**CONSTRUCTION PROJECT MANAGER**

**SCOTT RYAN MICHAELS: Carlsbad, CA** [scottfreejd@yahoo.com](mailto:scottfreejd@yahoo.com), 702.274.3525

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Dear Hiring Manager:

I’m a seasoned Construction Project Manager with over 35 years’ experience in ground up and renovations projects. I have completed many challenging commercial, industrial and residential projects. These include core and shell, from high, mid, and low-rise concrete and structural steel, CMU block and tilt-up buildings and related infrastructure. In addition, I’ve built high-end multimillion-dollar custom homes and intricate high-end tenant improvement office space, restaurants, test kitchens and related coolers and freezers.

My formal business and legal education with over 35 years construction experience puts me in a great position for out of the box thinking to solve daily and complex construction issues and provide important value engineering.

I believe that my word is my bond and that's how I approach business relationships with clients, subcontractors, vendors, and Municipalities. My goal is to keep clients coming back for all their building needs.

I have held positions as Field Engineer, Contracts Manager, Superintendent, Project Manager, Construction Manager and Sr. Project Manager.

I have degrees in business and law that help me to understand complex, detailed business and legal relationships. My attention to detail and planning keeps my projects on time and on budget.

I hold degrees in: Business, Law and Corporate Law

I’m passionate about family, work, sailing, scuba diving and travel.

Sincerely,

Scott Ryan Michaels

**CONSTRUCTION PROJECT MANAGER**

**MANAGEMENT EXPERTISE**

# **Actively engaged in the Construction Management and Development field for over 20 years which includes the following: ∙ Land Acquisition ∙ Feasibility Studies ∙ Entitlements ∙ Planning and Design ∙ Estimating: Conceptual Estimates, Design Build, Competitive Bids, Value Engineering, Project Buyout ∙ Purchasing ∙ Cost Accounting ∙ CSI Codes ∙ Inspections ∙ Pay Application ∙ Request For Information (RFI) ∙ Request For Proposal (RFP) ∙ Notice of Clarification (NOC) ∙ Change Orders (CO) ∙ Change Order Request (COR) ∙ Back Charges ∙ Submittals ∙ CPM Scheduling ∙ Quality Control ∙ Staff Management ∙ Progress Reporting ∙ Plans and Specifications ∙ Computer Skills: MS Office: Word, Excel, Power Point, Project, Outlook; Timberline; Sage; Expedition; Primavera: P6 Scheduling; Prolog Manager; Pro Core Certifications; Plan Grid; Builder Trend; LEED Experience; SWPPP; OSHA 10; CMiC.**

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**RANGE OF PROJECTS**

**∙ Retail ∙ Commercial Kitchens / Food Testing Facilities / Freezers / Coolers ∙ Auto Dealerships ∙ Pharmacies ∙ Schools ∙ Casinos ∙ Racetracks ∙ Custom Homes ∙ Commercial Buildings ∙ Concrete Tilt-Up Industrial Buildings ∙ Masonry Block / Brick Buildings ∙ Poured in Place, Pre-cast and Post Tensioned Concrete Buildings ∙ Concrete Cooling Towers ∙ High and Low-Rise Structural Steel Buildings ∙ Excavation for Subterranean Parking and Office Space ∙ Installation of Underground Utilities ∙ Grading for Parking Lots, Building Pads and Roads ∙ Tenant Improvement (TI) ∙ Wind Energy ∙ Government / Military.**

**PROFESSIONAL EXPERIENCE**

**BTI CO.,** Las Vegas, NV 2023-Present

Sr. Project Manager / Estimator

Estimate and manage multiple renovations for commercial and residential properties from TI buildout to rebuild / renovations.

**FCL BUILDERS, LLC,** Irvine, CA2020-2023

*Sr. Project Manager / Estimator*

Bid and manage multiple projects from concrete tilt-up 100,000 to 500,000 SF to TIs to renovations.

Managed multiple Amazon Distribution Center projects notably: Amazon, Riverside, CA; Amazon, Camarillo, CA; and Amazon, Chandler, AZ. Work included tenant improvement (TI) and site / civil infrastructure. Current project 120,000 SF tilt-up $15M.

**ALTITUDE, INC**. Carlsbad, CA 2018-2020

*Sr. Project Manager / Estimator*

Managed multiple airport projects: SFO Airport: The Chocolate Market T1, T2, T3, Ingenuity By Hudson, Hudson News, The Chronicle; LAX Airport: Terminal remodel T-132 $10M, The News Stand, Delta T2 Northern Gates / Ramps $12M, TBITEC $10M. As PM I bid jobs, prepared contracts to subs, scheduled the project in MS Project, checked field layout, wrote and processed Request For Information (RFI's), processed Change Order Requests (COR’s), Processed Change Orders (CO’s), processed Request For Proposals (RFP’s), prepared Site Reports and headed Site Airport Meetings, prepared Weekly Reports to the owner / airport, worked out field issues with Airport and Architect, Requested Inspections and processed Shutdown Requests. Greenfield Seattle was a Land Development Project I headed.

**NAVFAC SOUTHWEST** San Diego(MCLBBarstow), CA2017-2018

*Construction Manager (Contract Position)*

Represented NAVFAC as a CM on various projects: Storage Facility building renovations, roadways on base resurfacing, re-roofing of several base buildings, demolition of existing building for new NAVFAC / Army Corp. Administration Building.

**CROWN ACQUISITIONS, INC. / CAi CONSTRUCTION, INC.** Dana Point, CA 2014-2017

*Project Manager / Estimator / Superintendent*

Managed the complete rehabilitation of a three story 30,000 SF office building located in San Clemente, CA. Demolished and completely rebuilt the stucco and glass facade, adding two towers to the roof and completely replacing the building HVAC and electrical system plus related TI work. The project was made more challenging by doing the work while the building was still occupied. This was a design build project and along with the architect I designed many of the details that were lacking in the drawings. I also managed the building of one 14 unit and one 6-unit, podium style apartment buildings with one level of parking below grade in Venice, CA.

∙ In order to demo and rebuild the building façade with tenants remaining in the building, I built a temporary exterior wall three feet inside the existing outside façade. This temporary wall contained a wall mounted AC unit and a window for legal egress.

∙ Installing a new HVAC system required me to design a split system. The units were installed on the roof for the 3rd floor and in the under-building parking area for the 1st and 2nd floors because there was no room to hide them all on the

with roof screens. The original system was a cooling tower located on the 3rd floor. It was demoed in order to give us more rentable space. Placing the HVAC units on the ground floor saved the owner $100K.

**PRIOR EXPERIENCE**

*Project Manager*

New BART Maintenance Facility: Purchasing and installing all equipment for the $100M maintenance facility.

*Superintendent / Project Manager (Contract Position):*

Built an $8 Million 20,000 SF Albertsons Culinary Test and Food Development Facility including renovation of 10,000 SF of existing office space. Project included large commercial kitchen with UDS and two residential kitchens, a 1,000 SF

freezer and 1,000 SF cooler, two additional 100 SF freezers and two 100 SF coolers; several food labs; FDA Meat Testing Lab; large Dry Storage area and installation of Hussmann Cases.

*General Contractor (Self Employed):*

General Contractor commercial / residential renovations and remodeling including high-end custom homes. Scheduled, estimated and managed the renovation of a 6,000 square foot $5 Million custom home in La Quinta, California.

∙ Surgically corrected construction field issues due to poor workmanship and lack of proper management when home was originally built.

*Sr. Project Manager / Contracts Manager:*

Nationwide government / military 8(a) general contractor: Negotiated subcontracts, updated subcontracts, perused government prime contracts for GC requirements, dealt with FAR and DFARS issues, acted as Sr. PM helping PM’s to fix and expedite field issues as required and coordinated P6 scheduling issues impacting project

progress and as it pertained to the legalities of cost delays and time extension claims and helped estimating with scope issues.

∙ Negotiated with sub to get them to perform instead of losing time and confronting LD’s and a law suit.

∙ Represented company in mediations and dealt with Corporate Counsel.

∙ Acted as Responsible Managing Employee (RME) using my CA (B-1) General Contractors license.

*Project Manager / Tower Supply Chain Manager:*

Managed projects and sourced 80-meter steel towers per Clipper’s plans and specifications from vendors worldwide. Conducted market intelligence on towers and the wind industry in general. Worked with engineering to refine the tower design and to estimate and evaluate several prototype designs including concrete, steel and steel lattice. Put together Request for Proposals (RFP) and Non-Disclosure Agreements (NDA) with vendors.

Negotiated Contracts interfaced with Quality Control and Commercial Operations and worked with Corporate Counsel on legal issues.

∙ Saved the company several million dollars using my legal background by renegotiating a fully executed vendor contract for towers due to quality control issues.

∙ Found many constructability issues with new prototype precast concrete towers and resolved them.

*Project Manager / Estimator:*

Estimated including buy out of projects, scheduled, and managed the construction of Walgreens: Rancho Mirage; El Segundo with associated retail buildings; Norco; Murrieta and Rite Aid Pico Rivera. These projects were all between $3 and $5 Million. I set up temporary field offices complete with power, phones, Internet, and furniture, dealt with the abatement of hazardous materials, managed Owner’s Meetings, and created

construction schedules using MS Project, processed contractor’s Application for Payment, processed submittals, submitted RFI’s, answered RFP’s and dealt with municipalities. Built Superior Nissan in Mission Hills, California, a $10M 5 story pre-cast building and parking structure. West Covina Nissan in West Covina, California, an $8M 6 story post-tensioned parking structure and 5 story structural steel sales building. Ventura Toyota in Ventura, California, an $11M 2 story structural steel Sales Annex Building, shop addition and remodel and sales building remodel.

*Construction Manager:*

Managed the construction of: A three (3) story office building TI and Hughes Middle School, a $17 Million 100,000 sf facility, comprised of 9 separate masonry block (CMU) buildings, which included a full gym and cafeteria facility in Mesquite, Nevada. I represented the owner and architect in the field. Enforced the plans and specifications for quality control purposes. Worked as liaison between the owner, architect, consultants, and general contractor. Scrutinized the general contractor’s pay application for accuracy and work in place. Organized and ran the weekly Owner’s Meeting, attended weekly Subcontractor’s Meetings and provided clarification as required relative to the plans and specifications. Scrutinized the project schedule, dealt with Requests for Information (RFI’s), Requests for Proposals (RFP’s), Change Orders, progress photos and overall safety of the project. Also, Managed the construction of Evangeline Downs Racetrack and Casino in Opelousas, Louisiana a $65 Million 80,000 sf, structural steel casino with buffet, food court and fine dining restaurants, several bars and an additional four-story 1450 seat grandstand building and associated racetrack. LEED construction was followed on these projects.

Project Manager:

Managed numerous construction projects and facilities for the US Navy (NAVFAC) / National Science Foundation at McMurdo Station Antarctica, including a new $60 Million science facility, multiple military / civilian dorm / multi-family

apartment buildings. Responsibilities included liaison and point of contact for Navy projects. Completed multiple consecutive contracts in Antarctica, which included wintering-over. LEED certification was followed on these projects.

∙ Increased efficiencies authoring several new printed forms for the station’s facilities department.

∙ Increased efficiencies and turned a failing maintenance department around using employee’s ideas.

*Project Manager / Superintendent:*

Established partnerships and acted as Project Manager / Superintendent on land development / construction projects. Conducted feasibility studies and negotiated the purchase and sale of two parcels, 6 and 10 acres of industrial land in Seattle, Washington. Designed an industrial park with small 10,000 sf industrial buildings for sale. Built two, 5,000 square foot high-end custom homes valued at $3 Million each. Conducted feasibility studies, purchased and remodeled a 5,000 SF Victorian home converting it into an office building.

∙ Engineered an innovative grading plan that added an additional 10,000 sf of useable land to a 6-acre parcel.

∙ New grading plan yielded additional topsoil that was sold for an added value of $60,000.00.

∙ Designed a pocket in garage wall to hide a privacy gate.

∙ Rerouted HVAC ductwork eliminating the need for unwanted soffits.

∙ Redesigned a staircase giving the house more usable space.

P*roject Manager:*

Estimated and managed numerous concrete tilt-up and masonry shell buildings up to 100,000 sf and related tenant improvements. Acted as purchasing agent. Processed Change Orders and Back Charges. Responsible for Pay Applications and cost accounting accuracy, liaison between client, city, contractor, subcontractors, architect and engineer.

∙ Managed complex projects and acted as mediator with many challenging clients.

∙ Took over a project that was red tagged by the city and got it on track to finish on time and within budget.

Timekeeper / A*ssistant Superintendent:*

Managed as assistant superintendent the construction of a $73 Million, 1.2 million square foot, high-rise, structural steel First Interstate Operations Center. The project included the excavation and building of 3 floors below grade and 10 floors above grade, self-performed concrete work placing 55,000 cubic yards of concrete. This included poured in place concrete walls and bank vaults, large cafeteria and kitchen, computer rooms with 100,000 sf of computer access flooring, related tenant improvements, 9 story post-tensioned concrete parking garage and cooling tower. Built facilities at Northrop B-2 Bomber assembly and clean room.

# **EDUCATION**

∙ Masters Construction Management (MICM), University of Florida - (Presently).

∙ Masters Corporate / Tax Law (LL.M.) Golden Gate University, CA

∙ Law Degree (J.D.), La Verne, CA

∙ Business Administration (BS), CSUN, CA.

∙ California Contractor Licenses: General (B-1), Masonry (C-29), Concrete (C-8). OSHA 10 Safety Certification.