

Exponent®
Engineering & Scientific Consulting

Robert Freas

Principal | Construction Consulting
Alexandria
+1-571-227-7217 | rfreas@exponent.com

Professional Profile

Mr. Freas advises clients on a range of topics including risk management, project controls, change management, project scheduling, process improvement, change order negotiations, dispute avoidance, and the preparation or defense of construction claims. He has participated in the preparation and presentation of a number of major domestic and international construction and contract claims and disputes. His experience with construction disputes includes the development, analysis, and defense of construction claims related to delays, inefficiencies, and cost overruns. Specifically, he has prepared as-planned schedules, updates and time impact analyses, prepared and analyzed as-built schedules, and prepared delay and performance related analyses, productivity-impact and acceleration analyses, and related cost and damages claims.

Mr. Freas has provided risk analysis services to large construction owners and contractors including contract risk assessments, probabilistic scheduling, Monte Carlo simulations, and schedule and cost assessments. He also has provided project management oversight and construction management services, developed project control systems, and prepared project status reviews.

Mr. Freas' construction project experience includes power generation, industrial and oil process facilities; water and waste water treatment plants; pipelines; dams, hospitals and health-care facilities; educational and laboratory facilities (to BL4 level); sports complexes, Federal government and military-related facilities; hotels, resorts and casinos; high-rise office, mixed use and condominiums; apartments; luxury residences; retail and restaurants; airports; highways and bridges; railroad and light rail, parking structures; correctional facilities; museums, performing art centers and theaters; and tenant improvement build-outs. Mr. Freas' non-construction project experience includes shipbuilding, light rail transit car manufacturing, military aircraft production and defense systems, and hardware and software development. Mr. Freas has been involved in major insurance related matters caused by catastrophic events that resulted in significant property damage, business interruption losses, contract performance claims, and multi-faceted litigation.

Mr. Freas has been an adjunct professor in the Department of Civil, Environment, and Infrastructure Engineering at George Mason University and he frequently lectures on project controls, construction claims avoidance and preparation, and risk management and mitigation strategies.

Academic Credentials & Professional Honors

M.S., Engineering Management, Catholic University of America, 1986

B.S., Civil Engineering, Virginia Polytechnic Institute and State Univ, 1982

Fellow, Project Management College of Scheduling, 2018

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Professional Affiliations

Elected Leadership Positions

Chairman, Washington Building Congress, 2022-2023

President, Project Management College of Scheduling, 2021-2023

Past-President, National Capital Section, AACE International, 2016 to 2018

President, National Capital Section, AACE International, 2014-2016

Publications

Speaking / Training Engagements

Freas RM, Barra J., Bidichandani, R., Lugo, A., Naser, K., Delivering Successful Projects in the Face of Material Escalation, Labor Shortages, and Supply Chain Turbulence, Vermont Development Conference, November 2022.

Ciccarelli J., Freas RM, Marcell M., Ingalls D., Earned Value Management (EVM) Use in Claims and Dispute Resolution, AACE International Conference & Expo, June 2022.

Cortez M., Freas RM, Lamb B., Wake Me Up Before It's Over: Managing and Preserving Claims For Lost Productivity and Delay During the Project, Panelist at Forum on Construction Law 2022 Annual Meeting, May 2022.

Freas RM, Harris MJ., What to Do When Delays Hit the Project, Project Management College of Scheduling Conference, April 2022.

Bolyard C., Freas RM, Marcell M., Ingalls D., Earned Value Management (EVM) Use in Claims and Dispute Resolution, NE Symposium, AACE International, March 2022.

Freas RM, Barra J., Mason, D. and Stablow, N., Construction Interrupted: Managing Contracts and Disputes in the Age of COVID-19, Panelist at Construction Management Association of America Conference, September 2021.

Freas RM. Presenter for Public Contracting Institute Webinar Series: Best Practices for Delay Claims Preparation, Defense and Avoidance, May/June/July/August 2020.

Freas RM. Presenter for Public Contracting Institute Training Course: Contract Time Extensions, Delays and Disputes Resolution Seminar, February 2020.

Freas RM, Wagman M. and Thiel C. Delay Analysis Case Study, Project Management College of Scheduling Conference, April 2019.

Freas RM and Shetty G. Winter Weather Shutdowns and their Impact on Measuring Delays, Project Management College of Scheduling Conference, April 2018.

Freas RM and Shetty G. Rescuing Troubled Projects: From Failure to Recovery. Panelist at the Construction Management Association of America Conference, October 2017.

Freas RM. FAR Parts 36, 37, 41, and 48 on Fun With The FAR, Season 3, Episode 21. Guest speaker, June 2016.

Freas RM. Presenter for WPL Publishing Co. Webinar re: Documentation: Best Practices for Identification and Support of Claims, January and November 2016.

Freas RM. Importance of Project Documentation in Perfecting a Loss of Efficiency and Extra Work Claim. Panelist at the Construction Superconference, December 2015.

Martone R, Cull R, Freas RM. Panelist at ABA Webinar: It's only a matter of time: Tips and tricks for working with construction schedule experts, July 2014.

Freas RM. Training Instructor re: Construction claims: Time extensions, delays & dispute resolution, Western Area Power Administration (DOE), April 2014.

Freas RM. Presenter for PCI Webinar re: Session #4 - More effective delay claim preparation and analysis, March 2014.

Freas RM. Presenter for PCI Webinar re: Session #3 - Are we late? Oh, it's over already? Which delay claim methodology should I use?, February 2014.

Grover W, Freas RM. Presenters for PCI Webinar re: Session #2 - Sweat the small stuff: The indispensable advantage of effective project documentation, January 2014.

Freas RM. Presenter for PCI Webinar re: Session #1 - Improving your project planning and scheduling practice, December 2013.

Freas RM. Training Instructor re: Time extension requests and delay claim analysis, U.S. Maritime Administration, October 2013.

Freas RM. Triumphs, challenges, & failures of the Big Dig. Panelist at International Institute of Loss Adjusters' 2012 Annual Convention, October 2012.

Freas RM. The Future of oil and gas projects in the Americas - Opportunities, Challenges and Risks. Panel Moderator at Construction Superconference, December 2010.

Freas RM. Schedule training: Analysis of construction schedule changes. U.S. Army Corps of Engineers, Alaska District, September 2010.

Freas RM. Builder's risk losses: Coverage and adjustments. Panelist, Property Loss Research Bureau Claims Conference, April 2011, April 2010, March 2009, April 2008.

Freas RM. Big Dig embankment failure: Mishaps and lessons learned. ASCE Metro Washington Geotechnical Chapter, September 2007.

Freas RM. Catastrophe at the site: How to survive and recover. Panelist, Construction Superconference, December 2006.

Freas RM. Cost recovery without litigation. Panelist, Construction Management Association of America Conference, May 2004.

Freas RM. Speaker on admissibility of expert witness testimony at Board of Contract Appeals Judges Association's Annual Educational Seminar, January 2001.

Freas RM. Changes to the concept of time in construction for 2000. Panel Moderator at Construction Superconference, December 2000.

Freas RM. Instructor on CPM Scheduling: Changes and Disputes Resolution, Federal Publications Seminars, LLC, September and October 1999, April and May 2000, May 2001, October 2002, April and September 2003, October 2004, September 2005, March 2006, October 2009, November 2011 and November 2012.

Freas RM. Speaker at 16th Annual Construction Law Conference, March 2000.

Freas RM. Gaming and resort hotels. Panelist at Construction Superconference, December 1999.

Freas RM. Instructor on Advanced Scheduling Techniques and Mitigating and Analyzing Claims, Associated Builders and Contractors, February 1997.

Freas RM. Instructor on Construction Delay and Disruption Claims, Federal Publications, Inc., November 1996.

Freas RM. Instructor on CPM Scheduling in Mitigating and Analyzing Claims, Federal Publications, Inc. October 1996.

Freas RM. Instructor on Advanced Scheduling Techniques and Mitigating and Analyzing Claims, Associated Builders and Contractors, June 1997.

Freas RM. Speaker on Project Management and Scheduling Techniques at ABA's 4th Annual Construction Institute, Section of Public Contract Law, October 1995.

Publications

Freas RM, Shetty G., Lackey A. (PS-3742) “Schedule Effectiveness versus Schedule Compliance, Which Should Prevail?.” Paper and presentation, AACE International Annual Meeting, Boston, MA, June 2021.

Freas RM, Khedr M. (CDR-2792) “Using the Half-Step Technique In Retrospectively Analyzing Schedule Delay.” Paper and presentation, AACE International Annual Meeting, San Diego, CA, June 2018.

Grover III WW, Freas RM, Chapter 7. Records and Documentation. In: Construction Contract Claims, Changes, and Dispute Resolution. Levin P (ed), Reston: American Society of Civil Engineers, 2016.

Freas RM, Khedr M. (CDR-2181) “Proving Loss of Efficiency and Extra Work Claims.” Paper and presentation, AACE International Annual Meeting, Toronto, CN, June 2016.

Freas RM, Tipnis KS. Is CPM scheduling a problem — Have we forgotten the process? (PS-1660). Paper and presentation, AACE International Annual Meeting, New Orleans, LA, June 2014.

Freas RM. Cost recovery without litigation. Paper presented at Construction Management Association of America Conference, May 2004.

Freas RM. Project management and scheduling techniques for the small and emerging contractor. Paper and presentation, ABA's Section of Public Contract Law's Fourth Annual Construction Institute, October 1995.

Freas RM. CPM scheduling — Changes and disputes resolution. Contributing author of Federal Publications Seminars' course book.