
SUMMARY OF QUALIFICATIONS

Owner Liaison / Land Acquisition Specialist bringing over 20 years' experience in Construction and General Contracting to benefit commercial owners in start-to-finish construction projects. Astute strategic planner able to plan ahead while managing tactical execution and innovating effective processes to maintain forward progress. Strong administrator who works productively with General Contractors, Zoning Commissions, Environmental Groups, and Government Authorities. Places high emphasis on top quality work, dedicated work ethic, and value-for-cost.

AREAS OF EXPERTISE INCLUDE:

GENERAL CONTRACTOR OVERSIGHT

Risk Analysis
General Contractor Selection
Project Operations Monitoring
Compliance Inspections & Evaluation

BID PROCESS MANAGEMENT

Cost Estimate Analyses
Bid Process Monitoring
Value Engineering

LAND ACQUISITION

Selection & Valuation Studies
Purchase Agreements
Commercial & Retail Site Demographics
Tax, Lien & Chain of Title Research

PLANS AND SPECIFICATIONS

Architectural Review
Blueprint & Schematic Review
Zoning Compatibility

MUNICIPAL AUTHORITY INTERACTION

Environmental Impact Studies
Zoning Issues
Building Code Compliance Review
Traffic Analyses
Council Representation

MAJOR PROJECT DETAILS

HOLIDAY INN EXPRESS HOTEL & SUITES

Project Scope: 60,000 square-feet, 3-story hotel construction project with total budget of \$5M; 50 individual subcontractors, 36 weeks project window

Role: Project Superintendent

Challenges:

- Single owner with zero development construction experience or knowledge
- Inadequate and sub-standard blueprints and documentation; no underground utilities shown on project drawings; no architectural or professional representation onsite
- Property located very near environmentally sensitive Edwards Aquifer Recharge Zone

Actions:

- Personally overhauled blueprints on-site with numerous shop drawings at launch of project to incorporate missing utilities and implement job-based structural design changes.
- Worked closely with municipal authorities on EPA testing, codes specifications, environmental impacts, and planning.
- Educated owner on commercial construction process, making numerous cost-saving recommendations and providing astute advice through entire project.

RESULTS:

Project rolled out on-time and under budget. Building had near zero environmental impact and met strict municipal water/environmental restrictions.

GENERAL AVIATION AIRCRAFT HANGAR

Project Scope: 90,000 square-feet, 63-unit general aviation aircraft hangar project (three pre-engineered, steel buildings) with budget of \$1.5M

Role: Project Superintendent/Project Manager

Challenges:

- Marginal drainage, black sandy loam site requiring additional administration and design to achieve required runoff rates
- Large scale concrete construction required complex engineering
- Incorporation of 63 complex, electrical bi-fold hangar doors

Actions:

- Reengineered architectural designs, dropping building two degrees off level to achieve proper drainage.
- Supervised materials testing for proctors, densities, and moisture control of subgrade and compaction.

RESULTS:

Project came in under budget and under deadline with only one call-back for warranty work.

RETAIL LEASE SPACE

Project Scope: Existing structural steel building and pre-built two 3,000 square-foot interior finish-out of two general retail stores

Role: Project Superintendent

Challenges:

- Design required overlay of existing building with new utility connections
- Location required significant travel
- Owner had little to zero previous experience with construction

Actions:

- Implemented utility connection designs in coordination with site developer.
- Executed site redesign to allow for proper installation of store brand fixtures.

RESULTS:

Complete owner satisfaction with projects completed on-time and under budget.

HISTORICAL RESTAURANT REMODEL

Project Scope: 18,000 square-feet, historical remodel of 100-year old building with structural steel for high-capacity second floor

Role: Project Superintendent/Working Foreman

Challenges:

- Strict historical guidelines and restrictions were dictated by City of Austin Historical Commission
- Ambience of historical building had to be maintained while constructing safe, modern and functional building
- Limited work area with after-hours work schedule to accommodate lane closures for equipment usage
- Existing site tested positive for friable asbestos requiring compliance with state-mandated guidelines and testing throughout scope of work

Actions:

- Applied hands-on involvement to manage logistically delicate operations.
- Implemented daily sidewalk and lane closures to achieve safe working environment.

RESULTS:

Closeout schedule met deadline for opening day of restaurant and project was under budget. Complete owner satisfaction.

CAREER HISTORY

PROJECT SUPERINTENDENT

ABC General Contractors, Inc. • Houston, Texas

2002 to 2003

Provided expertise and project guidance on single commercial construction project. Supervised all building pad, concrete foundation, retention pond, underground utilities, building, and parking lot construction. Administered Requests for Information (RFI), Requests for Proposal (RFP), and approved all subcontractor draw requests and submittals.

LAND ACQUISITION REPRESENTATIVE

DCD Energy • Dallas, Texas

2001 to 2002

Performed in-depth, detailed deed and title research actions to determine sovereignty for oil and gas exploration on private land. Researched and reported chain of title. Investigated mineral rights, searched for outstanding liens (state, federal, county, etc.). Completed topographical studies, environmental impact studies and review of attorney's Title Opinions.

PROJECT SUPERINTENDENT/PROJECT MANAGER

West Texas Construction • El Paso, Texas

1999 to 2001

Served in dual role on large, pre-engineered steel commercial projects. Directed project launch activities including supervising survey crews, establishing elevations, complete oversight of steel erection and finishing of various projects according to plan/specification.

MANAGER

San Saba Commercial Contractors • Austin, Texas

1999

Directed all business and customer actions for this commercial design-build company engaged in pre-engineered steel buildings. Interfaced with owners, vendors, subcontractors, engineering firms, and municipal authorities on all projects to accomplish satisfactory project completion. Performed business development, land acquisitions, operational management, and project supervision for several projects with budgets of less than \$.5M.

PRESIDENT

Travis Contractors • Austin, Texas

1997 to 1999

Established all business operations policies and procedures for startup surfacing/waterproofing subcontracting company (Stucco & EFIS). Directed all bidding and business development/sales actions and negotiated all contracts. Worked directly with numerous general contractors. Managed 35 employees and oversaw all project completions. Integrally involved in multiple hotel, retail, and other projects, many running simultaneously.

SUPERINTENDENT

Genesis Construction • Austin, Texas

1995 to 1997

Oversaw all start-up and construction of executive home project, retail stores, and restaurant. Supervised all layout, surveying, site work, utility installation, and construction, supervising subcontractors from start to finish. Performed on-site architectural review with numerous shop drawings. Oversaw all Mechanical, Electrical and Plumbing (MEP) contractors.

PRESIDENT

Central Texas Concrete Enterprises • Austin, Texas

1988 to 1995

Directed all activities of this concrete contracting company fielding two concrete foundation crews and two residential framing crews at all times. Worked directly with area builders on residential properties. Maintained solid line responsibility for all building structural and foundation integrity issues, winning builder business over competition.