

Formal Education

Bachelor of Science, City & Regional Planning
California Polytechnic State University, San Luis Obispo

Certifications

Certified Professional Estimator, ASPE
LEED Accredited Professional

Licenses

California Contractor's License
Classification B-1

Areas of Strength

Cost Estimating
Insurance Compliance
Critical Document Management & Tracking
Surety Bonds
Strong Organizational Skills
Self-Motivated
Team Player
Detail Oriented
Creative Mindset

Technology

Prolog
Craftsman Estimator
Timberline
SurTrak
Primavera
Microsoft Project
BlueBeam
SketchUp
PlanGrid
Adobe InDesign
Adobe Illustrator
Adobe Photoshop
OnScreen TakeOff
eBuilder
Isqft
Microsoft Office

Sara McCormack has worked in the construction industry for over fifteen years. Sara began her career working at a Southern California hospital in their Facilities Design and Construction department. From there she was hired by a General Contractor where she worked as a Project Engineer on many hospital, school and commercial projects. After a number of years with the general construction company, Sara began working with their consulting department. As a Case Engineer, Sara oversaw projects in a construction management role, performed defect inspections and prepared repair estimates.

For the past eight years Sara has worked as a consultant focusing on large, multi-family and mixed-use developments. Sara assists during the early development stages with estimates based on early project designs. As the project and design progresses Sara provides updated estimates, reviews contractor estimates and evaluates plan sets. During project construction Sara supports the team through tracking of construction progress, creation of comparison schedules to analyze changes, and evaluation of pay applications and change orders.

Cost Estimating

Schematic and Design Development estimates for multi-family and mixed use developments ranging from 50 to 500 residential units with construction costs up to \$175 Million.

Evaluation of Value Engineering options.

Review and assessment of change orders.

Repair and replacement costs and reporting for fire damage at multiple properties throughout Santa Barbara, Ventura, and Malibu including:

- Over 500 single family residences
- Multi-family residential properties
- Residential properties spanning hundreds of acres
- Nurseries

Repair and replacement costs for insurance claim cases related to water damage in commercial and high rise residential buildings, construction defects, damage due to geotechnical issues, and off-site repair work.

Project Management

San Diego Housing Commission
Smart Corner Tenant Improvement

San Diego Unified School District
Madison High School Multimedia Center

Veterans Village of San Diego, Phases I,II and III

California Western School of Law
Main Classroom Re-Build

Scripps Memorial Hospital, La Jolla

- AC-1 Duct Clean
- Cooling Tower Replacement
- Emergency Department Remodel
- Operating Room Remodel
- Chemo Room Remodel
- Promax Panorama
- Ximed OR #5

Balboa Nursing and Rehabilitation Remodel

CM & Owners Representative

- Centre City Development Corporation
- World Trade Building Retrofit & Reconstruction
- Selection of Design & Construction Team for campus construction of Jewish facility
- Pechanga Development
- Lofts on Landis - Type V featuring 33 affordable units over Type I parking garage.
- White Rock Station - 291 market rate units in two Type III buildings and a 5-1/2 floor parking garage located in Dallas, Texas
- LoHi - Three podium style buildings featuring 273 market rate units spanning two blocks in Denver, Colorado
- Sage - Type III Wrap featuring 132 affordable units
- The Huntington - 160 market rate units in Type V Wrap construction
- F11 Mixed Use - 5 Story Type IIIA over 4 levels Type I. Building features 99 units, ground level commercial spaces and 2 levels below grade parking.
- Casa Anita - Garden style apartment complex featuring 96 affordable units

Forensic Testing & Site Inspections

- Water testing and oversight during the removal and replacement of exterior finishes and glazing systems at a large Southern California office park.
- Water testing of windows, EIFS and mechanical units at private elementary school.
- Water testing of window assemblies at two San Diego churches.
- Water testing of plaster and window assembly at Los Angeles school.
- Defect inspections at multiple housing developments in California and Arizona.

Pointsource CM 2020 to present	As part of the Pointsource CM team, Sara performs tasks including the creation of project cost estimates, tracking of value engineering modifications, and evaluation of plan readiness. During the course of construction tasks include monitoring of construction progress, creation of comparison schedules to analyze changes, and evaluation of Pay Applications and Change Orders.
Stalice Group Inc. 2020 to present	Sara works as an estimating consultant focused on fire litigation cases in Southern California. Sara analyzes single-family and multi-family home projects, prepares cost estimates for repair or rebuild, evaluates opposition pricing, and drafts reports utilized in mediation proceedings.
The Richman Group 2017 to 2021	The Richman Group is a national developer of market rate and affordable apartments. Sara provided direct support to the Director of Construction on projects ranging from \$15M-125M from project conception through completion.
The Klingler Group 2013 to 2021	As a Construction Consultant Sara assisted Steve Klingler, a seasoned construction expert, in the evaluation of insurance claims related to bad faith and delay claims, personal injury and wrongful death, building safety issues, water and fire damage, etc. Evaluation of claims included site inspections, analysis of damages, estimation of repair costs, schedule assessment and contract review.
C&S Consulting Group - Xpera CM 2013 to 2017	Sara worked for C&S Consulting, which was acquired by Xpera Group in 2015, as a Construction Consultant working with the Construction Management and Surety divisions of the companies. In Construction Management, Sara prepared cost estimates and comparison pricing as well as performed pay application review and site inspections. Sara managed document controls including RFI, Change Orders, Change Estimates, Shop Drawings and Subcontracts. In the Surety division, Sara worked with multiple surety companies in the investigation of performance bond default claims to help them determine the best way to fulfill their obligations to the obligee.
Calidus LLC 2012 to 2013	Sara was brought on by former ROEL supervisors to assist with the start-up operations and organization of a new company under the Primoris LLC umbrella specializing in construction consulting and management.
ROEL Consulting Services 2010 to 2012	As a Case Engineer, Sara assisted in the following areas: <ul style="list-style-type: none">• Cost Estimating: Assisted in the preparation of repair estimates for residential and commercial structures that incurred water or fire damage. Estimates included site inspections, repair recommendations and drafting of reports for the use in mediation and/or litigation.• Forensic Testing: Performed water testing on EIFS, metal panel and window assemblies. Testing was done both during construction as quality control and also post construction to determine cause of leaks.• Construction Management: Prepared cost estimates and comparison pricing, managed documents, and performed pay application review and site inspections.• Surety: Worked with multiple surety companies in the investigation of performance bond default claims to help them determine the best way to fulfill their obligations to the obligee.
ROEL Construction Company 2009 to 2011	As a Project Engineer on School, Hospital and office tenant improvement projects, Sara was responsible for issuing subcontracts, reviewing/tracking submittals and material procurement, meeting minutes, preparation of monthly status reports and schedules, review of subcontractor pay applications and preparation of owner billings. In addition, Sara played a role in bidding new work and the preparation of responses to RFPs and RFQs. RFP/RFQ tasks included review of requirements, task management, compilation, and final review. During bids Sara prepared quantity take-offs and performed document management as well as ensured complete bid coverage.
Cornerstone CMS, Inc. 2007 to 2009 <small>Purchased by ROEL in 2009</small>	As a Project Coordinator, Sara performed project document control, coordinated bids and assisted in RFP and RFQ preparation. Projects included affordable transitional housing, multiple remodels in fully operational hospitals, office tenant improvements and site development.
Scripps Facilities Design & Construction 2007	As an employee of Manpower Staffing, Sara worked as an Owners Representative for construction of a hospital campus. Performed pre-construction planning with end user, change order and pay application review, lien status/tracking and OSHPD Permit review.
Carter and Burgess 2005	Working as a Planning Intern Sara provided GIS and AutoCAD project support, assisted in the completion of a Specific Plan Amendment, and trained the Carter and Burgess staff in the use of SketchUp.