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**SUMMARY OF QUALIFICATIONS:**

- Over 20 years' experience in school house construction
  - assisting Owner and Architect in construction project programming to develop & implement project scopes, budgets, priorities, & schedules
  - developing successful RFPs and RFQs.
  - acting as Owner's representative for the projects through close out and occupancy
  - acting as a DSA certified Class 1 Project Inspector (IOR)
- Successfully negotiated win-win design professional contracts
- Successfully negotiated win-win lease-lease back construction contracts
- Successfully managed low bid public contracts, on time and budget, no litigation
- Successfully coordinated project close out & certification with DSA, Architect, Contractor & Owner
- Create innovative solutions to resolve conflicts, and manage change orders to enable projects to progress within budget and within deadlines
- DSA Class 1 Certified Project Inspector of Record, #2866
- CA Building Contractor, # 324532 (inactive)
- CA Real Estate Broker, #00844080 (current)

**EXPERIENCE:**

**2013 – pres. San Carlos School District, \$73,000,000 bond project for capital improvements**

**Project Manager and Owner's Representative**

Projects:

- 2016-2018 Charter Learning Center, Charter School, Construction of new Multi-Use Room, new 22 room 'shipping container' modular classroom campus, campus site work, \$10,500,000. QKA Architects, Growth Point Structures, Alten Construction. Growth Point Structures which was the supplier of the improved containers experienced financial problems that made it impossible to complete the order on schedule. Assisted District in necessary work arounds to complete project and continue to work with District legal team.
- 2015-2017 Terra Linda Middle School, Construction of new Learning Center, modernization of four classroom wings and campus site work, \$24,000,000. QKA Architects, Alten Construction
- 2015 -2016: Arroyo Elementary School, Construction of new Learning Center, modernization of four classroom wings and campus site work, \$15,000,000. QKA Architects, Blach Construction.
- 2013-2015: Central Middle School, Construction of new general classroom building and campus, \$ 23,500,000. QKA Architects, Blach Construction.

**Sequoia Union High School District**

**Project Manager and Owner's Representative**

Menlo-Atherton High School

- 2016-Present: Construction of new STEM/Food Service Project, \$17,000,000. lpa Architects, Strawn Construction  
Construction of new Artificial Turf Lacrosse/soccer field.\$3,300,000. lpa Architects, McGuire and Hester Construction
- 2014 - 2016: Construction of new 23 room general classroom building, \$25,000,000. lpa Architects, Alten Construction  
Installation of two pre-fab food kiosks

- 2013 – 2014: Construction of new 5 room general classroom building, and modernization of 5 existing classrooms, \$6,500,000. Spencer Associates Architects, Cal-Pacific Construction
- 2011 -2013: Construction of new 10 room specialized CTE classroom building, \$8,500,000. Cody, Anderson, Wasney Architects, Arntz Construction
- 2009 – 2011: Modernization of existing classrooms, general, science, multi-purpose, guidance center and music
- 2008 – 2009: Construction of new Performing Arts Center, \$35,000,000. H+F architects, Blach Construction
- Prior to 2008:
- Construction of new Library Building
  - Construction of new Gymnasium
  - Construction of new Teacher’s Resource Center
  - Various Modernizations of existing classrooms
  - New Artificial Turf Football field
  - New 18 unit modular classroom and serving kitchen wing

**Division of the State Architect Certified Class 1 Inspector of Record**

- Work with Project Manager and Contractor to assist in a smooth flow of construction
  - Become thoroughly familiar with the plans and specs before construction starts
  - Issue IOR RFI’s in advance of the problem regarding any unclear directions on plans
  - Try to look ahead during construction (‘see around the corner’) and find solutions to problems before they affect schedule
  - Meet with Contractor prior to each phase of work to discuss process and expectations
  - ‘Brain Storm’ with project team in problem solving
  - Ensure that labs and geo technical teams accomplish all inspections and reports necessary to certify the project to DSA
- IOR for:
  - Seismic refits of Student Center at San Mateo Community College and Theater at Sequoia High School District
  - Science and Chemistry lab projects
  - New Administration Building at Woodside High School
  - Performing Arts Center at Menlo-Atherton High School
  - Various Modular projects of up to 22 classrooms
  - Various Campus wide Fire Alarm upgrades
- Work as an Independent IOR, not for an inspection brokerage firm, saving The Owner inspection fees (typically as much as 10%, or \$20,000 annually for full time inspection.

**Education**

- BS, Civil Engineering, United States Military Academy at West Point
- Graduate Studies in Business, Pepperdine University
- JD, Lincoln Law School of San Jose

**See list of representative IOR projects on following page**

DSA Application Number	Year Project Closed	School Sites	Scope	Type of Project	DSA Class Project	Estimated costs including 20% soft costs
41-H5	115345	2017	M-A HS	Guidance Office	Alterations	\$ 1,300,000
41-H5	115261	2016	Heather ES	Relocatable	New	\$ 175,000
41-H5	114828	2016	M-A HS	Relocatable	New	\$ 350,000
41-H5	114326	2015	M-A HS	Relocatable	New	\$ 400,000
41-H5	114285	2015	M-A HS	New CR Building, F Wing	Alterations	\$ 4,200,000
41-H5	113876	2015	WHS	Alts to two CR Wings, G & F	Alterations	\$ 950,000
41-H5	113875	2014	M-A HS	Alts to F Wing	Alterations	\$ 900,000
41-H5	113464	2015	CHS	Added New CR U Wing Building	New	\$ 4,000,000
41-H5	113052	2014	SHS	Chemistry Room	Alterations	\$ 900,000
41-H5	113014	2014	M-A HS	Alts to Wing D, Kiln	Alterations	\$ 350,000
41-H5	112986	2014	CHS	Relocate Toilet Building	New	\$ 200,000
41-H5	112921	2013	WHS	Multi-Purpose Building	Alterations	\$ 750,000
41-H5	112920	2014	WHS	Guidance Office	Alterations	\$ 1,200,000
41-H5	112612	2015	WHS	New CTE CR Building	New	\$ 7,200,000
41-H5	112423	2013	CHS	New Bleachers and Light Poles	New	\$ 1,600,000
41-H5	112299	2014	SHS	Rehab CR building	Alterations	\$ 3,600,000
41-H5	112126	2013	SHS	Relocatable	New	\$ 300,000
41-H5	112080	2014	M-A HS	AT&T project	New	\$ 900,000
41-H5	112010	2014	WHS	Marquee sign	New	\$ 120,000
41-H5	111966	2012	M-A HS	Alts to F Wing	Alterations	\$ 400,000
41-H5	111645	2012	M-A HS	Monopole	New	\$ 450,000
41-H5	111429	2014	Redwood HS	Relocatable	New	\$ 400,000
41-H5	111360	2013	M-A HS	New CR Building, Digetal Media Lab	New	\$ 6,500,000
41-H5	111247	2011	M-A HS	Alts to Old Gym	Alterations	\$ 350,000
41-H5	111219	2013	5th AVE Alt School	New CR / Admin Building	Alterations	\$ 14,500,000
41-H5	111145	2014	Redwood HS	Alts to Admin building	Alterations	\$ 700,000
41-H5	111097	2014	M-A HS	Alts to Pride Hall	Alterations	\$ 1,500,000
41-H5	110902	2014	SHS	Baseball Field, Backstop, bleachers	Alterations	\$ 300,000
41-H5	110895	2012	WHS	New Field House	Alterations	\$ 1,700,000
41-H5	110653	2012	SHS	New Gym, alts to 2 existing gyms	Alterations	\$ 12,000,000
41-H5	110595	2011	M-A HS	Alts to Music Building	Alterations	\$ 650,000
41-H5	110500	2015	M-A HS	Campus wide site improvements	New	\$ 2,900,000
41-H5	110412	2012	East P.A Adult School	New Relocatable campus	R	\$ 2,500,000
41-H5	110402	2012	M-A HS	New Site Wall	Alterations	\$ 1,000,000
41-H5	108428	2010	M-A HS	New PAC	New	\$ 33,500,000
						\$ 108,745,000