Christopher Marone

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**Construction Project Manager/Owner’s Rep**

# PROFESSIONAL PROFILE

Result driven construction project manager, entrepreneur 30 years, diversified experience. Dedicated self starter and team leader working with owners, architects, engineers, designers, subcontractors and project staff.

# CORE COMPETENCIES

· Manage contracts, budgets, and schedules through extensive knowledge of software applications and internet based management programs, including, Primavera, MS Word, Project, Excel, Expedition, On Site Takeoff, and BuildItSystems software, CAMP (Kahua). Extensive Field Management of Projects such as:

\* Public Works Projects NYC DOD/SCA

* High End Condominium Restoration
* Lobby Restoration
* Retail Space Build Out
* Financial Institutions
* Cell Site Construction
* Home Construction and Renovation
* Disaster Relief Restoration
* Flooding Restoration and prevention

Deliver high quality projects on time and under budget

* Identify critical issues and potential problems and enact solutions, quickly, decisively and cost effectively
* Assessing, organizing and executing projects from preconstruction to closeout, including:
* Creating Scope of Work, RFC, IFB, Kickoff
* Bidding Process/Job Awarding
* Weekly meetings, minutes, RFI, change orders, safety meetings, sign offs
* Construction Schedule Development and Maintenance
* Assure Construction Means and Methods
* Decisive Problem Solving and Solution Enactment
* Supervise all trades including, general contractors, mechanical, plumbers, electricians, carpenters,
* Collaborate with architects, engineers, designers

**Project Officer/Owners Rep, NEW YORK CITY School Construction Authority (SCA)-**Hayden Consultants Inc., February 2021 to present.

 Supervise many concurrent NYC School Construction projects located in Brooklyn, NY.  Supervise General Contractor at PS11-Ext Masonry, Parapet, Roofs, Drains (@ $8 mil),

IS265 - Ext Masonry, Parapets, Roofs, Drains, Cement (@ $10 mil), Supervise General

Contractor at IS265 Boiler Conversion (@$3.5 mil), Supervise General Contractor at PS020-Public Address System (@$1.5 mil), Supervise General Contractor at PS.020K-Ext Masonry, Parapets, Roofs, Supervise General Contractor at PS020k Full

Accessibility, ADA Compliance, Elevator ($23 Mil)Drains. Supervise General Contractor at IS113-Ext Masonry, Parapets, Roof, Drains, Cement (@ $20 mil). Supervise General Contractor at PS321K-Ext Masonry, Roofs, Parapets, Playground, Window (@ $20 mil), Supervise General Contractor at K743-Ext Masonry, Roofs, Ventilation ($9.9 mil), Supervise General Contractor at PS321 Ext Masonry, Parapets, Roofs, Drains, Windows (@$18 mil), Supervise General Contractor at IS113 Ext Masonry, Parapets, Roofs, Drains, Ventilation, Cement (@ $17 Mil), Supervise General Contractor at PS29 Full Accessibility, ADA Compliance, Public Address Systems (@$28 Mil). Supervise General Contractor at PS656 Ext Masonry, Roofs, Parapets (@$16 Mil)

 Supervise Boiler replacement IS265-NYC School, $5.8 million.  Read and interpret Blueprints and Project Specifications.

 Ensure proper COVID 19 PPE - Means and Methods on all sites.  Organize and Supervise Progress and Committee Meetings.

 Responsible for generating multiple documents, including Phasing Exhibits, RFP’s, NOD’s, FRE’s, CO’s, BUL, RFF’s, CICs, Pay Reqs.

 Liaison with School and City Executives, AoR, Design Group, and SCA Executives.  Negotiate CO under $25k, as FRE.

 Manage and generate Pay Reqs, review SOV.

 Supervise Pre Construction Bid Walk, and manage project from Pre Bid, post NTP, through substantial completion, sign offs and final closeout package.

 Resolve field issues with A&E, Design Project managers and GC.

**Construction Inspector, NEW YORK CITY Department of Design and Construction**/Jacobs/Hayden Engineering Consulting Group, December 2020 to February 2021.

❏ Monitor and Inspect the construction of emergency COVID 19 facilities for proper means and methods.

❏ Maintain daily work log time sheets and compliance with COVID 19 mandates for safety.

❏ Create meticulous daily reports of all construction activity and take photographs of all work performed including them in daily reports.

❏ Read and interpret blueprints and review work with subcontractors.

❏ Facilitated sign offs on all COVID-19 Self-Monitoring Surveys to grant entry into the work area and all visitors/workers at the site. Managed Daily Sign-in Sheet for contractor time ins and outs.

❏ Inspect the work site to maintain proper physical safety at all times and ensure that COVID 19, means and methods for safety, usage of personal protective equipment are strictly enforced.

**Construction Project Manager,** AIK Renovations, Queens NY, May 2019 to March 2020.

❏ Supervise the complete renovation of high end residential projects in Manhattan.

❏ Supervise renovation of retail space, food and beverage, and commercial space.

❏ Supervise all trades including carpenters, electricians, plumbers, mechanical, stone installers, glass installers and hardwood installers.

❏ Read and interpret blueprints, red line drawings, over see submittal process, RFI’s, change orders.

❏ Create and manage schedules. Work closely with architects, engineers, designers and clients to successfully keep project on time and under budget.

**Construction/Rehab Supervisor,** *Mobile on Demand, E. Patchogue, NY, 2018-2019*

❏ Supervise construction crew in renovation of mobile office trailers and mobile homes, modular homes, commercial and residential containers.

❏ Supervise all trades including, mechanical, electrical, carpenters, installers, painters.

❏ Provide quality assurance, problem solving, timely execution of management schedule on all production orders for fleet.

**Construction Manager/Owners Rep,** *JMAR Building, Bay Shore NY, 2009-2017.*

*Mutual Redevelopment, 2012 (2 month contract), Samson Management 2013 to 2014 (6 month contract),*

*Joyce Contracting 2015, (3 month contract).*

❏ Supervise residential construction projects on Long Island, including renovations and extensions, complete remodels, kitchens, bathrooms, basements.

❏ Supervise restoration of multi family income properties.

❏ Supervise high end, full condominium restoration projects for private clients, in Manhattan, 20,000 sq ft.

❏ Supervise five (5) retail projects in Manhattan, $3 million, 25,000 sq ft.

❏ Supervise Sandy Restoration Projects for four (4) buildings on Shore rd, Long Beach, NY. Full restoration of first floor, including lobby, bathrooms, community rooms, apartments, mechanical rooms, boiler replacement and temp gas generators.

❏ Supervise HVAC installations and emergency repairs, and French drain systems sump pump systems, with redundancy and generator back up.

❏ Responsible for projects bidding process, scheduling, value engineering, all documentations, RFI’s, change orders, minute reports, submittal process, close out.

**Construction Manager/Owners Rep,** *The Lefrak Organization, Rego Park NY. 2008-2009*

❏ Manage complete restoration of 47 East 51st and 46 East 51st, $25 million, 130,000 sq ft.

❏ Supervised complete renovation of occupied building from apartments to fully furnished long term stay hotel, of 135 units.

❏ Supervised lobby restoration and co-joined lobby with adjacent building.

❏ Supervised facade and roof repair, condenser replacement and lobby heater unit replacement, twelve units plus overhead heater blowers.

❏ Supervise apartment renovation of several buildings in Lefrak City.

**Construction Supervisor,** *Retail Project Management, Holbrook, NY (five month contract)*

❏ Supervise restoration of Pathmark, Greenvale NY, $6 million, 52,000 sq ft.

❏ Supervise all trades of full interior restoration, while store is operational.

❏ Liaison with Pathmark project managers, store managers and construction crews.

**Project Manager/Owner,** *Out of This World, Inc, Long Beach, NY 2003-2008.*

❏ Supervise exterior commercial and residential pressure washing/steam cleaning.

❏ Manage quarterly exterior cleaning contracts with Dunkin Donut Long Island chain of twenty seven stores.

❏ Supervised home interior restoration projects including french drain installation, sump pump, with redundancy, battery back/generator.

**Field Supervisor,** *Builders Group, NY, NY 2001-2002*

❏ Supervised the construction of over seventy five (75) cell sites in Manhattan. $8 million.

❏ Supervised the interior construction of three (3) TD Waterhouse shell builds. $3.8 million.

❏ Managed and supervised up to seven (7) cells sites, micro and macro, some on landmark buildings, with strict adherence to client standards, AT&T, Bechtel.

❏ Maintained high quality assurance on all Manhattan projects and created a manual of means and methods of cell site construction.

❏ Supervised to close out all open items on any cell site in Manhattan, to maintain a zero punch list.

**Project Manager/Supervisor/ Owner,** *Marone Pressure Washing Company, Rockville Centre, NY 1991 to 2001.*

❏ Supervised restoration cleaning of over 800 residential homes on Long Island.

❏ Trained all restoration crews in use of machines and chemical applications.

❏ Maintained a strict schedule and adherence to highest quality.

❏ Formulated bulk mailing campaign, website design, estimating and client relations.

# Education and Training

**Hofstra University,** Hempstead, New York, B.A. 1992

**LEED Certified,** Leadership in Energy and Environmental Design, Suffolk College, 2010 **OSHA 30 Certified, Pro Core Certification Project Management, SCA Construction Manager Certification, SCA LEED Certification, Sexual Harassment Certification, Scaffold Saftey 4 Hr, Licensed Real Estate Salesperson 2011**, **Notary Public**

# Computer Skills

CM13- Primavera, CAMP (Kahua), Pro Core, Microsoft Word, Project, Excel, Outlook, Explorer, Expedition, Builditsystems, On Site/Takeoff, Realnet, Stratus

***References: Available Upon Request***