



Brian M. Schnarr

Partner

Brian is a trial attorney with experience representing both plaintiffs and defendants in high stakes litigation. His focus is in heavy civil and commercial construction, but he has experience in many other areas including business disputes, fraud, trade secret misappropriation, commercial real estate, environmental torts, and product defect.

Brian has a proven record of success at trial and arbitration. In 2014, he was awarded Trial Lawyer of the Year by the San Francisco Trial Lawyers Association and by Public Justice for securing a \$1.15 billion dollar judgment against manufacturers of lead-based paint, which remains the largest representative public nuisance case in California history. From there, Brian went on to prosecute other high-profile matters, including against Bernie Madoff, JP Morgan Chase, and AECOM. He has been selected as a Rising Star by SuperLawyers Magazine from 2013 through 2020.

Brian is also active in his community. He serves on the Corte Madera Flood Control Board, is a member of the Association of Business Trial Lawyers, and a former member of the Leadership Development Committee. He is a member of the San Francisco and San Mateo County Bar Associations.

Last, Brian is a proud supporter (and promoter) of the Tipping Point Community, a non-profit organization that fights poverty throughout the Bay Area.

Representative Work

Brian's trial and arbitration experience includes the following:

- In 2019, he served as trial counsel on a landmark \$103 million payment and disruption claim involving a major design/build highway expansion project. The jury trial was 52 days long. The court received testimony from over 40 witnesses and admitted over 600 exhibits. The case is one of the largest design/build disputes tried to a jury, and is remarkable for innovative decisions on the California Contractors' Licensing Law, and for allowing a "Spearin" jury instruction against a designer in a design/build project. The matter is currently on appeal.
- In 2017, he prosecuted a \$90,000,000 claim against five defendants

San Francisco

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Practices/Industries

Construction

Litigation & Dispute Resolution

(including a top ENR contractor) on behalf of the owners of a 32-story luxury hotel. The dispute involved defective gray sealant (PIB) installed in over 6,400 insulating glass units that made up the entire exterior of a new luxury hotel. Brian helped secure a significant settlement for the client following a 5 week jury trial in the San Francisco Superior Court.

- In 2016, he prosecuted and brought to trial a multi-million dollar delay and differing site condition claim in the Central District of California that involved a complex landfill cover system (a monolithic evapotranspiration (ET) cover) at a federal military base. The case settled on the first day of trial for 100% of the claim value plus attorney's fees.
- In 2016, Brian was the lead trial attorney in a JAMS arbitration where he obtained a half-million dollar arbitration award for a large commercial real estate company in a dispute against a corporate tenant over deferred repair and maintenance obligations.
- In 2014, he was selected as Trial Lawyer of the Year by both the San Francisco Trial Lawyers Association and by Public Justice for securing a \$1.15 billion dollar judgment against manufacturers of lead-based paint.
- In 2012, Brian was the lead trial attorney in an engineering defect case where the plaintiff/owners brought negligence and fraud claims arising out of a two-story home remodel. Brian's client was the former mayor of Burlingame, California. This high profile case was resolved on the first day of trial after Brian successfully bifurcated and tried his affirmative defense on statute of limitations. This resulted in a complete defense of the claims and a monetary payment to his client.
- In 2012, he represented an 86 year old resident of San Mateo County in an elder abuse action against a skilled nursing facility. After a two week trial the jury returned a verdict for \$1,844,400.

Publications

Contributing Editor, *Architect and Engineer Liability: Claims Against Design Professionals* (5th Ed. Wolters Kluwer 2020), Chapter 12 – Design Professional as Construction Manager

Contributing Author, *Architect and Engineer Liability: Claims Against Design Professionals* (5th Ed. Wolters Kluwer 2020), Chapter 5 – Liability on the Contract

"Owner Alert: Recent Guidance on the CARES Act Offers Hope for Modification of Distressed Construction Loans," *Construction Law Alert* (April 2020)

Presentations

"The Economics of Access to Civil Justice," (March 2014)

Honors & Awards

Recommended Lawyer, The Legal 500 (2019)

Rising Star, SuperLawyers Magazine (2013-2020)

Trial Lawyer of the Year, San Francisco Trial Lawyers (2014)

Trial Lawyer of the Year, Public Justice (2014)

Academic Distinctions

Articles Editor, *University of San Francisco Law Review*

Education

J.D., University of San Francisco School of Law (2010)

B.A., California Polytechnic State University (2006)

Admissions and Courts

California

U.S. District Court for the Northern District of California

U.S. District Court for the Eastern District of California

U.S. District Court for the Central District of California