

RESUME

Name

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Career Objective: A professional career with an aggressive and productive Construction/Management Co. as a Project Manager.

Education: **LEED Certification** in progress. Graduated from the **University of Southern California** in Civil Engineering and continued my professional development at Cal State Long Beach with a minor in Construction Management.

Summary of Experience: I am an accomplished Project Manager/Construction Manager/Site Superintendent with 20+ years of supervisory experience in the Public and Private sectors. The majority of my recent projects were time sensitive and in the multi million dollar range. The range of my projects; included High Rise, Hospitality, Golf Course, Urban Infill Condominiums, Correctional Institutions, Fire Stations, Airport Expansions, Hospitals (OSHPOD), Retail Centers, Educational facilities, Tilt Up, TI, Power and Mining TI.

Summary of experience as it relates to this position

- 20 years of experience in project/construction management including 8 years in Public Works, 3 years in Educational, 3 years in Airport and 8 years in high density housing.
- 20 Years of experience in preparing, interpreting, and managing project plans, specifications and various building codes.
- 15 years CPM scheduling and contract writing.
- 15 years experience estimating and/or managing estimates using standard guidelines.
- 15 years experience managing, reviewing, writing, negotiating and estimating change orders.
- 10 years surveying, testing and inspection.
- 15 years General Contractor (Framing and Concrete)

Nov-08 Present Comp Consulting – Project Manager I am currently working PART TIME as an independent consultant for Totum Consulting. Primary responsibilities are constructability review, schedule analysis, estimating, project reviews, attending project meeting, project analysis, LEED Certification Process and final inspection. Projects included Polytechnic High school Pasadena (Shoring review and new building constructability review) \$20 Million.

Company Construction

Project Manager The daily responsibilities are the typical for my position: writing scope of work and sub contracts, analyzing payment requests, processing RFIs and sub COs and to negotiate Owner Change Orders, establishing the Base Line Schedule, pre construction estimating, estimating new projects and all communications with architects and engineers and issuing the required monthly reports are part of my responsibilities.

Current Projects: \$1.5 million **Brentwood CC** pool terrace, tennis pro shop, locker rooms and ADA elevator improvements.

\$1.2 million **Hyatt Century City** Lobby Bar remodel and suites remodel

Oct 06-Sept-08 8601 Wilshire Beverly Hills \$21 million ultra high end 11 story condo/apartment high rise complex located near the prestigious corner of La Cienega and Wilshire Blvd. Negotiated a re-structure of the base contract to a Cost Plus contract from a G Max after the project was halted for redesign. Negotiated with the Carlyle Group for extended conditions for over \$1 million for the eight months prior to completion

Nov 05- Oct 06 Project Manager –Teramachi Senior Housing - Project: \$25 million type III Residential Condominium - Senior Housing Project in Little Tokyo downtown Los Angeles. I am the site Project Manager with a staff of 3 and a daily workforce of 65 tradesmen. The project consists of six floors above grade and three below. The Condos are high end with all the high end amenities and the common areas include 5 water features. In restructuring the base schedule and writing strong contracts, I have been able to recapture delays caused by the winter weather. **. I am production and completion driven with experience!**

Feb05- Sept 05 Construction – Project Manager -A.B. Miller High School –Contract Position -Project Cost \$6.5 million. 16 science classrooms took over project at 50% complete from Bonding Co. Completed all deficiencies not completed by previous contractor's remaining scope of work. Compiled data for 2 years of change orders and prepared documentation to go to arbitration if required

May02-Jan 05 Company - is a Program Management, Construction Management, Assessment and Information Technology Company.

My position was **Construction Manager** on the Long Beach Public Safety Buildings where I was a contributing member of a winning effort (constructability analysis, value engineering) that formulated a resolution that enabled the City of Long Beach to accept a negotiated contract with the general contractor (Swinerton Builders). That to this date resulted in saving the city an access of \$1.2 million and by negotiating the T I with the core construction, a turn over date of 6 months ahead of Base Line schedule was accomplished.

The **Long Beach Public Safety Buildings** consisted of 5 phases over a three year period with a cost of 32 million.

- **Public Safety Building – Seismic Upgrade –\$22 Million** –The Public Safety building is 162,000 square foot police station and detention facility. The seismic upgrades and building renovations for this facility were completed whilst partially occupied and consisted of the following: full abatement, new low-e glazed curtain wall, new shear walls, new MEPs, new jail hardware, new kitchen, fire alarm/sprinkler system and new seismic monitoring system.
- **Fire Station 1 – Seismic Upgrade and Tenant Improvement** - \$ 2 Million Fire Station 1 is annexed to the Public Safety Building and is three stories high and 17,000 square feet. Work consisted of the following: new shotcrete shear walls, structural steel drag struts, new HVAC system, new gender separation quarters, new kitchen and new Westnet and vehicle exhaust systems.

- **Public Safety Building – Tenant Improvements** – Negotiated \$7.0 Million. The Public Safety Building renovations included a: Lobby expansion ~1000sq ft, Community room expansion ~750 sq ft, new FF & E throughout, new booking and holding facility, new gender locker rooms and State-of art conference room/office for the Chief of Police.
- **City Hall East** - While the Public Safety building was being rebuilt; the city build temporary offices in an existing building near the City Hall at a cost of ~ \$1.0million. City Hall East consisted of three floors of new FF & E, new locker rooms and a new lobby.
- **Crime Lab** A new 7000sq ft crime lab was built off site in an existing building. New HVAC system, new roof, cabinets and laboratories

1999-May2002 Construction: Senior Field Superintendent/Project Manager: I negotiated projects, reviewed and analyzed compliance with contract scope; I bid and negotiated sub-contracts, held weekly project meetings, maintained project control documentation, supervised trades and quality control.

- **Marmalade Restaurant – PM**-\$2 million high profile restaurant located in Rolling Hills Estates.
- **City Fashion Center of Downtown Los Angeles –Senior Field Superintendent.** 50K sf commercial retail/ wholesale center and a 50K sf parking structure at a cost of \$4.8 million. Project contained 126 friction piles , two story parking structure, structural slabs,
- **City Produce Market of LA – Superintendent-** Annexed 20K sf of CMU and truss building to the existing center. \$1.2Million
- **K-Bean Foundation (Kobe Bryant), \$2.5 million** subterranean multi purpose gymnasium and recording studio.
- **Playboy Studios Glendale –Superintendent -** Re furnished 32,000 sf warehouses into a state of the art sound and recording studio and new executive offices. New Telco cabling for recording, new low volume HVAC system and a new micro wave transformer.
- **K.I.S.S. Building –Project Manager** 119,000sf mid rise office building, \$4.2 million four story above grade one below. Constructed: structural steel main frame and plaster curtain wall.

1997-1999 Structures Inc. Project Manager – ASI is a leader in design build tensile, Space frame and curtain wall support systems.

- **Queens Hospital N.Y. – GC Bovis Lend Lease (OSHPOD) – I** was required to meet OSHPOD requirement 200K sf extension

to Queens Hospital – 10,000 sf stainless steel tensile truss atrium.

- **JFK International Airport GC Morris Diesel** – Curtain wall support system for the international terminal. 1.3Million
- **Marriott East side New York** – Bovis lend lease GC – Remodel of the Marriott Eastside Lobby.
- **Fort Lauderdale Airport Expansion** – Morris Diesel –Expansion of east runway and new terminal “Vanderbilt” tensile truss support for the \$5 million curtain wall system.

1996-1997 Company Construction – Superintendent- Tilt up construction

- **Restaurant Depot** – 48,00sf masonry and concrete wholesale and retail supply ware house with a 6000sf freezer, ground up cost \$2.3million.
- **Integrated Technologies** – New 47,000sf tilt up for electrical manufacturing.
- **Los Angeles International Center** – New 680,000 sf tilt up for the airline bulk shipping industry.
- **Plaza Pacifica** – Site Superintendent of a 120 acre \$20 million commercial/residential site in San Clemente Ca. I was responsible for mass grading 1.3 million cubic yards and the infrastructure including new roads, sewer lines, water mains, storm drains, dry utilities, grading pads for 220 home and a new PUDs

1986-1995 Company Construction and Development – I owned my own company for 10 years and developed a variety of multiple and single family residences in Southern California. As a general Contractor I built million dollar homes in the south bay beach areas and built commercial centers such as;

- **Crenshaw Plaza** – Shopping Center – Complete rebuild after the 1984 riots. 84,000 sf of framed structure with stucco.
- **Robertson and Olympic Apartments for Martin Construction** – Two 36 unit apartments over podium parking structure. My position was site superintendent. I also ran the site concrete, framing crew and electrical crews
- **D.M.V. Oxnard** - \$2.20 million commercial building – wood frame, masonry and site infrastructure.
- **Millinia Center Chatsworth** –Seismic retrofit after the “84”earthquake 22,000 sf.
- **UCLA Sport facility**, pool remodel and new showers.
- **Cal State Long Beach** – New chemical labs and HVAC system for the Art colleges.
- **Cal State Long Beach** – Remodel and new TI for admission facility.
- **Numerous Watt Industries Shopping Centers** (List if requested)
- **Sony/Colortex** - \$350,000 High end TI
- **Del Ray Yacht Club** Structural upgrades with Turelk Construction.

1977-1986 I moved to Bishop/ Mammoth California - I worked for a civil engineering company; producing tract maps, grading, street and sewer plans.

I received my General Contractors License where I work with heavy construction grading contractors, built custom homes and built ski lifts throughout the western United States.

1973-1977

Power Company

- Design engineer Containment Building San Onofre Nuclear Plant. Worked on San Onofre, Four Corners New Mexico, Spain and Korea Projects
- Assistant Project engineer on site structural steel placement for the reactor building.
- Grading engineer road, cut and compaction reports
- Worked on site San Onofre and Four Corner Nuclear Projects