

TARA HANNEBAUM

MANAGING CONSULTANT – CONSTRUCTION CONSULTING

1428 15TH STREET | DENVER, CO 80202
OFFICE PHONE: 303.389.4924
TARA.HANNEBAUM@APERTURELLC.COM

EDUCATION

BS in Industrial Engineering
Kansas State University

MBA in Business Intelligence
Colorado State University System, Denver

ACCREDITATIONS

Project Management Professional
Scheduling Professional

MEMBERSHIPS

American Bar Association – Forum on Construction Law
Association for the Advancement of Cost Engineers
Project Management Institute
Surety Claims Institute

EXPERTISE

Scheduling Delay Analysis
Analysis and Preparation of Claims
Mediation, Arbitration, and Trial Support

Tara Hannebaum brings 18 years of expertise managing complex, multi-million-dollar projects across diverse industries, including transit and heavy highway, power generation and delivery, natural gas midstream, manufacturing, and information technology. She has held senior roles as senior scheduler, project controls manager, and project manager, delivering strategic oversight and technical excellence for subcontractors, general contractors, and owners.

Within these roles Tara specialized in developing and maintaining robust schedule baselines, performing schedule updates and time impact analyses, and performing Monte Carlo simulations to evaluate financial risk. She has extensive experience integrating subcontractor schedules into master project schedules, generating executive-level reporting, and providing owner's engineer oversight to ensure alignment, accuracy, and project success.

Tara has an additional 10 years of specialized experience in construction claims and dispute resolution, with a primary focus on supporting clients in substantiating or defending claims related to schedule delays, time extensions, and additional costs. Leveraging her extensive background in construction scheduling and project management, she delivers clear, data-driven analyses, reports and testimony. She has provided claims and dispute resolution services to owners, contractors, subcontractors, sureties, and attorneys nationwide, spanning diverse project types including hotels, multi-family developments, stadiums, power plants, and schools.

Tara has also co-authored three white papers published through the Association for the Advancement of Cost Engineers (AACE) International. She enjoys teaching and mentoring with a focus on scheduling best practices and forensic scheduling methodologies.

Ms. Hannebaum holds a B.S. in industrial engineering from Kansas State University and a Master of Business Administration (MBA) with a specialization in Business Intelligence from Colorado State University – Global campus.

WORK EXPERIENCE

Aperture, LLC LLC, (formerly The Sage Group), Denver, CO, December 2022 – Present, Managing Consultant

The Sage Group, Denver, CO, 2016 to 2022, Senior Consultant

Jacobs Engineering Group for RTD, Aurora, CO, 2014 – 2016, Senior Schedule Engineer

Black & Veatch Corp., Centennial, CO , 2010 – 2014, Project Controls Analyst 4

The Shaw Group, Inc., Centennial, CO , 2008 – 2010, Scheduler 3

Pearl Development Company, Lakewood and YOH Engineering, Westminster CO, 2006 – 2008, Project Controls Lead

Dept. of Veteran's Affairs, Denver, CO , 2004 – 2006, Project Manager/Program Analyst

DynCorp International, Computer Sciences Corporation, and CH2M Hill, Denver, CO, 2002 – 2004, Associate Project Manager

Coors Brewing Company, Golden, CO, 1998 – 2002, Production Team Lead

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Last revised: October 6, 2026

REPRESENTATIVE PROJECT EXPERIENCE – PARTIAL LISTING

- Conducted the forensic schedule analysis for a hotel remediation and construction project in Hawaii. The analysis was in support of the mechanical subcontractor's efforts to resolve claims against the general contractor and the owner. The claims were primarily related to delays, disruption, and labor productivity losses on a hotel that had been closed for a number of years prior to the project. There was a need to remediate original mechanical systems that were identified prior to start of work that the owner declined to authorize. This mechanical remediation work was eventually ordered to be completed by the permitting authorities after significant work had been performed on the hotel; its incorporation into the project at a later time coupled with other significant delay impacts, resulted in both acceleration and disruption. Identified causation of 429 calendar days of delay and provided expert affirmative and rebuttal testimony on delay analysis at arbitration.
- Conducted the forensic schedule analysis for a project involving construction of a new embassy compound. The analysis was in support of the general contractor's effort to resolve claims for time extension with the owner, primarily as a result of permitting authority delays, incomplete and uncoordinated design, labor shortage, and COVID-19 pandemic disruption.
- Supported the damages analysis for a project involving the construction of a civil/heavy highway segment in Davis County, Utah. The analysis was in support of the owner's efforts to resolve and defend against claims with the general contractor's subcontractor in regard to alleged defective design and additional work scope. The matter settled prior to trial.
- Conducted the forensic schedule and damages analysis for a project involving the rehabilitation of a dam structure near Florence, Arizona. The analysis was in support of a supplier's efforts to both resolve claims against the general contractor and defend against claims by the general contractor. I co-authored the expert report, but the matter settled prior to trial.
- Directed others in the forensic schedule analysis and preliminary report development for a project involving the construction of a high-speed rail project in Florida. The retrospective time impact analysis was in support of the general contractor's efforts to resolve delay claims, change orders, and associated costs from the owner. The claims were primarily related to delayed deliveries of owner-supplied material coupled with changed receiving locations for delivered material.
- Conducted the forensic schedule analysis for a project for construction of a spent fuel handling facility in Idaho. The analysis was in support of a concrete subcontractor's efforts to resolve claims for time extension with the general contractor. The claims were primarily related to delayed and fragmented release of the work area to the subcontractor, unforeseen site conditions, and design change directives, which resulted in changed work sequencing, changes in planned means & methods, and extended duration of the work.
- Conducted the forensic schedule analysis for a project for construction of a power generation facility in Maryland and supported – but did not author – the expert report. The analysis was in support of the joint venture EPC contractor's efforts to resolve claims for schedule delay and associated cost impacts, as well as defend against claims of liquidated damages by the owner. The claims were primarily related to significant increases in the quantity of work required for the Heat Recovery Steam Generators (HRSGS) and the Steam Turbine Generator (STG), as well as delayed delivery of owner-furnished equipment. The matter settled prior to trial.
- Conducted the forensic schedule analysis for delays experienced during the removal and replacement of mechanical systems for a school district in Los Angeles, CA. The analysis was in support of the surety's effort to resolve claims for schedule delay and

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associated cost impacts. The claims were primarily related to late and incomplete design, owner-directed changes, out-of-sequence work and disruption.

- Conducted the forensic schedule analysis for delays experienced during construction of a hotel in Aspen, CO and supported – but did not author - the expert report. The analysis was in support of the general contractor's effort to resolve claims for schedule delay and associated cost impacts from the drywall subcontractor, as well as defend against claims of schedule delay and liquidated damages by the owner. The claims were primarily related to asserted productivity loss and delay – for which our analysis found to be the primarily due to failure to staff adequate manpower, unrealistic estimated productivity rates which ignored mountain and remote work, and repairs of non-compliant work. The matter settled prior to arbitration.
- Conducted preliminary forensic schedule analysis and analyzed claims for time extension asserted by the general contractor on behalf of the owner for a project involving the construction of a new multi-family, mixed-use apartment complex with 413 units and 3,662 square feet of retail space located in Denver, Colorado. The contractor's claims were primarily related to additional weather days and commissioning delays and failed to address the contractor's delays prior to the start of their claimed impacts.
- Conducted the forensic schedule analysis to analyze claims for delays on a project for construction of a high-rise, multi-unit residential construction project located in Honolulu, Hawaii. The analysis was in support of the general contractor's efforts to resolve their claims for schedule delay and associated costs, as well as defend against claims of liquidated damages by the owner.
- Conducted the forensic schedule analysis to analyze claims for delays on a project for construction of a high-rise, multi-unit residential construction project located in Honolulu, Hawaii. The analysis was in support of the general contractor's efforts to resolve their claims for schedule delay and associated costs, as well as defend against claims of liquidated damages by the owner.
- Engaged by the surety to evaluate schedule delay claims by the general contractor against a subcontractor on construction of a two-story multi-family residential complex located in Palm Desert, California. Directed the forensic schedule analysis.
- Conducted the forensic schedule analysis, including retrospective periodic time impact analysis, for a project involving the construction of a 12-story multi-family residential high-rise construction project in Denver, CO. The analysis was in support of the general contractor's efforts to resolve claims for schedule delay and associated cost impacts by the general contractor against the owner and the concrete subcontractor, as well as defend against claims of liquidated damages by the owner. The claims were primarily related to design-related balcony slab structural repairs, post-tensioned slab leveling issues/flooring repairs, and late issuance of contract change directives by owner. I did not co-author the affirmative expert report, but I was named in the report as assisting in the schedule analysis. I did co-author the rebuttal expert report. The matter settled prior to arbitration.
- Conducted the forensic schedule analysis for a project involving the construction of a 253-until multi-family residential building in Phoenix, Arizona. The analysis was in support of the general contractor's efforts to resolve claims for schedule delay and associated cost impacts with the owner.
- Conducted the forensic schedule analysis for a project involving the construction of a 160-dwelling unit, 5 main building multi-family residential construction project in Prescott, Arizona. Supported, but did not author, the report. The analysis was in support of the general contractor's efforts to resolve claims for schedule delay and associated cost impacts, as well as defend against claims of liquidated damages by

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the owner. The claims were primarily due to unforeseen conditions, water intrusion, and directed replacement work.

- Conducted the preliminary retrospective forensic schedule time impact analysis for a project involving the construction of a Mixed-use, retail and multi-family residential construction project in Denver, CO. The analysis was in support of the general contractor's efforts to resolve claims for schedule delay and associated cost impacts, as well as defend against claims of liquidated damages by the owner. The claims were primarily due to unforeseen site conditions, delayed inspections, mis-coordination of architectural and structural designs on the exterior envelope, and various owner directives.
- Conducted the forensic schedule analysis for a project involving the construction of four new dormitory buildings in Colorado Springs, CO. Supported, but did not author, the expert report. The analysis was in support of the general contractor's efforts to resolve claims for schedule delay and associated cost impacts with the owner. The claims were primarily due to late and incomplete design.
- Conducted the forensic schedule analysis for a project involving the construction of a hotel in Denver, CO. The analysis was in support of the general contractor's efforts to resolve claims for schedule delay and associated cost impacts with the owner. The claims were primarily due to water intrusion, remediation, and disruption.

PUBLICATIONS

Hannebaum, T., and Dezelan, T. (2025). "Past performance can be a good indicator of future results: Part 2." *AACE International Transactions*, CDR-4478.

Hannebaum, T. L., and O'Leary, T. S. (2025). "Acceleration and mitigation of project delays." In *Construction contract claims, changes, and dispute resolution*, WPL Publishing Company, Inc., Chap. 6.

Hannebaum, T. L., and Schwartzkopf, W. C. (2023). "Past performance can be a good indicator of future results." *AACE International Transactions*, PS-4061.

Hannebaum, T. L., and Schwartzkopf, W. C. (2022). "Analyzing delay when owner-provided work quantities are wrong." *AACE International Transactions*, CDR-3829.nnebaum, T., and Schwartzkopf, W. (2023). "Past performance can be a good indicator of future results." Presentation PS-4061, AACE International Annual Conference, Chicago, Ill., June 11.

PRESENTATIONS

Hannebaum, T., and Dezelan, T. (2025). "Past performance can be a good indicator of future results: Part 2." Presentation CDR-4478, AACE International Annual Conference, Anaheim, Calif., June 16.

Hannebaum, T. (2025). "Identifying, documenting, and managing delays in a schedule." Panel presentation, Project Management College of Scheduling Training Conference, Nashville, Tenn., Apr. 6–9.

Hannebaum, T., and O'Leary, T. S. (2025). "Acceleration and mitigation of project delay." Webinar, WPL Publishing Company, Inc., Mar. 5. (Additional presentation Mar. 4, 2026.)

Hannebaum, T., and Schwartzkopf, W. (2023). "Past performance can be a good indicator of future results." Presentation PS-4061, AACE International Annual Conference, Chicago, Ill., June 11.

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Hannebaum, T., and Schwartzkopf, B. (2022). “What happened last month on the project is more important than the forecasted completion date.” Presentation, Utah AACE Chapter October Meeting, virtual, Oct. 19.

Hannebaum, T., and Schwartzkopf, B. (2022). “What happened last month on the project is more important than the forecasted completion date.” Continuing legal education presentation, Utah Bar Association Construction Section CLE Meeting, Salt Lake City, Utah, Aug. 16.

Hannebaum, T. L., and Schwartzkopf, W. C. (2022). “Analyzing delay when owner-provided work quantities are wrong.” Presentation CDR-3829, AACE International Annual Conference, San Antonio, Tex., June 26.

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