

## Stephen Varitikias, P.E. | Client Manager, National Assessment Services

11 Commerce Way, Suite A, Totowa, NJ 07512

732-629-7930

[Stephen.Varitikias@efiglobal.com](mailto:Stephen.Varitikias@efiglobal.com)

### Professional Summary:

Mr. Varitikias is a registered professional engineer with 30+ years of experience in design, construction, and project management. He is well versed in the design and construction industry and general engineering due diligence practice. He brings a proven record of project management and the abilities to provide company clients with a wide variety of engineering due diligence services. His expertise includes the implementation of design and construction programs for national corporations, construction monitoring, and facility evaluations for Phase I and II Environmental Site Assessments (ESA's) and Physical Condition Assessments (PCAs). Mr. Varitikias has conducted over 5,000 ESAs and/or PCAs, predominantly located throughout the eastern portion of the country.

Mr. Varitikias has a proven track record of providing due diligence studies to lending agencies and developers. Such technical assessments varied in scope (debt vs. equity), type (multi-residential, industrial, commercial), and deal structure (Fannie Mae, Freddie Mac, etc.).

Mr. Varitikias has had project responsibilities including concept and preliminary design of civil engineering site plans via soil erosion, stormwater management, sanitary sewer design, and site/ roadway geometry per local and state zoning ordinance regulation. He has considerable experience working with state and local agencies including various state and Federal environmental protection agencies. Mr. Varitikias possesses a general knowledge of the statutory and regulatory requirements of the Americans with Disabilities Act (ADA).

### Licenses and Certifications:

Professional Engineer, State of New Jersey, License #39444

New Jersey Subsurface Evaluator & Underground Storage Tank Closure

AHERA Asbestos Training

ERIC Property Transfer Liability Insurance Certification

### Project Experience:

**Conducted a dual-scope ESA / PCA for a 5,000+ unit multi-residential complex** in Columbia, Maryland, including associated amenity areas, retail strip centers, and management offices.

**Conducted PCAs for three large downtown office buildings** in Dallas, Texas, the largest of which was 52-stories in height, with a floor plate covering an entire city block. The pre-foreclosure status offered additional challenges, specifically during the walk-through and information-gathering process.

**Conducted an ESA and environmental compliance audit for a 1,400-cattle-per-day slaughterhouse** in the heart of Green Bay, WI.

**Provided Construction Loan Monitoring (CLM) services for a mixed-use, 450,000 square foot office/retail facility** located in Arlington, Virginia. CLM services spanned from initial site demolition and grading through construction completion and receipt of associated Certificate of Occupancy.

**Conducted assorted due diligence for a 296-unit multi-residential complex** located in Annapolis, Maryland. Due diligence included completion of an equity-style PCA, an ESA, radon, asbestos, and lead-based paint sampling, ADA Compliance Audit, and an Energy Survey.

**Produced full set of Civil Site Plans including site geometry, grading and drainage, and utility plans for the re-design of 19 vehicle rest stations** along the New York State Thruway over a three-year design/construction phase.

### Professional Experience:

Cobalt Engineering, Inc., Lewes, DE, President/CEO, 2020 – 2022  
SAV Engineers, Inc., Baltimore, MD, President/CEO, 2000 – 2020  
MAK Environmental, Inc., East Brunswick, NJ, Managing Director, 1996 – 2000  
Clayton Environmental Group, Edison, NJ, Environmental Engineer, 1992 – 1996  
RBA Group, Morristown, NJ, Civil Site Engineer, 1988 – 1992

### Education:

Bachelor of Science in Civil Engineering; New Jersey Institute of Technology, Newark, NJ 1988

### Publications and Presentations:

"Lead-Based Paint & its Effects in Real Estate Lending"- Distributed to clientele base via internal newsletter; January 1998

"HUD's Market to Market Program? Great Solution or Disaster in the Making" - Distributed to clientele base via internal newsletter; April 1999