

---

---

**CONSTRUCTION PROFESSIONAL**

---

Construction professional with over 35 years experience in Development, Design, Construction Management, General Management, Operations and Strategic Planning of large, complex and prestigious multiple Construction projects \$300 million+. Excellent administrative skills with significant experience in overall Project Management, BIM, strong analytical, problem solving, communication, motivational, leadership and negotiation skills with ability to create a Winning Team atmosphere which promotes new profitable ideas and creative strategies. Major focus is on value enhancement for large multi-discipline projects by formulating and successfully executing a Strategic Plan designed to achieve specific Development, Design, Construction, Operational and Financial objectives.

**REPRESENTATIVE List of Projects – Project Management/Program Management**

- **June 2008 to Present** – Consultant Project/Program Manager and Director of Construction Technology Humber & Associates, Union, NJ – Development multifamily condo and rental projects– **Design-Build** panelized frame construction - cost management, development financials, estimating, bidding, project buy-outs, permitting, contract management, scheduling – Average Project Size \$35,000,000. Utilization of **BIM** for constructability assessment from concept through construction and completion. Currently implementing ArchiCAD BIM Modeling System.
- **2007 – 2008**– RCG Group Parsippany, NJ – Senior Project Manager – multiple high-rise projects in NYC. Project Management, Cost Management, Scheduling, Project Administration, Implementation of Technology. Estimating and Pre-Construction Services – concept development, value engineering, budget development. **Luxury Residential –High Rise**
  - 158 Madison Avenue - A 38 story Luxury High Rise situated on an 11,000 SF site in the shape of a “T” with frontage on Madison Avenue, E. 32<sup>nd</sup> Street and E. 33<sup>rd</sup> Street. Planned to contain 37 residential floors with Retail and Building Amenities located on the street level and basement areas of the building. The facility contains over 150,000 SF with 101 residential units. The structural system is cast-in-place concrete with a dynamic curtain-wall façade, offering floor to ceiling glass in most units and a spectacular view of the city. The site is a challenge, with the tower portion of the construction located along E. 33<sup>rd</sup> Street, requiring a multitude of 24” diameter caissons drilled into the bedrock and extending below the “line of influence” of adjacent AMTRAK tunnels. Buildings surrounding site require extensive underpinning. Constructability using **3-D Modeling**.
  - 158 Madison Avenue - As a member of the pre-construction development team my responsibilities included development of solutions for installation of underpinning, caissons, sheeting & shoring, pile caps, grade beams, mat-slab and the foundation walls as well as the necessary estimating and budgeting prerequisites for bid solicitation. Proforma Project Cost: \$85,000,000 to \$95,000,000.
  - Ritz Carlton/North Hills Residence Park – An Ultra-Luxury condominium project located in the North Hills area of Long Island – this unique project in a park-like setting on 16 pristine acres boasts a Victorian style clubhouse with dynamic landscaping and a man-made pond. The ten luxury condominium buildings are set on the podium of a huge, “U-shaped” underground garage that allows contiguous underground access to all buildings. The garage is designed to house over 600 vehicles some in private, totally enclosed stalls. 224 Ultra-Luxury Condominium units. Proforma Project Cost \$300,000,000 +.

- **2004–2007** – Senior Project Manager – REMI Companies – Hoboken NJ - Velocity Condominium Project, Hoboken, NJ 128 Units– Two low-rise buildings - Luxury Condos – total structural precast concrete garage, exterior walls, floors, demising walls, roof deck, elevator shafts, stair towers and exterior curved stairs - cost management, development financials, technology implementation, estimating, bidding, project buy-outs, permitting, contract management and scheduling – Project Cost \$50,000,000 **Multi-family Luxury Condo**
- **2003-2004** – Project Manager Himer & Associates, Union, NJ - Clifton Senior Housing, Clifton, NJ 124 Units – **Design-Build** panelized frame construction - cost management, development financials, estimating, bidding, project buy-outs, permitting, contract management, scheduling - Rental – Project Cost \$24,000,000 **Multi-family**
- **2002-2003** - Construction Claim/Construction Management – Christa Construction, Rochester, NY - Appleridge Assisted Living Center, Binghamton, NY– **Assisted Living High-end**
- **2001-2002** – Sub-Consultant – Atkins Hanscomb & Gould, NY, NY - JFK International Airport – American Airlines Terminal – Cost management and Change Order Negotiation – 70+ million in Change Orders negotiated with sub-contractors through analysis of planned vs. actual cost and re-estimate of changes in scope. Project size over One Billion Dollars ( \$ 1,000,000,000 ) - **Transportation Infrastructure**
- **1999-2001** – Owners Rep/Senior Project Manager – Fairchild Properties, NY, NY - Oakwood Nursing Home, Oakdale, NY 272 Units – Main building under CM – site infrastructure and technology by owner Project Cost \$ 24,000,000 – **Nursing Home High-end**
- **2000-2001** – Owners Rep/Senior Project Manager - Fairchild Properties, NY, NY - Payton Lane Nursing Home, South Hampton, NY – 280 Units -Main building under CM – site infrastructure and technology by owner. Project Cost \$ 18,000,000 – **Nursing Home High-end**

### **1978-2001 Consultant – Claims and Project Management**

The representation of a Client’s interests in Arbitration, Mediation or Litigation requires Advanced Project Management skills. Those skills are put to task in the Forensic re-construction of events preceding the delays or disputes to focus on solutions and/or proof of damages. Often, consultant Project / Program Management services are provided during dispute representation to assist the Client in avoiding additional disputes, re-focus of in place management procedures and acceleration necessary to minimize future losses while preparing to resolve outstanding disputes and delays.

- Northwestern National Life Insurance, Minneapolis, MN – for Holman Erection, Minneapolis, MN
- Martin Marietta Cement, Buffalo, Iowa – for Holman Erection, Minneapolis, MN
- Fashion Institute of Technology, New York, NY – for Simpson Metal (HVAC) Long Island City, NY
- U. S. Customs Court House, 26 Federal Plaza, New York, NY– for Prince Carpentry, NY, NY
- Citicorp Towers, New York, NY– for Prince Carpentry, NY, NY
- U.S. Post Office, Albany, NY for Campito Plumbing & Heating, Albany, NY
- Albany South Mall - Empire State Plaza, Albany, NY – multiple projects the “egg auditorium”, Federal Building, Main Platform, Plaza Mall. – for Campito Plumbing & Heating, Albany, NY, M. Kramer & Sons, Albany, NY
- Public Schools 201 & 203, Brooklyn, NY– for Manshul Construction, Long Island City, NY
- Otisville Correctional Institution for Adults, Otisville, NY — for M. Kramer & Sons, Albany, NY
- Rikers Island Maximum Security Center, New York, NY- for Alan-Michael Plumbing, Bronx, NY, Litemore Electric, NY, NY
- Downstate Reception Center, Fishkill, NY- for M.Kramer & Sons, Albany, NY

- Altoona Prison, Altoona, NY- for Randell Electric, Syracuse, NY
- Salmon River Fish Hatchery, Owego, NY – for Schuler-Haas Electric, Rochester, NY
- Oxford Veterans Home, Oxford, NY – for Schuler-Haas Electric, Rochester, NY
- 1980 Winter Olympics Lake Placid, NY- Main Arena, Luge Run, 400 Meter Speed Skating Oval – Outdoor, for Joint Venture Campito Plumbing & Heating, Albany, NY AND S.J. Groves Construction, Minneapolis, MN
- Community College of The Finger Lakes, Canadaville, NY – for Schneider Sheet Metal, Rochester, NY AND Betlem Plumbing & Heating, Rochester, NY
- Berkshire Farm Union Free School, Cannan, NY – for Campito Plumbing & Heating, Albany, NY

### **1991-1999 – Technology Businesses Owned or Partnered**

#### **– CONCURRENT with Consulting Work 1978-2001**

During the period from 1991 through 2001, I established a Consulting Base of operations in Upstate NY. Construction Claims work took place partially at the Client's offices and jobsites, however, compilation and preparation of claims data bases, exhibits and presentation graphics, review and cataloguing of the Client's supportive documents. In the application of our own Technology, I founded and partnered in several technology companies that targeted the Construction Industry. All of the companies were eventually acquired by larger competitors. The subject companies and their industry focus are listed below: (the companies below operated CONCURRENTLY with Consultant – Claims and Project Management Services listed above – 1978 through 1999).

- President/Owner - Computer Literacy Group, Inc. – created, marketed and provided business level computer training. Primary target Law Offices.
- Managing Partner - Software Consultants of New York – developed and marketed accounting software. Primary Target Construction Companies. Accounting / Job Cost Systems.
- Partner - Adirondack Technologies – Network Integrator – Novell Networks – Gold Dealer Installer. Primary target Construction Companies. Networking & Information Collaboration.
- Partner - Adirondack.net - Major Upstate resort destination website – Web Hosting and Web Page Development – Heavy Real Estate hosting and search engine. One of the first Real Estate listing and search websites in the U.S. Real Estate Development Resort Areas.

### **1970-1978 - Fortune 100 Project Eastman Kodak, Rochester, NY**

- Consultant Project Executive - Eastman Kodak Company, Rochester, NY – multiple projects – both office and industrial – Renovation of Kodak Tower including executive levels (upper 5 floors with high end “cold war” security systems - major renovations and gut-rehab and re-fenestration. **Design Build of 3 million SF** factory converted to class A office – first office landscape project in the US (carpeted walls, curved and straight carpeted partitions, electrical and communications imbedded in the ceiling grid accessed by poles that plugged into the grid and provided services at the desk locations.
- Construction Cost Management - Developed a CSI based cost management system for all projects that interfaced with Eastman Kodak's diverse accounting systems for sources and uses of funds. This system was the first CSI based cost management system. System operated on main-frame computers at Kodak technology center. I provided all of the systems design, processing flow, report layouts and Project Management of a team of programmers. I also did a substantial amount of the code writing, especially in the development of the report generation modules.
- Design Build Projects carried out by Kodak in-house professionals and outside professionals specifically teamed by expertise for complex and unique projects. Fast-track scheduling produced deliverables in record time with substantial cost savings.

- This project launched a new concept in the management of diverse projects while Construction Management was in its' infancy. The terminology CM / GC was coined here (Construction Manager / General Contractor) where the CM provided overall management services while concurrently performing some of the work as General Contractor. This new hybrid form of management blended well with "fast track" scheduling during the design-build process. Close coordination with the Owners requirements, Cost, Scheduling and the deployment of Management Services brought the projects in On Time and Within Budget.
- A.W. Hopeman in Rochester, NY was the first CM / GC. That term is currently used throughout the Construction industry.

### **1973-1978 Ontario SEAWALL, Inc- Rochester, NY**

#### **- CONCURRENT with KODAK Consulting Work**

- President/Owner - Marine Installations – **Created and designed Precast Concrete Breakwall Systems**. Thousands of feet of massive precast concrete shoreline protection systems installed in the Greater Rochester, NY area – Shores of Lake Ontario. Systems installed include configurations from assembled precast components to monolithic precast modules. Some systems installed under water. Innovative Marine installations – all installed systems are still in place today and are providing the shoreline protection they were designed for.

### **Senior Project Manager - A.W. Hopeman Rochester, NY (an ENR 400 Contractor)**

- Lincoln First Tower (now Chase Tower) 27 Floors Luxury Office – **High Rise**
- First federal Tower 21 Floors – Luxury Office – Revolving restaurant on roof - revolving restaurant gear set with helicopter – **High Rise**
- University of Rochester - Wilson Commons Building, Rochester, NY – Twin Triangular Towers with massive glass atrium. – **College & University**
- University of Rochester – Math Science Building – massive poured concrete with cantilevered floor sections – Waffle-slab construction with brick masonry exterior walls - **College & University**

### **Senior Project Manager / Project Manager / Superintendent – Waggaman & Collyer Contractors - Industrial / Commercial Tilt-Up**

#### ***Representative Project List – Precast Concrete – Tilt Up Construction and Millwright Work***

- Milton Bradley Toy Company – Mfg Facilities and offices, East Longmeadow MA, **1.5 Million SF** – Roof Top Units set with Helicopter – **Precast Tilt Up**
- Sentry Safe Company, Mfg and Office - Penfield, NY **250,000 SF** - **Precast Tilt Up**
- Pepsi-Cola Bottling Plant, Rochester, NY – **100,000 SF** - **Precast Tilt Up**
- Sibley Lindsey & Curr distribution center – Rochester, NY - **150,000 SF** - **Precast Tilt Up**
- Hart Shaffner & Marx distribution center – Rochester, NY – **100,000 SF** - **Precast Tilt Up**
- Mayflower Van Lines warehouse – Rochester, NY – **100,000 SF** – **Precast Tilt Up**
- Scott Paper – Multiple Projects, Fort Edward, NY **1.5 Million SF** – **Precast Tilt Up**
- Finch Pruyn Paper – Distribution Center Glens Falls, NY – **150,000 SF**– **Precast Tilt Up**
- International Paper – Warehouse & Distribution Centers – Ticonderoga, NY **1 Million SF** – **Precast Tilt Up**

***Over 10,000,000 SF of Precast Concrete Systems constructed – on schedule and within budget***

**Waggman & Collyer - Millwright Work – Heavy Machinery Installation**

- Scott Paper – Paper Machine installations and re-builds – **Millwright Work**
- Portland Cement Glens Falls, NY – **Cement Silos - Slip Formed**
- Portland Cement Glens Falls, NY – Installation of Cement Kilns - **Millwright Work**

**PERSONAL OVERVIEW**

Visionary leadership strengths and innovative entrepreneurial spirit underscore ability to implement or modify a wide range of management and operational systems. **Strong Financial Skills** with focus on **productivity and profitability**.

**Power User** - Expertise in technology based solutions, client relationship management.

**Team Builder with strong Mentoring and Training Skills.**

**SUPPORTIVE CORE COMPETENCIES**

Strategic Business Planning  
 Cost Management  
 Profitability Management  
 Client Relationship Management  
 Client Needs Analysis and Service  
 Market Strategy and Research  
 Training & Development - Key Personnel

Business Turnaround and Recovery  
 Risk Management  
 Productivity and Process Improvement  
 Audit Management and Implementation  
 Damage Analysis and Documentation  
 Litigation and Recovery Support  
 Prosecution and Defense Strategy

**EDUCATION**

- **Current** –MBA In Progress – Working on Thesis for Industry experience credits – will matriculate in fall semester 2010 - Empire State College – Distance Learning
- **Degree** - SUNY - Plattsburgh, NY – BS EDU-SPC BIO CHEM – extensive Bio-Chemical laboratory experience (3 years) working as assistant to professors doing research.
  - Union College, Schenectady, NY – full scholarship for one year – General Electric – Electrical Engineering
- **Additional Credits** – Numerous courses in engineering, architecture, computer science, extensive programming and web development experience.
  - Monroe Community College, Rochester, NY
  - Adirondack Community College, Queensbury, NY
- **Real Estate** - Licensed Real Estate Professional (NYS) 15 Years – R/E Development, project evaluation, appraisal verification and documentation – Full Proforma Cost Development for Condo / Multi-family / Hotel / Motel / Resorts. NYS Broker’s License in Application Process.
- **Software and Programming** – Power user of Microsoft Office – Word, Excel, Project, Powerpoint, Outlook. Extensive database use and development including development and implementation of construction job cost systems. CAD and 3-D modeling experience.
  - SketchUpPro7.0 with Google Earth Professional Modeling and Model Placement.
  - Early Stage **BIM** – 3-D modeling in SketchUpPro7 – Advancement to ArchiCAD 12 with training for interface with AutoCAD and interfaced to SketchupPro7.
  - Have developed unique modeling techniques for subsoil and foundation conditions including rock strata, piles, caissons and underpinning.