

DAVID GATES
210.857.6041

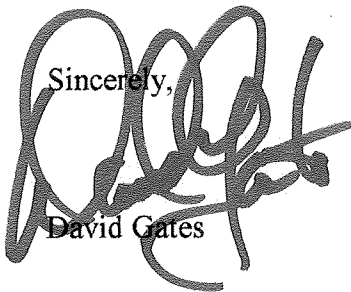
Dear Sir,

I have attached a copy of my resume for the last several years showing my work experience. Please review at your pleasure. I am looking for employment as either a Project Manager or a Superintendent. I have extra qualifications; I can teach the OSHA 10 and 30 hour courses, I can teach the Red Cross CPR/First aid course, I have a Texas Journeyman Electrical License, I did have an Oklahoma Master Plumber/Journeyman Mechanical license, I am computer literate and I am familiar with budgets and spread sheets.

I can supply letters of recommendation from former employers as well as the Army Corps of Engineers.

Give me a call and we can discuss how I would be an asset to your team

Sincerely,

A handwritten signature in black ink, appearing to read 'David Gates', written over the word 'Sincerely,'.

David Gates

PS: Available for jobsite Safety Inspections on a one time basis

David E. Gates
6019 Broadmeadow
San Antonio, Texas 78240
(210) 857-6041

QUALIFICATIONS

A highly conscientious, detail minded construction professional who through 30 years in the construction industry has built an excellent reputation for quality and an in-depth knowledge of all facets of the construction field. Highly skilled in Multi-Family and Commercial projects. Excellent communication, motivational and computer skills.

SUMMARY OF EXPERIENCE

- Excellent estimating skills, cost accounting and payroll functions
- Supervision and direction of subcontractors to assure specification and code compliance, scheduling, material deliveries, and timely completion of projects
- Knowledgeable in bid procedures, contract negotiations, specifications and blue print reading
- Meticulous record keeping and organizational functions
- Effective communication and tactful negotiation to resolve conflicts and achieve desired goals
- Extensive project management & supervisory experience in multi-housing & commercial
- Interfacing with governmental agencies, architects, engineers and owners.

PROFESSIONAL EXPERIENCE

- Nov '03-Present **Superintendent** – Koontz McCombs Construction, San Antonio, TX
Build top end multi-family complexes. Completed three projects for KMC in San Antonio. Listed Superintendent for 2006 Associated Builders Award for Excellence in Construction for projects from \$10-\$25 million.
- Aug '00-Nov '03 **Superintendent** – Galaxy Builders Ltd., San Antonio, TX
Assumed a project in Tulsa, OK that was approximately 30% complete. Reorganized subcontractors and replaced some subcontractors, finished in record time. Had excellent rapport with owner. Relocated to San Antonio and completed two projects: 260 and 280 units. Responsible for entire projects.
- Jan '99-July '00 **Superintendent** – Williams Industries, Houston, TX
Main contact in Tulsa, OK. Responsible for bidding, interfacing with architects, engineers, city officials & all phases of construction.
- June '97-Dec '98 **Superintendent** – BB&L Construction Management, Dallas, TX
Took over 374 unit project underway in Grand Prairie, TX. Responsible for all phases of construction on Class A apartments.

- Sept. 96 - May 97 **Project Manager - Conco Ltd. - Des Moines, Iowa**
 Took over a multihousing 261 units, 2 & 3 story project that was 15 months into the job and only 15% completed. In 5 months, I brought the project to 70% completion, negotiated several new sub contractors and successfully put the project back on track.
- Apr 94 - Sept. 96 **Project Manager - Evans Withycombe Inc. - Phoenix, AZ.**
 Large Development/Management Co. throughout AZ & Calif, Built 2 new complexes, 400 units each & one 2nd phase of existing apartments.
- Sept. 92 - Apr. 94 **Project Manger/Senior Estimator-Davis Design & Construction - Tucson, AZ.**
 Instrumental in helping this company progress from tenant improvement projects to "Ground-up", tilt slab projects, exceeding \$2M.
- Aug 91 - Sept. 92 **Project Manager/Senior Estimator - Giles Construction Tucson, AZ.**
 Instrumental in helping to triple the gross of this company in one year's time by expanding from the tenant improvement market to public works projects such as Eastern Arizona College Library, U.S. Army Corps, Civil Engineering Training Facility.
- Aug.88 - Aug. 91 **Project manager/Vice President-Drew Construction, Tucson, AZ.**
 My tenure saw a small struggling company advance to one with a gross of over \$7 million annually. Tenant improvements to 80,000 s/f Major renovations of shopping centers, ground-up commercial buildings, Sears Roebuck & Co., became a major client with projects in Texas, Georgia, Arkansas & Arizona.
- Mar.85 - Aug.88 **Construction Manager/Superintendent-Cienega, Ltd. Tucson, AZ.**
 In three (3) years I rapidly advanced from field superintendent, working Out-of-town to Construction Manager, Responsible for all commercial construction and Apartment complexes up to 440 units 2 &3 story, commercial buildings, and tenant improvements.

EDUCATION	UNIVERSITY OF ARIZONA	1959 - 1963
	Chemical Engineering	
	PIMA COLLEGE	1975 & 1980
	Business Law, Computer Science	
	Brodsky School of Real Estate Salesman Course	1977
	Broker Course & Arizona State License	1981
	OSHA Course #501 Construction Site Safety	2006
	Continuing OSHA Education/Safety courses through Associated Builders and Contractors, Inc. (ABC) - Course Instructor	

EXTRAS

- Master Plumbers & Journeyman Mechanical License - Oklahoma
 Journeyman Electrician License - Texas
 Instructor for CPR & 1st Aid - American Red Cross