the IES Street and Area Lighting Conference in Nashville (TN).
- Invited speaker/trainer on numerous occasions to jurisdictional building departments, developers, contractors, government workers, relative to construction litigation - NV, CA, UT.
- Documented construction and provided guidance and oversight to developers and/or contractors (AZ, CA, NV, UT).
- Business management consulting related to efficiency and profitability for numerous western U.S. companies.



## Facilitator and Mediator

- Retained as Facilitator for SNWA Partnering Meeting relative to the Lake Mead Primary Intake Tower, primary intake (Lake Mead Recreational Area).
- Served as Mediator on behalf of SNWA and Lake Mead Constructors: River Mountain, waterworks project (Lake Mead Recreational Area).
- Served as Project Neutral on behalf of SNWA and their prime contractors as related to three NV Public Works projects (Henderson, NV and Lake Mead Recreational).

## Safety Management

Authored safety programs for the following companies:

- Gifford Consulting Group – Forensic consulting firm.
- Green Valley Pools, Inc. - Pool design and construction company.
- Green Valley Electric - Electrical contracting and design company.

