



CHRIS LAVACHE, LEED AP
CURRICULUM VITAE

POSITION:

Construction Manager

General Contractor

Expert Witness: General Contractor, Construction Manager, Construction Scheduler, and Cost Estimator

LICENSES/ CERTIFICATIONS:

California State Contractors License B 537312

LEED AP (Leadership in Energy and Environmental Design Accredited Professional)

NAVFAC / USACE (US Army Corps of Engineers Construction Quality Management for Contractors)

Massachusetts Construction Supervisor 1982 – 1997 (Expired)

EDUCATION:

Bachelor of Science, Construction Management

California State University, Chico

EXPERIENCE:

**2009 - Present: Construction Expert Witness, Litigation Consultant, and Construction Manager,
C. Lavache Management & Consulting, LLC.**

Provide agency fee-only construction management services, which include budgeting and cost estimating; scheduling and delay/impact analysis; Lender's Representative, cost and change order management; project document management; quality assurance and quality control inspections, reviews, and reporting. Consultant and contractor selection and management services include architectural and engineering teams, general contractors, multi-prime contractors and subcontractor bidding and award. Clients include private companies, Banks and private lenders, public agencies, public/private partnerships, developers, general contractors, engineering and design consultants, and subcontractors. Projects include commercial buildings, condominiums and apartment buildings, K-12 schools, libraries and community centers, and tenant improvements.

Construction expert witness testimony and litigation consulting services include forensic document analysis, standard of care, cost estimating, forensic site investigations, contract disputes, schedule delay/impact analysis, expert to expert negotiations, report preparation, change order/cost and claim management, water intrusion and construction/material defect consulting.

2010 – 9/2011 Principal / Co-Founder - Expert General Contractor and Construction Manager, Construction Science & Investigation Group, Inc.

Provide litigation consulting and expert testimony including document analysis, standard of care, estimating, forensic investigation, schedule delay analysis, report preparation, contract disputes, change order/cost and claim management, water intrusion and construction/material defect consulting.

1/2007 – 6/2009 Expert Witness and Project Executive/Construction Manager, MC Consultants, Inc.

Provide construction litigation consulting as Expert General Contractor, Expert Construction Manager, and Expert Construction Scheduler. Project Executive/Construction Manager provide construction management services for public-private partnership project for community/aquatic center and quality control/quality assurance services for general contractors.

2006 Project Manager, Reno Contracting

Commercial general contracting for three-story 318k square foot (sf) concrete tilt-up office building. Responsibilities include subcontractor bidding and buyout, financial, contract, and schedule management.

2004 – 2006, Sr. Project Manager/Construction Manager, Swinerton Management & Consulting

Lead construction management services for multi-school renovation and pre-construction budgeting for new condominium projects. Responsibilities include preparing new service proposals through developing and preparing master construction schedules, safety programs, cost and document control systems, manage bid processes for CM/Multiple Prime Contractor projects, and manage multiple construction teams for multiple projects. Coordinate and negotiate changes, schedule, and risk management issues.

2004 Project Manager, Echo Pacific Construction, Inc.

Manage subcontractor bidding, buyout, scheduling and full charge project management for LEED Certified Fire station, public library renovation and addition, and partial completion of new church building project.

2001 – 2004 Construction Manager, URS Corporation

Provide construction management services for San Diego Unified School District projects for whole campus and multi-school new construction and renovation projects. Control budgets, billings, schedules, and change management for 14 school projects.

1999 – 2001 Project Superintendent/Construction Manager, Intracorp San Diego

Provide onsite construction management services for Owner/Developer/Contractor of mid-rise condominium project. Prepare Critical Path Method (CPM) schedules, coordinate all field construction activities as well as develop estimating, budgeting, buyout, safety, and field management procedures.

1999 Construction Manager, RPL Group

Provide on-site construction management and scheduling of trade contractors for design-build commercial office park building.

1997 – 1999 Project Manager, Webcor Builders

Provide project management for commercial general building contractor on new construction of mid-rise apartment buildings, commercial buildings, and pre-construction budgeting for hotel/conference center project. Develop detailed concrete estimates, master CPM schedules, and negotiate buyout of subcontracts for full financial control of self-performed concrete foundations and subcontracted forces. Special skills include detailed concrete estimates for in-house performed structural concrete foundations and subterranean parking structure construction.

1993 – 1997 Construction Management Degree, Bachelor of Science

Pursued formal education from January 1993 through May 1997 and received an Engineering degree in Construction Management from California State University at Chico.

1986 – 1992 Project Superintendent, Environmental Contracting Corporation

Duties involved scheduling, coordinating, and managing budgeted costs for complex tenant development/improvement projects in commercial high-rise buildings in downtown Los Angeles.

1985 – 1986 Project Superintendent, Nigh Construction Corporation

Field Superintendent for high-rise tenant development projects in downtown Los Angeles, Ca. Perform daily subcontractor management and coordinate with property management personnel, architects, and engineers.

1979 – 1985 Owner/Operator, Christopher Lavache General Contracting

Self employed General Contractor performing rough carpentry, concrete foundations, roofing, siding, and general contracting services and subcontractor management for residential new houses and renovations/home improvements. Employed up to 12 workers. Massachusetts Licensed Construction Supervisor (CS028023) 1982 – 1997.

CONSTRUCTION PROJECT EXPERIENCE: COMMERCIAL/ EDUCATIONAL:

Ground-Up Construction Projects

- **Cardinal Health Building**, San Diego CA, 318k sf, 28M
- **C.V. Starr Community Center/Aquatic Center**, Fort Brag CA, 40k sf, 23M
- **Bluxome Street Lofts**, San Francisco CA, 102 units, 10.6M
- **235 Market Street Condominiums**, San Diego CA, 57 units, 10.2M
- **San Ysidro Fire Station # 29**, San Ysidro CA, 10k sf, 10.2M, LEED Silver
- **Gage Elementary School Library**, San Diego CA, 10k sf, 4.5M
- **Clay Elementary School Library**, San Diego CA, 7k sf, 3.7M
- **Magnolia South Meadows Office Park**, Reno NV, 20k sf 3.3M

High-Rise Office, Tenant Improvements, and Major Renovations

- **Executive Banking Facilities**, Mitsui Bank & Trust, Sumitomo Bank & Trust, Toyo Sogo Bank, Bank of Bavaria, Bayerisch Bank, Bank of Bumaputra, United National Bank, Los Angeles CA, 90k sf, 3.9M
- **Executive Law Firms**, Lyon & Lyon, Radcliff & West, Henegan & Mercer, Andrews & Kurth, Los Angeles CA, 69k sf, 2.9M
- **Bulk Asbestos Abatement Projects**, Los Angeles CA, 18 floors, 360k sf, 7.2M
- **AT&T, Emergency Power Backup System**, Los Angeles CA, 0.5M
- **Waters Office Park**, Redwood City CA, 2.3M
- **AT&T Customer service and Technical Support offices**, Los Angeles CA, 10 floors, 180k sf, 10.5M
- **Otay-Nestor Library Renovation**, Otay-Nestor CA, 7.4M
- **San Diego Unified School District Proposition MM**, San Diego CA, 14 projects totaling 24M
- **Sweetwater Union High School District**, Chula Vista CA, 3 projects totaling 22M
- **Sai Sai Restaurant**, Biltmore Hotel Los Angeles CA, 15k sf, 2.2M
- **Pantai Inn**, La Jolla CA, 15k sf, 2M

RESIDENTIAL:

Wood framing for new homes and renovations on residential homes, over 100 roof installations, skylights, flashing, concrete formwork and placement, cellulose and fiberglass insulation installations, wood, vinyl and aluminum siding installations, kitchen and bath remodels, and door and window replacements.

FORENSIC AND LITIGATION CONSULTING PROJECT EXPERIENCE:

- High-Rise Buildings/Hotels
 - Expert General Contractor, building and tenant improvement delays and cost impacts, defect analysis and subcontractor responsibility.
 - Lender's Representative for high-end hotel renovations, La Jolla, CA.
- High-Tech Service Facilities
 - Expert Construction Manager/General Contractor, schedule and cost analysis and impacts, damages analysis and cost of repair impacts.
- Retail Big Box Outlets
 - Expert General Contractor/Estimator, Change order and schedule analysis and impacts, defect analysis, cost of Repair.
- Subterranean Parking Structures
 - Expert General Contractor, schedule and cost analysis and impacts.
- K – 12 Schools
 - Expert Construction Manager/General Contractor, schedule and cost analysis and impacts.
- Apartment complexes
 - Expert Scheduler/Estimator, Schedule delays and cost impacts.
- High-end residential houses
 - Expert General Contractor/Estimator, Defect analysis, cost impacts and delay analysis.
- High-rise/mid-rise condominiums
 - Expert General Contractor/Estimator/Scheduler, cost and schedule analysis and impacts, cost of repair.
- Public Works- Community/Aquatic Center/Healthcare Facility
 - Expert Construction Manager/Estimator/Scheduler, schedule and cost analysis and impacts, change impacts and delay analysis, repair analysis and impacts.
 - Expert Scheduler consultant for federal USACE projects in Afghanistan.
- Restaurants
 - Expert General Contractor/Scheduler/Estimator, Schedule and cost analysis and impacts.
- Track housing construction defects
 - Expert General Contractor/Estimator/Scheduler, defect analysis and reports, site investigations, cost of repair preparation/analysis and schedule impacts.

CONTINUING EDUCATION:

Zero Net Energy/Solar Water Heating Workshop, Chula Vista, CA April 21, 2015

CalGreen Nonresidential Construction Code Seminar, Chula Vista, CA August 27, 2014

“Energy Upgrade California” Residential presentations on Contractors Training Programs, San Diego, CA 2011

“West Coast Casualty” Construction Defect Seminar, Anaheim CA, May 12th & 13th, 2011

“Flat, Down or Up? Where is Construction Heading?” Webinar presented by RS Means, October 13, 2011

“AB Contractor Certification Training Seminar”, presented by Orco Block Co. for Retaining Wall construction, San Marcos CA, July 31, 2009

LEED for New Construction & Major Renovation coursework for LEED AP Certification, 2009

“The Evolving Contractor”, Construction Specification Institute, San Diego, Ca, 2009

“The Green Building Movement and LEED Certification Issues”, Commercial Realtors Association, San Diego, Ca, 2008

“Federal and California False Claims”, CMAA, San Diego, Ca, 2008

“Recovery Schedules”, Webinar presented by CMAA, June 19, 2008.

“Limitations of Liability Clauses”, Webinar presented by CMAA, San Diego, Ca, 2008

“Constructability Reviews”, CMAA, San Diego, Ca, 2008

“Joint Sealants and Joint Design”, by Construction Specifications Institute, San Diego, Ca, 2008

SEMINARS & PRESENTATIONS:

“Trends During the Pre-construction Phase”, Presented to Attorneys, Insurance Professionals, Construction Defect Professionals, and Members of the Judiciary; Colorado Springs, Colorado, 2008

“New Alternate Dispute Resolution Approaches”, presented to Attorneys, Developers, Design Professionals, Insurance Professionals, and Members of the Judiciary; Colorado Springs, CO 2007

“The Role of the General Contractor”, presented to the Orange County Bar Association, 2007

PAST/PRESENT AFFILIATIONS:

Construction Management Association of America (CMAA)

San Diego Chamber of Commerce

Green Building Alliance Group, San Diego Chamber of Commerce