



Associated
Construction
Services, Inc.

DBA in California
Aggregate Consulting Services

Service In

All 50 States

31566

Railroad Canyon

Road, Ste 2

PMB 672

Canyon Lake

California

92587-9446

800.771.2460

www.acsconsultants.com

**Commercial and
Residential Building
Forensics**

- Construction Consulting
- Building Forensics
- Damage Assessment
- Cause & Origin
- ADA Analysis
- Clerk of the Works
- Subrogation Support
- Code Upgrade Analysis
- Insurance Appraisal &
- Umpire Services

California Contractors
License No. B712059

CURRICULUM VITAE

NICHOLAS R. SNYDER, MA

Experience and Expertise

Nicholas Snyder offers more than 31 years of experience in the construction industry, specializing in construction cost analysis for residential, commercial and high value multiple-unit residential projects.

Mr. Snyder's numerous construction projects include the building of 24 luxury country club homes, as well as numerous million-dollar-plus custom homes that he designed. Mr. Snyder's wide range of experience includes the restoration of a 380-unit apartment complex for the University of California, San Diego; the partial demolition and fire restoration of a 16-unit apartment building; and, fire restoration for a four-unit condominium. He also has done numerous insurance rehabilitation repairs. Mr. Snyder has built several tilt-up commercial buildings; a 100-unit Travel Lodge for Inland Diversified Development; and, numerous manufactured home site preparations, infrastructure, and permanent foundations.

Notable Assignments

Mr. Snyder provides construction cost consulting, insurance appraisal, and forensic investigation services to claims adjusters of major carriers. His activities include damage assessment, estimating, analysis of cost and technical data, scope of damage, negotiation of scope and costs, and investigation of subrogation issues. Technical support regarding construction-related issues is provided to adjusters, lenders, various Federal/ State/ Local agencies, and legal counsel throughout the adjustment and re-construction process.

As Senior Consultant with ACS, Inc., Mr. Snyder has provided construction cost consulting and analysis services in the aftermath of:

- Station Firestorm, Los Angeles, California;
- Trabing Firestorm, Watsonville, California;
- Witch Creek Fire, San Diego County, California;
- Slide Wildfire, Lake Arrowhead, California;
- Cedar Firestorm, San Diego, California;
- San Simeon Earthquake, Central California;
- DeKalb, Texas Tornado;
- Hurricane Georges, Pascagoula and Ocean Springs, Mississippi;
- River Red Flood, Grand Forks, North Dakota;
- Northridge Earthquake, Los Angeles, California.

Education and Licenses

Yale University, BS 1960, Business Engineering
Harvard Graduate School of Business, 1962
United States International University, MA 1973, Counseling



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Licenses

California General Contractor: License Class B-HIC 386144
California Real Estate Broker: License ID# 00521947

Compilation of Insurance & Construction Consulting Experience

Project & Location	Type Of Loss	Responsibilities and Services
20 Story Hotel & Casino, Las Vegas, NV	Lightning strike, fire, flood, roof collapse.	Comprehensive damage assessment, scope control, secured agreed prices with contractor.
High School, DeKalb, TX	Tornado	Comprehensive damage assessment, scope control, and cost evaluation.
Healthcare Facility Bakersfield, CA	Fire	Comprehensive scope of demolition, scope control, and cost evaluation.
Tire Warehouse Phoenix, AZ	Wind Damage	Scope of repair, cost evaluation, secured agreed pricing with contractor.
Building Products Distributions Center Phoenix, AZ	Wind Damage	Comprehensive scope of demolition, scope control, and cost evaluation.
Shopping Mall Mission Viejo, CA	Water Damage	Cost Evaluation. Investigation of subrogation issues.
Penitentiary Carson City, NV	Tornado	Comprehensive scope of demolition, scope control, and cost evaluation.
Commercial Growers Nursery Fallbrook, CA	Wind Damage	Comprehensive scope of demolition, scope control, and cost evaluation.
Multi-story Office Building Newport Beach, CA	Construction Defect; HVAC Central System	Construction Defect Analysis
Multi-story Condominium Conversion, Emeryville, CA	Water Damage	Comprehensive damage analysis, cost evaluation, and investigation of subrogation issues.
Residence Westlake Village, CA	Slope Deterioration	Investigation of multi-causation, cost evaluation.
Retail Store Bakersfield, CA	Fire	Forensic reconstruction and cost evaluation.



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Project & Location	Type Of Loss	Responsibilities and Services
Multi-story Office Building Sherman Oaks, CA	Fire	Comprehensive scope of demolition, scope control, and cost evaluation.
Restaurant Malibu, CA	Fire	Comprehensive scope of demolition, scope control, and cost evaluation.
Shopping Mall Tucson, AZ	Wind Damage Under Construction	Comprehensive cost evaluation.
Office Complex San Diego, CA	Water Damage and Abatement	Comprehensive cost evaluation and investigation of subrogation issues.
City Hall, San Francisco, CA	Water Damage	Comprehensive cost evaluation.
Restaurant Woodland Hills, CA	Fire	Comprehensive scope of demolition, scope control, and cost evaluation.
Beer Distributor Barstow, CA	Fire	Comprehensive scope of demolition, scope control, and cost evaluation.
Resort Club House Rancho Santa Fe, CA	Construction Defect	Construction Defect Analysis.
Single Family Homes, Southern California	Earthquake	Numerous scopes of demolition, scope controls, and cost evaluations.
512-unit Apartment Complex, Palm Desert, CA	Construction	P/M coordinating all governmental, utility, engineering, and architectural activities pre-construction. Directed construction and infrastructure on a day-to-day basis. Completed project on time and within budget.
24-unit Country Club Condominiums, Rancho Mirage, CA	Construction	Directed all construction and infrastructure.
380 unit Apartment Complex La Jolla, CA	Restoration	As General Contractor, directed all sales and construction activity.
4-unit Condominium Complex, Rancho Mirage, CA	Construction	As General Contractor, directed all sales and construction activity.



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Project & Location	Type Of Loss	Responsibilities and Services
4-story Apartment Building, West Hollywood, CA	Infill building over subterranean garage	As Project Manager, directed all construction activity.
16-unit Apartment Complex, Palm Desert, CA	Fire Restoration	As General Contractor, directed all sales and construction activity.
Bank Building, Arcadia, CA	New elevated parking structure, and exterior TI	As Project Manager, directed all construction activity.
100-unit Motel Hemet, CA	Construction	Directed all construction including infrastructure.
Tenant Improvements Palm Desert, CA	Two Restaurants	As General Contractor, directed all sales and construction activity.
Sound Recording Studio	Construction	As General Contractor, directed all sales and construction activity.
Numerous Offices	Construction	As General Contractor, directed all sales and construction activity.
Planned Unit Development, Port Charlotte, FL	600 home PUD	VP and General Manager. Total responsibility for on-site sales, on-site financing, purchasing, construction, and warranty.
Single Family Residences, Palm Desert, CA; Lake Arrowhead, CA; Orlando, FL	Numerous single family residences, all one-of-a-kind ranging as high as \$ 1 M each.	As General Contractor, directed all sales and construction activity.
Commercial Buildings, Palm Desert, CA	Several Tilt Up Construction Projects up to 100K SF each.	As General Contractor, directed all sales and construction activity.
Industrial Equipment	Nationwide Air Pollution Control Equipment Installations (Bag Houses, Precipitators, Wet Washers)	Sales Engineer with project responsibility for sales, construction, and start up.