

Michael Woods

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Qualifications:

20 years' experience in custom residential construction, remodeling, and commercial construction
Ability to effectively communicate with a wide range of personalities
Thorough knowledge of documentation and scrutinizing processes involved in construction Computes cost factors and prepares estimates used for management purposes, such as planning, organizing, and scheduling work, preparing bids, selecting vendors or subcontractors, and determining cost effectiveness
Great problem solving attitude with high degree of work precision Ability to work in a fast paced environment and with deadlines Supervises, perform Quarterly performance evaluations.

Experience:

Pavilion Construction

Project Management

June 2023– Current

Preconstruction
Develop Construction Schedule
Buy-Out
Manage Prime Contract
Change Orders
Exercise robust knowledge of architectural and construction means and methods
Maintain project files both physically and digitally
Negotiate subcontracts, purchase orders, and change orders
Review and understand all construction documents to ensure conformance with the budget and prime contract.

ESI

2021 – 2023

Preconstruction
Develop Construction Schedule
Buy-Out
Manage Prime Contract
Change Orders
Exercise robust knowledge of architectural and construction means and methods
Maintain project files both physically and digitally
Negotiate subcontracts, purchase orders, and change orders

Review and understand all construction documents to ensure conformance with the budget and prime contract.

Lamperti Contracting
Senior Project Manager
2019 – 2021

Collaborate with clients, architects, fabricators, and contractors to execute a portfolio of projects on time and on budget and within the quality requirements of the client.

Exercise robust knowledge of architectural and construction means and methods

Maintain project files both physically and digitally in an orderly manner

Manage the project close out process including preparing the punch list and making sure it is completed, submitting the close out package to the owner

Develop Construction Schedules,

Negotiate subcontracts, purchase orders, and change orders

Review and understand all construction documents to ensure conformance with the budget, prime contract.

Design Line Construction
Senior Project Manager
2013 – 2019

Develop and maintain a professional working relationship with the clients, design teams, architects, engineers, subcontractors, suppliers Determine cost effectiveness of projects

Negotiate subcontracts, purchase orders, and change orders, and Develop constructions Schedule

Review and understand all construction documents to ensure conformance with the budget, schedule and prime contract.

Vineyard Custom Homes
Project Manager/ Estimator
2011-2013

Responsible for project financial performance

RFI's, Submittals and Change Orders

Develop trade partner, bid packages, secure bids and manage all subcontracts

Organize, and prepare bids, select vendors and subcontractors

Provide cost data on Design/Build

Project procurement efforts including proposals, presentations and estimates

Analyzes quotes and makes comparisons from sub-contractors and suppliers

Documented data for historical cost data and construction procedures and methods

Wright Brothers the Building Company

Project Manager / Estimator

2005-2011

Coordinate total estimating effort relevant to a particular bid/project as assigned

Review proposal specifications, drawings, attend pre-bid meetings

Determine scope of work and required contents of the scope of work

Prepare bids, select vendors and/or subcontractors

Prepare Accurate estimates by calculating complete takeoff of scope of work

Monitor client addendum and advise the estimating team on changes during the estimate period

COMPUTER SKILLS:

Microsoft Office, MS Project, Timberline, PlanSwift, Master Builder, Procore, View Point

Education:

Boise State University Computer Science