



Management & Consulting, LLC

**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, 1988 to Present

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

Construction Quality Manager: CQM - NAVFAC/USACE - US Army Corps of Engineers Construction Quality Management for Contractors

ASTM Certified Property Condition Assessments 2018

SMAW - AWS Certified Welder

Massachusetts Construction Supervisor 1982 – 1997 (Expired)

OSHA 30 Hour Safety Training, 2019

**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; As lenders' representative develop and manage cost and change order management; project document management; quality assurance and quality control inspections, monthly construction progress reviews, and reporting. Provide consultant and contractor selection and management services including architectural and engineering teams, general contractors, multi-prime contractors and subcontractor bidding and award. Provide property evaluations and property assessment services for property owners and lenders. Quality assurance manager and loss control consultant for owners, lenders and insurance carrier's loss control divisions. Manage residential renovations and reconstruction as construction manager/Owner's representative. Clients include private companies, Banks and private lenders, public agencies, public/private partnerships, developers, general contractors, engineering and design consultants, commercial insurance carriers, high-end residence owners and subcontractors. Projects include commercial buildings, condominiums and apartment buildings, K-12 schools, libraries and community centers, hotels, high-end residence 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.**

Startup Construction Management Division and 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**

- **La Quinta Inn & Suites**, Santa Rosa, CA, 100 unit Hotel, \$22M
- **La Quinta Inn & Suites**, Morgan Hill, CA, 104 unit Hotel, \$14M
- **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**

- **Solute Software**, San Diego, CA 25k SF, Commercial Office, 1.5M (In Progress)
- **Ring Headquarters**, Hawthorne, CA, 25K sf, Commercial Office, \$9.8M (In Progress)
- **DeLuca Properties Core and Shell Upgrade**, San Diego, CA 19k sf, \$650k
- **Hatch BioScience Tenant Improvements**, Alhambra CA, 22,000 sf, \$8M
- **Eight VFX Visual Effects Studio**, Santa Monica CA, 10k sf, \$1.5M
- **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 \$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

#### **Property Condition Assessments, Lender Fund Control Consulting**

- **Monitor's Rest Custom Home**, Park City UT, 17,000 SF, \$25M (In Progress)
- **Rosedale Hotel**, Bakersfield, CA, 310 Rooms, \$4.2M (In Progress)
- **Chambers Residence Custom Home**, Santa Monica CA, 7,400 SF, \$9.2M (In Progress)
- **Bellingham WA Apartments**, Bellingham WA, 330 Units, \$1.6M
- **Baymont Celebration Hotel by Wyndham**, Orlando, FL, 295 Rooms, \$500,000
- **Hatch Bioscience # 2 Tenant Improvements**, Alhambra CA, 10,000 sf, \$4.7M
- **Pittelli Residence Custom Home**, Hollywood Hills CA, 3k sf, \$1.3M
- **Metro Truck Body**, Torrance CA, 22k SF Commercial Warehouse
- **La Quinta Inn & Suites**, Santa Rosa, CA, 102 Unit Hotel, \$18M
- **Rosewood Apartments**, Los Angeles, CA, 10 Unit Apartment Complex \$1.8M
- **3<sup>rd</sup> & Redondo Retail Improvements**, Long Beach, CA, 10,400 sf, \$405k
- **Multi-Complex Apartments PCA's**, Houston, TX, 892 Units
- **Desert Aire Apartments Major Renovations**, Las Vegas, NV 32 Units, \$1.3M
- **Hatch BioScience Tenant Improvements**, Alhambra CA, 22,000 sf, \$8M
- **Alpine Apartments Major Renovations**, Sacramento, CA, 98 units, \$1.4M
- **Pantai Inn**, La Jolla CA, 15k sf, 2M
- **Glendale Ave Office Center**, Sparks NV, 56k sf, \$1.3M
- **Magnolia Cove Apartments PCA**, 375 Units, Houston TX, \$1.5M
- **Sycamore Center Office Complex**, Costa Mesa, CA, 10k sf, \$750k
- **Cross Creek Apartment Complex PCA**, Austin, TX \$4.2M
- **Pecos Pointe Apartments PCA**, Las Vegas, NV \$2.3M
- **Brookdale Apartments Complex PCA**, Houston, TX \$598k
- **800 Major Apartments Complex PCA**, Henderson NV, \$2.4M
- **8000 Centre Park Commercial Office PCA**, Austin TX, 60,000 sf, 7.1M

#### **Loss Control Insurance Consulting Services**

- **State Route 520 Bridge Expansion**, Seattle, WA, 2 Miles, \$2.1B (In Progress)
- **Vertex Tenant Improvements**, Boston, MA, \$138M (In Progress)
- **Adobe North Tower**, San Jose, CA, 18 floors, 1.3M SF, \$650M

- **Le Meridien Hotel**, Arcadia, CA, 227 Rooms, \$49M,
- **Catalyst Office & Parking Structures**, Sunnyvale, CA, 174k SF, \$88M (In Progress)
- **Mountain View Park**, Valley City, UT, 4 Warehouse Buildings, \$38M
- **Gilbert, AZ**, Town Training Facilities, Gilbert, AZ, \$25M,
- **The BEAT**, Dorchester, MA, Commercial/Retail, 695kSF, \$92M
- **Atlantic Station Apts**, Stamford, CT, 26 Floors, 325 Units, \$102M (In Progress)
- **Seqirus Pharmaceutical Expansion**, Holly Springs, NC, 92,408 SF, \$50M
- **Four Seasons Hotel & Residences**, Nashville, TN, 40 Floors, 373 Units, \$225M
- **Huntsville Hospital**, Huntsville AL, 7 Floors, 385k SF, \$125M
- **Henick – Lane Mechanical Contractors**, Long Island City NY, \$11M
- **Edwards Life Sciences**, Irvine CA, 4 Floors, 200k sf, \$214M
- **Harvest at Marmalade Apts**, Salt Lake City UT, 5 Floors, 252 Units, \$45M (In Progress)
- **Jordan Ave Apartments**, Jersey City NJ, 16 Floors, 267 Units, \$53M (In Progress)
- **Cambridge Crossings Office**, Cambridge MA, 14 Floors, 399k sf, \$156M (In Progress)
- **Laserfiche Office & Parking**, Long Beach CA, 4 Floors, 103k sf, \$35M (In Progress)
- **Otis Apartments**, San Francisco CA, 9 & 26 Floors, 416 Units, \$219M (In Progress)
- **Folosm St Family Housing**, San Francisco CA, 9 Floors Mixed-Use, 127 Units, \$68M
- **35th & Walnut Apartments**, Denver CO, 15 Floors, 382 Units, \$76M
- **Market Terminal Apartments**, Washington, DC, 22 Floors, 551 Units, \$142M
- **Columbia Apartments, Portland**, OR, 20 Floors, 384 Units, \$109M
- **West Lot Hotel/Office/Condominiums**, Denver, CO, 276 Units, \$266M (In Progress)
- **Post Oak Apartments**, Houston, TX, 39 Floors, 381 Units, \$135M (In Progress)
- **Brickhouse Apartments**, Lakewood, CO, 4 Floors, 293 Units, \$56M (In Progress)
- **Mission St. Housing**, San Francisco, CA, 8 Floors, 157 Units, \$72M
- **Rescore Apartments**, Walnut Creek, CA, 5 Floors, 116 Units, \$41M (In Progress)
- **San Francisco Univ. Dorms**, San Francisco, CA, 8 Floors, \$90M
- **Century Plaza Hotel, Twin Condominium Towers**, Century City, CA \$1B (In Progress)
- **Omni Construction Pre-Risk QA/QC Evaluation**, Naples Florida
- **Advanced Masonry/Concrete/Drywall Pre-Risk QA/QC Evaluation**, Sarasota Florida
- **Plaza Construction Pre-Risk QA/QC Evaluation**, New York, NY

## 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.

### **High-End Residential Construction Management and Renovation Projects**

- Hill Residence, Austin, TX, 2k SF, \$850k (In Progress)
- Monitor's Rest Custom Home, Park City UT, 17,000 SF, \$25M (In Progress)
- Chambers Residence Custom Home, Santa Monica CA, 7,400 SF, \$9.2M (In Progress)
- DeLuca Residence, Property Condition Assessment, San Diego, CA
- Sandoval Residence, 3<sup>rd</sup> Party Neutral Consulting, San Diego, CA
- McGillicuddy Window Defects, Alpine, CA
- Install-It-Direct, Litigation Consultant, San Diego, CA
- Anderson Trust Residence Defect Litigation, San Diego, CA (In Progress)
- DeLuca Residence ADA Access Repairs and Upgrades, San Diego CA
- Zampese Exterior Defects and Repairs, San Diego CA
- Pullman Residence Property Evaluations and Buildability Assessments, Tiburon CA
- Garrene Residence Renovations Construction Management, San Diego CA
- Plone Residence Renovations, Mission Beach CA
- San Juan Condominium HOA Defect Reconstruction, Mission Beach, CA
- DeLuca Family Trust Property Condition Assessment, San Diego, CA
- Terrones Truss Up-Lift Defects, Oceanside, CA
- Toriello Garage Contractor Dispute Resolution, San Diego, CA

### **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.
  - General Contractor Expert for \$1.1M, Drywall Subcontractor Arbitration
- 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.
  - Expert General Contractor for contract litigation
- 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.
  - Expert General Contractor, nuisance lawsuit and cost estimate support.
  - Stucco Defects and Repair Management.
- 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.
- Safety Consultant General Contractor Expert

### **CONTINUING EDUCATION:**

OSHA 30 Hour Safety Training, December 2019

ASTM Training on Property Condition Assessments Certification, Las Vegas, NV 2018

Shielded Metal Arc Welding Training and Certificate by AWS December 2016

Construction Quality Management for Contractors and Certificate, USACE – NAVFAC May 2016

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 12<sup>th</sup> & 13<sup>th</sup>, 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:**

“Construction Quality Control & Quality Assurance Basics” Presented to Starr Insurance Companies Loss Control Construction Division, Los Angeles, CA 2019

“Quality Contractor Evaluation – Pre-Risk Program Assessments” Presented to Starr Insurance Companies Loss Control underwriters for excess group and limited group underwriters, Austin TX, 2016

“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) (expired)

San Diego Chamber of Commerce (expired)

Green Building Alliance Group, San Diego Chamber of Commerce (expired)