
CONSTRUCTION SUPERINTENDENT / PROJECT MANAGER**Strategic Planning • Operations • Budgeting • Purchasing • Pricing • Vendor Management • Staff Development & Training • Supply Chain Management • QA • Safety & Compliance • Troubleshooting • Customer Service**

Hands-on, successful senior professional adept at building and managing high-performance teams, estimating costs and directing multimillion dollar commercial and residential projects from conception through client signoff. Maintain all compliance requirements, and ensure optimal safety. Develop and implement best practices, formulate schedules and timelines, develop budgets, manage resources, and ensure vendors and subcontractors achieve desired expectations. Project experience includes: hotels / hospitality, retail facilities, restaurants, strip malls, office buildings, theaters, hospitals, clean rooms, and historic restorations. Clients include commercial, government, and not-for-profits.

VALUE OFFERED

Fully versed and experienced in planning and managing a wide range of construction requirements, including: layout and site preparation, wood and metal studs, steel fabrication, masonry, metal roofing, interior carpentry, drywall installation, painting and plumbing, floor installations, electrical, and remodeling that includes historic buildings. Construction expertise also includes ground up, pier and beam, suspended stairs, beams and cantilevered, underground, columns and beams with EFCO, Medallist and Jahn systems.

Recruit, hire, train, supervise, and motivate high-performance construction crews, and effectively monitor and control subcontractors and outside vendors. Negotiate contracts and pay levels, monitor work to ensure quality and safety, and resolve issues in a timely manner. Direct up to 100 personnel at any given time.

Highly ethical performer, consistent in giving clients exceptional service, quality, and on time delivery. Consistently achieved deadlines throughout career, maintaining high degree of communication to ensure services met customer needs.

CAREER TRACK**ESTIMATOR – PRODUCTION MANAGER**

CAPCO STEEL, INC.

Since 2008
San Antonio, Texas

Play a leading customer-facing role. Analyze client requirements, and work in concert with assigned personnel estimating project requirements, presenting and closing deals, and subsequently managing projects to final completion and customer sign off. Firm specializes in structural and steel fabrication services.

- ▶ Completed \$9 Million in estimations, and sold in excess of \$3.5 Million in fabrication projects.

PROJECT MANAGER / CLOSER / PROBLEM SOLVER

SETIEN & ASSOCIATES

2007 - 2008
Schertz, Texas

Served in a troubleshooting role, as well as effectively project managed large structural steel and other steel projects throughout Texas and globally. Various construction initiatives, ensuring on time completion. Responsible for RFI's, gathered field dimensions, and liaised with architects, engineers, and contractors to clarify and resolve issues and obtain required data.

- ▶ Projects managed and assisted on included universities and schools, hotels, churches, resorts, 9 story prisons, 9-10 story energy buildings and casinos in assigned territory. Completed all assigned projects.
- ▶ Served as primary final checker on all large projects before release to customer.

PROJECT SUPERINTENDENT

LLTL, INC.

2005 - 2007
San Antonio, Texas

Collaborated with key personnel analyzing projects, managing planning efforts, and overseeing commercial projects with tight deadlines and complex technical requirements. Assigned personnel, identified and managed materials requirements, and monitored new construction and finish-outs. Served in a client facing role providing status reports and resolving issues. Responsible for material lists, ordered materials, hired and supervised employees, and resolved issues in a timely manner.

Continued

- ▶ Managed the building of 3 retail shops at La Conterra, and 1 at The Forum, and a custom-built restaurant, the Magnolia Pancake House. Maintained as-builts, quality control, safety and secured job site daily until project was completed. Maintained time cards, daily, weekly and monthly reports, and performed all inspections, Certificate of occupancy, and selling project to owner.
- ▶ Resolved issues and completed a retail finish out on time. Hired subcontractors, purchased materials, scheduled deliveries, and hire employees to complete work left out of contract by Project Manager / Estimator.
- ▶ Spearheaded the successful completion of a flood-plain construction initiative on time, and saved \$30,000 by locating and hiring local foundation and metal building erection company when the original contractors dropped out of the project. In addition, troubleshoot and managed completion of a new ground up retail store construction project. Initiative included C of O, utilities, landscaping, and was sold to client in 78 days, 4 days ahead of schedule.

CONSTRUCTION MANAGER / GENERAL SUPERINTENDENT
REMODELING & RESTORATION SERVICES

1999 - 2005

Hallettsville, Texas

Built strong relationships of trust with prospective and current clients. Responsible for analyzing client needs and providing estimates for commercial and residential remodeling, as well as historical restorations with complex requirements and compliance requirements. Developed bids, negotiated and closed deals, and implemented project controls in concert with assigned supervisors.

- ▶ Successfully resolved issues and completed 4 residential historical restorations and a couple of commercial remodel finish outs on time. Responsible for estimating projects, selling jobs signing contracts, and design with drawings for most of company projects. Located and hired subcontractors purchased materials, scheduled deliveries and hired employees to complete work. Maintained as-builts, quality control, safety and secured job site daily till project was completed. Maintained time cards, daily, weekly and monthly reports, and responsible for all inspections. Maintained project schedules, and effectively sold projects to owners.

PROJECT SUPERINTENDENT

1995 - 1999

MJ BOYLE / DESIGN GENERAL CONSTRUCTION

San Antonio, Texas

Provided overall management of high value construction projects that included new construction, remodeling, restoration, and commercial finish outs to commercial office buildings, churches, and residential buildings. Effective in pricing and cost controls, quality assurance oversight, safety and environmental compliance, change orders, employee supervision, and customer service. Provided reports, performed all inspections, maintained schedules, hired staff, and managed time cards and safety requirements. Sold projects to owners to achieve revenue goals. All projects completed on time and at budget.

- ▶ Enjoyed consistent track record completing multiple commercial project remodels, finish outs, historical interior and exterior theatre restoration resulting in an \$8 Thousand bonus, a Methodist Church business office, gymnasium and twelve classroom remodels, Santa Rosa hospital remodel, Boysville Thrift store new building and remodel of existing building, New Acid and base chemical dispense rooms, and a new solvent waste facility At VLSI Technology center. Projects also included remodel and 2 story addition of the Morningside Manor Nursing home, and demolition and remodel of the Shiner Brewery.

Previous positions include:

GENERAL CONTRACTOR / PROJECT MANAGER – HCC • VICE PRESIDENT / SUPERINTENDENT – LOREN H. DRUM COMPANY

Troubleshoot and completed numerous multiple residential and commercial projects, including new buildings, remodels, finish outs, and historic interior and exterior office building restorations. These included multiple Southwestern Bell Telephone fire safety remodels, new 7-11s and existing remodels. Ran 20-30 projects around Texas at any one time.

LEARNING CREDENTIALS

Business Estimating • SMU Cox School of Construction Estimating

Continuing Education Coursework • San Antonio College

Additional courses, seminars and workshops include: Insurance Adjusting & Estimating., AutoCAD, 6AGC OSHA safety training classes (including scaffolding, first aid, and Saint Paul crane safety) and Supervisory & Personnel Communication

Continued

COMPUTER COMPETENCIES

Windows • Office Professional • Lotus 1-2-3 • Primavera Light • AutoCAD 2003/2007/2008

INTERESTS & ACTIVITIES

Work on various projects at two farm sites • Built 18 Handicap ramps for people with Wheel Chairs

PARTIAL PROJECT LIST

Empire Theatre restoration 40,000 sf • Military Personnel Center build out at Randolph Air force Base 76,000 sf • 200-unit Bachelor Officer Quarters at Laughlin Air force Base 125,000 sf • Clean Room remodel, Acid Dispense Room, Base Chemical dispense room, Solvent Waste facility at VLSI • Dental Office Historical Restoration, major 3,000 sf addition, and Laboratory • L & M Bookstore addition, remodel • Finish-outs at Windsor Park Mall, North Star mall, Crossroads Mall, Central Park Mall, Ingram Park Mall, and Alamo Plaza, Hyatt Regency, The Forum, The Shops at La Conterra over 20 total • Traveler Restaurant build out • 68-unit Travelodge addition • Twelve Convenience Stores • 10 fire safety and Remodel projects for South Western Bell Telephone • Major Purolator Armored Vault remodel and Maintenance Facility Addition • Eight-story resort building • Addition / remodel of The Hope Lutheran Church • Five-story resort Residential addition • 12 custom homes • Six historical home restorations • 4 Story custom home • Three Custom Arch Frame 2 story Resort Cabins. • 14 ea 8,000+ sf Commercial Retail Buildings • 5 ea 6-10,000 sf Tilt wall Office / Commercial Buildings • Except for Mall finish outs and the remodels all projects were ground up including Site and Parking lots.

REFERENCES AND FURTHER DATA (INCLUDING COMPLETE PORTFOLIO OF OVER 300 PROJECTS)
PROVIDED UPON ESTABLISHMENT OF MUTUAL INTEREST