

Owners Representative/Project Executive/Director of Construction Senior Project Manager

15+ years of success launching and leading construction project management activities

Seasoned leader with proven capacity and eagerness to provide comprehensive construction project management while continuously delivering positive results to the bottom line. Equipped with extensive experience in operations management and a proven track record of consistently meeting the most challenging performance standards and demands. Adept communicator and analytical/creative thinker with a proven ability to develop and supervise cross-functional teams in fast-paced environments.

Highlights of Expertise

- ~ Contract Development / Negotiations
- ~ Entitlements
- ~ Construction Project Management
- ~ Multi- Family Apartments
- ~ Custom Luxury Homes and Villas
- ~ Resort
- ~ Civil Construction/Heavy Construction
- ~ Underground utilities storm drain, sewer, and waterline construction
- ~ Treatment plant and pump station construction
- ~ Bonding and Permitting
- ~ Design Coordination
- ~ Budget Administration / Management
- ~ Team Building and Leadership
- ~ Stakeholder Communications
- ~ Safety & Quality Assurance
- ~ Talent Training & Development
- ~ Risk Analysis & Mitigation
- ~ Horizontal Construction
- ~ Logistics Management
- ~ Vendor & Subcontractor Leadership
- ~ Strategic Business Planning
- ~ Cost Reduction and Avoidance
- ~ BIM Oversight
- ~ Hotels

Career Experience

Promontory/Pivotal Group

Oversee all aspects of administrative and field operations as the #3 ranked consultant leader in the company, directing a team of over 125 Owners staff. Manage from Design oversight to Completion (including concurrent project management), with project costs and budgets that range from \$2M to \$250M; Responsible for engaging in positive and confident relationships with owners, as well as architects, designers, property managers, consultants, and subcontractors. Oversight of Entitlements, Permits, Design, Pre-Con, Bidding, Budgeting, Scheduling, Staffing, contract administration, General Contractors, Subcontracting, equipment, materials procurement, Risk Management, Directed the day-to-day operations with full P&L accountability to Stakeholders, Water Conservation.

Continued...

Project Executive/Owners Representative (January 2022-Current)

Administered multiple project budgets to ensure each unit was operating within budget parameters, estimates, tender/bid document, contracts, and the enacted appropriate remedial action on negative variance throughout project. Worked closely with the County agencies, Architects, Engineers, Inspectors and Superintendent's to develop plans, timetables, and determine labor and material costs. Responsible for budget and on time within scope projects. Championed quality and safety; responsible for communicating site rules regarding policy and procedures, and enforcing rules for all employees, contractors, and service providers.

Selected Projects:

- ~ Promontory Club Park City Utah \$700 Million High End Community encompassing, Roads, Clubhouses, Associated Amenities, and Luxury Villas

Premium West Construction Inc

Directed the day-to-day operations with full P&L accountability to stakeholders, manage staff and contract personnel, expedite/negotiate contracts, estimating, and human resource activities. Accountable for project tendering/bidding, contracts, operating budgets, vendor relationships, and for recording and maintaining vital facilities related equipment and structures. Demonstrated solid business insight, strong leadership abilities, and great client relations skills.

Project Executive/Director of Construction (2020-2022)

Responsible for launching and overseeing a new office location for the company from Chicago to San Diego. Negotiated/administered, GMP, Lump Sum and cost-plus projects. Oversee project manager, and multiple budgets to ensure each unit was operating within budget parameters, estimates, tender/bid document, AIA contracts, and the enacted appropriate remedial action on negative variance throughout the projects. Worked closely with Architects, Engineers, Project Managers, and Superintendent's to develop plans, timetables, and determine labor and material costs. Responsible for budget and on time within scope projects. Championed quality and safety; responsible for communicating site rules regarding policy and procedures, and enforcing rules for all employees, contractors, and service providers. Increased company gross revenue by 50 million.

Selected Projects:

- ~ Ground up Mildred Apartments (10M) San Diego, - Multi Family high-end housing.
- ~ Ground up North Park Community Apartments (25M)
- ~ San Diego (\$150M)- 7 Story High Rise Commercial and Residential Building
- ~ Ground up Manchester Spec Homes (4M) City of San Diego- Residential
- ~ Ground up Kanas Street Apartments (8M) Multifamily Housing
- ~ Ground up Howard (5M) Multifamily housing

WM Builders/Liberty National Development

Directed the day-to-day operations with full P&L accountability to manage staff and contract personnel, expedite contracts, estimating, billing, and human resource activities. Accountable for project tendering/bidding, contracts, operating budgets, vendor relationships, and for recording and maintaining vital facilities related equipment and structures. Demonstrated solid business insight, strong leadership abilities, and great customer relations skills.

Continued...

Director of Field Operations/Owners Representative (2018-2020)

Administered multiple project budgets to ensure each unit was operating within budget parameters, estimates, tender/bid document, contracts, and the enacted appropriate remedial action on negative variance throughout project. Worked closely with Architects, Engineers, and Superintendent's to develop plans, timetables, and determine labor and material costs. Responsible for budget and on time within scope projects. Championed quality and safety; responsible for communicating site rules regarding policy and procedures, and enforcing rules for all employees, contractors, and service providers.

Selected Projects:

- ~ Ground up La Jolla Phase 3&4 (\$55M) University City San Diego, - Multi Family high-end housing.
- ~ Pre-Con Broadway and Park City of San Diego (\$250M)- 48 Story High Rise Commercial and Residential Building
- ~ Pre-Con State and Grape (175M) City of San Diego- 10 Story Commercial, Hotel, Residential

Greg Norman Golf Course Design/Silver Vantage- (2004 - 2018)

Administered multiple project budgets to ensure each unit was operating within budget parameters, estimates, tender/bid document, contracts, and the enacted appropriate remedial action on negative variance throughout project. Worked closely with Architects, Engineers, Inspectors and Superintendent's to develop plans, timetables, and determine labor and material costs. Responsible for budget and on time within scope projects. Championed quality and safety; responsible for communicating site rules regarding policy and procedures, and enforcing rules for all employees, contractors, and service providers.

Owners Representative/ Director of Operations in Asia/Middle East/President

Oversee all aspects of administrative and field operations as the #2 ranked leader in the company, directing a team of over 500. Manage the full cycle of complex global projects (including concurrent project management), with project costs and budgets that range from \$20M to \$750M; handle project blueprint/layout, budgeting, scheduling, staffing, contract administration, subcontracting, equipment, materials, transportation, hotels, and housing.

In charge of production and construction standards, business development, and client relations, with full responsibility for all escalated client/project issues (*reputation as a "fixer" in this and other career positions*).

- ~ **Played instrumental role in increasing overall business by \$20M**, including annual increases of \$10M to \$15M. Created and reworked contracts to improve the company's position, resulting in increased revenues as well as better protection of the company's liability.
- ~ **Generated millions in savings throughout tenure, including \$15M savings on a Dubai project** by reorganizing the entire initiative (savings reinvested in other projects). Introduced other process and technology solutions to produce year-over-year savings.
- ~ **Established standards of accountability for all key functional areas and activities**, including concept, site analysis, land acquisitions, and contract negotiations among others. Set guidelines and standards to ensure the highest quality of work and productivity.
- ~ **Implemented computer-generated cost analysis, forecasting, and estimating system** linked to daily field reports. Established computer communication system between office and field team members that enabled seamless communications while examining quality control systems, production standards, and safety procedures among others.
- ~ **Influenced company leaders to seek out more trend-setting and award-winning project opportunities.** Maintained a long-running track of successful projects in international locations

Selected Projects:

- ~ Grand Ho Tram Resort & Casino and The Bluffs Ho Tram Strip: (\$300M) Recipient of numerous awards that helped to build Vietnam's reputation as a premier luxury tourism destination in both Asia and around the world.
- ~ Jumeirah Golf Estates: (\$500M) Nominated in 2016 Sport360 Middle East Golf Awards; Earth Course voted one of the world's best golf courses (Dubai, UAE); recipient of 3 wins at Africa and Arabia Property Awards, 2017; recognized as Best Residential Leisure Destination, 2017; winner at the Arabian Property Awards, 2015.
- ~ Al Mouj Project: (\$700M) Awarded GEO Certified, Golf Environment; recipient, The International Property Awards, Africa & Arabia, 2017; prestigious "Five Gold Anchor" status from THYA.
- ~ Various Golf Courses and Resorts: Oversaw successful development and completion of 26 Developments, golf courses, with 18 all ranked annually within the Top 3 "Best New Builds"
- ~ Ayla Project: Recipient of 4 awards during the Arabia Property Awards in Dubai.

Additional Experience

- ~ **Project Manager** ▪ Wadsworth Construction, Plainfield, IL
- ~ **Vice President of Field Operations** ▪ G&P Siteworks, Battle Creek, MI
- ~ **Vice President of Field Operations** ▪ Wolf/Grassi Landscape Company, Washington, DC

Education & Credentials

- ~ **Project Management, Master Certificate**, COLUMBIA UNIVESARY- New York, NY Graduate 2019
- ~ **Business Management, Landscape Architecture & Construction/Civil Engineering Courses (3 years)** – MICHIGAN STATE UNIVERSITY – Lansing, MI
- ~ **Pro Core**
- ~ **Adobe**
- ~ **MS Office**
- ~ **BIM**
- ~ **Blue Beam Basic**
- ~ **MS Project**
- ~ **Lean Construction** – Member in good standing
- ~ **Certifications/Licenses** – Previous: Certified Storm Operator, OSHA certified
- ~ **Professional & Community Affiliations** – Member, Boy Scouts of America / Eagle Scout/with 3 Palms
- ~ **Publications** – "Construction Estimating System Custom Design," ©1999
- ~ **Certified Drone Operator**- Certified in Safe Flight Construction Sites

Continued...