Sal Oropeza

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**Project Manager**

**Professional Experience**

Fontainebleau Development, LLC. Las Vegas, NV April 2022 to April 2023

**Owner’s Representation Cost Analysis / Project Management**

Watchdog for Owner of Fontainebleau Development, LLC.

• Project Management for all relative structural, MEP, finishes and specialty features for 63 story Fontainebleau Hotel and

Casino.

• Cost Analysis consisting of a detailed analysis of the projects overall budget estimate, the schedule of values, the construction team, the scope of work, the owner / contractors agreements, the plans and specifications, and all timelines to solidify the projects constructability in the CPM schedule. Confirmation and ensuring all work has quality of industry standards.

ServiceMaster EMT Emergency Response Team - Ontario, CA January 2020 to March 2022

**Operations Manager- Commercial / Hospitality New Business Development Manager**

Commercial / Hospitality New Business Development Management Team ServiceMaster EMT Emergency Response - Lake Charles , LA / Management Response Team - Los Angeles, CA

• Deployed to Lake Charles , Louisiana to assist in disaster recovery after Hurricane Laura and Delta. Disaster Recovery Rebuild / Scope consist of tracking and monitoring of work performed by Owner supplied contractors and GC subcontractors' day-day operational of the project's scope and maintain all scheduling deadlines.

• Ensure all policies and procedures are followed according to all OSHA safety standards. Deployed to assist in disaster recovery for the duration of recovery efforts in four parishes affected by back to back CAT 4 hurricanes.

• Assisted with aid managed by FEMA and local municipality if efforts of relocation and build back of all affected Lake Charles including local residents, businesses and State Park Rockefeller Wildlife Refuge located in Grand Chenier, LA.

• Scope consists of daily site walks, outline scope of work, logistics and implementation of recovery plan including procurement of all necessary manpower and materials for proper outlined build back of property, photograph site conditions to identify daily progression of all subcontractors.

• Oversee and communicate site conditions to the General Contractor and Owner.

• Oversee all schedules including MEP and procurement of FF&E including installation after completion of build back.

Strategic consulting for owner and general contractor to ensure CPM schedule compliance throughout Lake Charles, Deridder and Scott Louisiana. Structures consist of Rockefeller Wildlife Refuge State Park, Commercial Businesses, Lake Charles Community Hospital, Multi-Family and Single Family Residents affected.

Cumming Corporation - Los Angeles, CA May 2018 to December 2019

**Senior Project Manager VICA Luxury Apartments Multi Family**

• Worked closely with the design team in the pre-development stages which included proposals, demonstrations, reviewing the scope of work, providing input of construction techniques and best practices, developed cost effective projects, and a schedule for completion.

• Developed and prepared conceptual estimates from design documents and/or narratives for demitasse and podium work.

• Coordinated all podium logistics for contractor schedule and deliveries of all procurement items per schedule.

• Tracked and managed material take-off prior to construction. Was responsible for scheduling subcontractors, managing purchase order deliveries, and verifying quantities.

• Provided technical leadership, direction, and feedback to the superintendent to ensure safety, quality control and scheduling.

• Coordinated work of subcontractors working on various phases of multiple projects. Direction and compliance performance of all trade contractors and reviewed architectural and engineering drawings to ensure that all specifications and regulations are being followed.

• Reported back to the design team regarding progress and suggested modifications of plans. racked and managed the construction schedule and associated cost to achieve completion of projects.

• Managed project related paperwork including but not limited to, pay applications, change orders, purchase orders, RFI’s, Submittals, Transmittals, Specs, Billing, and receipts. Was responsible for proper administration of construction contracts and obtaining all necessary permits and licenses.

• Communicate information with the design team as needed to ensure compliance to design intent and owner satisfaction.

• Adhered to all federal, state, and local laws and regulations as they relate to the construction environment.

Cumming Corporation - San Lucas, CA March 2014 to June 2016

**Project Manager - One and Only Palmilla Resort Cabo San Lucas, Mexico**

Mexico- Disaster Recovery Rebuild after Hurricane Odell

• Scope consist of tracking and monitoring of work performed by Owner supplied contractors and GC subcontractors' day- to-day operational aspects of the project's scope and maintained all scheduling deadlines.

• Ensure all policies and procedures are followed according to all safety standards. Deployed to assist in disaster recovery for the duration of 48 months managing recovery efforts at One and Only Palmilla Resorts consisting of 2 restaurants, Spa and 187 Oceanside villas affected by the recent hurricane.

• Perform daily site walks and photograph site conditions to identify progression of all restoration.

• Oversee all scopes, Exercise safety throughout project, BMP's are compliant overall, Communicate site conditions to Owner.

Tracking all schedules ensuring timelines are met throughout, Procurement of FF&E and all Owner supplied elements.

• Strategic consulting with owner and GC to ensure CPM schedule compliance. Adhered to all federal, state, and local laws and regulations as they relate to the construction environment

Cumming Corporation - Las Vegas, NV April 2012 to March 2014

**Project Manager - Westgate Planet Hollywood AKA Hilton Grand Vacations Adara**

52 Story Hospitality Tower/Westgate Planet Hollywood aka Hilton Grand Vacations Adara Las Vegas, NV

• Determining the scheduling of different phases of a project based on established deadlines.

• Negotiate contracts with architects, vendors, contractors and other workers.

• Securing building permits and licenses and delivery of materials and equipment to construction sites initially.

• Confer with supervisors managers to monitor construction progress, including worker productivity and compliance with building and safety codes. I also ensure that a project is completed according to the CPM schedule.

**Certifications and Licenses**

• **Project Management Professional (PMP)** - Present

• **Certified Project Manager**

• **Procore Certified**

• **CPR Certification**

• **OSHA 10**

• **OSHA 30**

• **LEED Certification**

**Skills**

• Project Coordination

• Project Engineering

• Contract Negotiation

• Logistics

• Computer Networking

• Active Directory

• Change Management

• Business Development

• Negotiation

• Process Improvement

• Construction

• Risk Management

• Masonry

• Oracle

• Research

• Business Continuity Planning

• Project Planning

• System Administration

• Landscape Maintenance

• Profit & Loss

• Program Management

• Construction Estimating

• Bilingual

• Quality control

• Project management software

• Bluebeam

• Microsoft Office

• Microsoft Project

• Restaurant experience

• Cost control

• ERP systems

• Project Implementation

• Microsoft SharePoint

• Analytics

• Microsoft Windows

• AutoCAD

• Analysis skills

• Team Management

• Visio

• Agile

• Customer service

• Commercial construction

• Forecasting