

**Ronald P. Svarc, ASPE, LCPE, AACE, GC, MBA, FEWA**  
**Accurate Consultant Services**

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Mr. Svarc has over 36 years of construction estimating and management experience in all types of residential, public, government, and commercial construction technology. As a Chief and Senior estimator, Mr. Svarc has estimated projects from \$30,000 to \$365,000,000 in the areas of industrial, commercial, private, public works, churches, theme parks, reservoirs, schools, hospitals, multi-use family dwellings, and athletic fields. As a designated expert with specialized expertise in construction, cost estimating, project managing and scheduling, he provides unique qualifications as pertaining to analysis and interpretation of in-situ conditions and standard of care criteria. Additionally, Mr. Svarc prepares investigative protocols for existing conditions analysis, intent of design documents and subjective application of local building ordinances, as well as National Building Code criteria. As a construction management professional, he has a working knowledge of building component performance based on building type; systems interface criteria, and failure diagnosis. Mr. Svarc is proficient in all types of construction scheduling, including the critical path method and fast track scheduling. Mr. Svarc has background and experience in forensic analysis, preparation of repair methodologies and recommendations, and also the cost of repair associated remediation of construction defects. He prepares detailed technical analysis of findings, interpretation of existing conditions, and develops appropriate repair scopes and estimates.

During the period from 1984 to 1994, Mr. Svarc was proactive in construction technology as a Construction Superintendent, Senior Estimator, and Project Manager for; Clock Construction, Breton Construction, and Disneyland Facilities. He was proactive in planning and management of many different building types and project types including; single family residences and multi-family residences, concrete tilt-up warehouses, commercial tenant improvement, explosion-proof buildings, refurbishment of existing buildings for ADA compliance and lead abatement, theme buildings and parks, and commercial remodeling. Mr. Svarc was responsible for project programming, bidding, negotiation, contract administration and total cost management. He also developed internal budget controls, master project estimates and monitored all construction costs. Mr. Svarc created and maintained critical path schedules and developed appropriate alternative construction options throughout the course of the project. Additionally, he prepared and executed project closeout documentation and warranty programs.

During the period from 1994 to the present, Mr. Svarc continually expanded his role in construction management with major corporate entities, including Waban, Inc. (HomeBase), Bay Apartment Communities, Pepper Construction, TBC Contractors, Bert L. Howe and Associates, BRE properties, ALY Construction, MC2 Consultants and HMC Architects. As a Chief Estimator, Senior Estimator, Project Manager, and Construction Manager, he has been directly involved in all aspects of construction, including entitlement, pre-construction estimating and planning, personnel management, specification writing, authoring change orders and estimates, general construction

estimating, budget establishments, total cost reporting, and compliance with project scheduling parameters. Mr. Svarc was instrumental in the implementation of corporate expansion for the HomeBase stores and also developed and estimated several thousand multi-family apartment units. While at Pepper Construction, Ron estimated, then project managed on-site, the Pacific Wharf Restaurants and Reservoir at Disneyland's California Adventure, (\$27,000,000). He has also estimated and project managed the construction of the Hawthorne Police facility, (26,700,000), as well as several medical office buildings and hospital remodels. While at Bert Howe and Associate and MC2 Consultants, Mr. Svarc provided services in General Construction Standard of Care and Certified Professional Estimating as a Designated Expert. While with HMC Architects, Mr. Svarc established construction budgets to allow schools to effectively utilize bond money provided them as well as successfully working along side architects and assisting them in efficient designs in order to keep within the client's budgets.

With Accurate Consultant Services, Ron Svarc has prepared estimates for fire damage repair, residential homes, aircraft hangers for the Government, Tom Bradley West Terminal for City of Los Angeles and residential new buildings and remodels. Ron has been retained as an expert witness on residential remodel projects, multi-family homes, apartment complexes, and family housing tracts.

Mr. Svarc is proficient in the development of modified protocols for construction administration, based on the project/building type. He has been involved in many unique and specialized buildings that require non-traditional methodologies in planning, construction and project delivery. He has developed many different types of project control documents, including sub-task schedules, specialized scopes of work addenda for subcontracts, cost impact analysis of design changes, and interdepartmental reporting. Mr. Svarc has developed and maintained a professional relationship with architectural and engineering consultants, as well as jurisdictional entities. In 2009, Mr. Svarc was awarded the lifetime achievement award from the National American Society of Professional Estimators as the National Estimator of the Year.

- **Masters in Business of Administration, University of Phoenix, 1994**
- **Bachelor of Science degree in Mathematics, University of California at Riverside, 1970**
- **Lifetime Certified Professional Estimator since 1982 – 1.4-000429-0305**
- **Member, American Society of Professional Estimators #702**
- **Southwest Regional Representative on National Certification Board for ASPE**
- **Member of Forensic Expert Witness Association**
- **Member, American Association of Cost Engineers #4761**
- **Licensed GC in California #862924-Active**
- **Licensed GC in Arizona #ROC2216469-Active**
- **Licensed GC in Nevada #0063653-Inactive**
- **2009 ASPE National Estimator of the Year**