

Name

12055 Any Avenue • City, State
(800) 867-5309 • email@verizon.net

Project / Construction Manager Site Superintendent

CAREER PROFILE

Seasoned and versatile professional with 20 years of experience contributing to the effective operation and profitability of successful construction and consulting companies through outstanding construction management expertise. Confident and innovative project manager with proven ability to oversee complex and diverse commercial, high density housing, correctional, healthcare, airports, and hospitality projects. Articulate and collaborative communicator and leader with talent for developing trusting and productive relationships with owners, colleagues, and sub-contractors.

- Construction / Project Management
 - Diverse Public / Private Project Expertise
 - CPM Scheduling / Contract Writing
 - Troubleshooting / Creative Problem Solving
 - General Contracting – Framing / Concrete
 - Estimating Using Standard Guidelines
 - Safety / Quality Control
 - Versatile / Innovative
 - Collaborative / Trusting Relations
 - Change Order Writing / Negotiation
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PROFESSIONAL EXPERIENCE

PROJECT MANAGER / CONSULTANT, Company Consulting • 2008-Present

Conduct constructability reviews; schedule analyses, estimating, and project reviews; and participate in project meetings. Manage LEED Certification process and final inspections.

Major Project

- **Polytechnic High School, Pasadena** – conduct shoring and new building constructability reviews for \$20 million project.

PROJECT MANAGER, R.D. Company Construction • 2005-2008

Oversaw project requirements from pre-construction to close-out. Developed scopes of work and sub-contracts and processed Requests for Information, sub-change orders, and payment requests. Negotiated owner change orders including baseline schedule, pre-construction estimating, and all communications with architects and engineers. Issued all required reports and other written communications.

Major Projects

- **Brentwood CC** - \$1.5 million recreational center including pool terrace, tennis pro shop, locker rooms, and Americans with Disabilities Act elevator improvements.
- **Hyatt Century City** - \$1.2 million lobby bar and suites remodeling project.
- **8601 Wilshire Beverly Hills** - \$21 million, 11-story luxury condominium / apartment high-rise complex. Negotiated re-structure of base contract from G-max to Cost-Plus after project was halted for redesign and negotiated for extended conditions of \$1+ million for eight months prior to completion.
- **Teramachi Senior Housing** - \$25 million type-III residential condominium / senior housing project. Site Manager for project that had 6 floor above and 3 floors below ground. Condominiums were high-end caliber, having 5 water features. Recaptured delays created by winter weather by restructuring base schedule and strong contract creation.

PROJECT MANAGER, Company Construction • 2005

Managed construction of high school project. Completed all deficiencies from previous contractor's scope of work. Compiled data for two years of change orders and prepared documentation for possible arbitration.

Major Project

- **A.B. Miller High School** - \$6.5 million, 16 science classroom project. Assumed management of project that was 50% completed.

CONSTRUCTION MANAGER, 3D/I – Company • 2002-2005

Managed construction of Long Beach Public Safety Buildings including constructability analysis and value engineering efforts. Facilitated negotiated contract between City of Long Beach and Swinerton Builders that saved city \$1.2+ million, with negotiation of TI with core construction resulting in project completion six-months ahead of base schedule.

Major Project

- **Long Beach Public Safety Buildings** - \$32 million project consisting of five phases over three-year period.
 - Public Safety Building – Seismic Upgrade - \$22 million, 12,000 square feet police station and detention facility. Upgrade and renovations were completed with building still occupied.
 - Fire Station 1 – Seismic Upgrade and Tenant Improvement - \$2 million, 17,000 square feet annex to Public Safety Building.
 - Public Safety Building – Tenant Improvements - \$7 million renovation that included lobby, community room expansion, new booking and holding facility, and state-of-art conference room.
 - City Hall East – Temporary office space while Public Safety Building was being rebuilt. \$1 million project that included three floors of new furnishing, fixtures, and equipment, locker room, and lobby.
 - Crime Laboratory – New 7,000 square feet project built off-site in an existing building that included new HVAC, roof, cabinets, and laboratories.

SENIOR FIELD SUPERINTENDENT / PROJECT MANAGER, Company Construction • 1999-2002

Negotiated various projects, reviewing and analyzing compliance with contract scope. Bid and negotiated sub-contracts, managed weekly project meetings, maintained project control documentation, and supervised trades and quality control.

Major Projects

- **Marmalade Restaurant** - \$2 million high-profile restaurant located in Rolling Hills Estates.
- **City Fashion Center of Downtown Los Angeles** - \$4.8 million 50,000 square feet commercial / retail / wholesale center and 50,000 square feet two-story parking structure.
- **K-Bean Foundation (Kobe Bryant)** - \$2.5 million subterranean multi-purpose gymnasium and recording studio.
- **K.I.S.S. Building** - \$4.2 million, 119,000 square feet mid-rise office building, four stories above grade and one story below. Constructed structured steel main frame and plaster curtain wall.

PROJECT MANAGER, Company, Incorporated • 1997-1999

Managed variety of projects requiring space frame and curtain wall support systems.

Major Projects

- **Queens Hospital, New York – GC Bovis Lend Lease (OSHPOD)** – Met OSHPOD requirement for 200,000 square feet extension to Queens Hospital having 10,000 square feet steel tensile truss atrium
- **Fort Lauderdale Airport Expansion** – Expansion of east runway and new terminal “Vanderbilt” tensile truss support for \$5 million curtain wall system.

CAREER NOTE

Additional position as Owner / Operator of Company Construction and Development that specialized in multiple and single family residences. Built \$1+ million homes in South Bay Beach areas and several commercial centers. Also served as Superintendent for Oltmans Construction which specialized in tilt-up construction. Details upon request.

EDUCATION / CERTIFICATIONS

Bachelor of Science in Civil Engineering, University of Southern California, Los Angeles, California
Minor in Construction Management, California State University, Long Beach, California
LEED Certification (in progress)