

- ROBERT M. BROOKS
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December 2024

Overview

- Full charge construction manager, preconstruction manager, superintendent.
- Strong background in design-build, alternative delivery systems, value engineering, life cycle costing, renewable and sustainable systems, production supervision, scheduling, reporting.
- Demonstrated expertise in managing work in progress including claims and changes, risk management, changes in scope, schedule and budget, procurement control.

Project types

- Historical restorations.
- Office Buildings, Office Complexes and Tenant Improvements.
- Retail – free standing box, mall, factory outlet.
- Residential Custom homes, single-family subdivisions, multi-family (mid, podium and high rise) condominiums, congregate and independent living facilities.
- Hospitality projects economy to upper tier properties.
- Real Estate Development: Land Acquisition, Rezoning, Conditional Use, Variance,
- Design and Contract Documents, Regulatory and Entitlement approvals.
- Plan & Specification public and private. Municipal, State and Church related.
- Design-build, negotiated, ground up, rehab., renovate, repurposed.
- Distressed or “failed” projects, over budget, non compliant and stalled developments.

Professional History

2023–2024: Superintendent Somerset Pocatello, ID

- Oversaw the construction of [200 apartments](#) in Chubbuck, ID, marking the largest residential development in the city’s history.

2022: Superintendent/PM U-Haul Corporation Headwaters

- Led the construction of a 30,000-square-foot structural steel [warehouse](#) in Roseville, CA.

2021: Field Supervisor/PM Pacifica Companies

- Served as Project Manager and Field Supervisor for a 90-unit, 70,000-square-foot [retirement property](#) in Santa Rosa, CA.
- Assumed leadership of a stalled, non-compliant project, hiring special inspectors and addressing major structural defects.
- Worked closely with architects and engineers to bring the building into compliance, successfully resuming construction.

1990–Present: Robert M. Brooks – Econometrix

- Operated a business combining contract-based and employee roles in:
 - Market Research
 - Real Estate Development
 - Economic Analysis / Feasibility Studies
 - Construction Project Management and Field Supervision
 - Principal Investment
- Projects spanned California, Utah, New Mexico, and Oregon.

2013–2019: Legacy Lodging Design

2000–2011: Investment Lodging Corp

1986–1994: Hotel Development Corp

(Iterations of the same entity – Gary J. Willey & Robert Brooks, Principals)

- Served as Owner’s Representative (R.M.E.) under multiple contracts, overseeing:
 - Development and construction of four hotels at Salt Lake Airport ([Radisson](#), [Sheraton Suites](#), and [Ramada Limited](#), [Hilton](#)) and one at Phoenix Airport ([Hilton](#)).
 - All development and construction management functions, including acting as General Contractor on select projects.
- Project-managed 2,000 student housing units across Utah and Idaho.
- Managed predevelopment and public processes for a [Crystal Inn in Murray](#), UT, culminating in a project sale to Flying J Corporation.
- Built luxury homes in [Layton](#) and [Midway, UT](#). As the General Contractor
- Invested in and facilitated the purchase, rezoning, and sale of 10,000,000 square feet of raw ground in Wasatch County, UT.
- Performed predevelopment for a Marriott Autograph Collection Hotel in Bluffdale, UT, and secured a development/management agreement with owner/operators of [Hotel Park City](#) and Zermatt Resort in Midway, UT.

1998–2001: Investwest Financial Corp. (Dale Marquis)

Project Manager – Santa Barbara, CA

- Restarted and completed subdivision maps for two land parcels in Fresno, CA, including all development functions such as:
 - Contract documents, regulatory approvals, and public process management.
 - Secured a buyer for a single-family subdivision and arranged a joint venture for a condominium project with a local developer.
- Contributed to the completion of 51 successful deals for Investwest, resolving issues on land held for 27 years.

1995–1998: Pacifica Hotels / Investwest Financial (Dale Marquis)

Project Manager / Partner – Phoenix, AZ & Santa Barbara, CA

- Secured and developed a 105-room [Sleep Inn](#) at Phoenix International Airport in two phases, handling:
 - Land acquisition, franchise approval, regulatory approvals, and contractor selection.
 - Construction, opening, and subsequent property management.
- Held the property for four years before divesting.

1990–1994: Silverado Inns of America

Principal – Del Mar, CA

- Acquired five development sites for Days Inns, completing entitlement work and divesting through sales, joint ventures, or attrition.

Silverado Group

Project Manager

Locations: Napa Valley, CA; San Luis Obispo, CA; Palm Desert, CA; Del Mar, CA

- Specialized in resolving failed or disputed contracts, ensuring completion of projects in progress.
- Managed two stalled legacy projects owned by Karl Karcher (founder of Carl's Jr.), including condominiums, shopping centers, retirement projects, and hotels.

Robert Brooks Construction (Prior to 1990)

Salt Lake City, UT

- Founded and operated a construction and development enterprise, becoming one of Utah’s premier niche commercial builder/developers.
- Expertise included:
 - Iconic historical renovations, office campus development, residential and retail centers, and metal building construction.
 - Acquisition and operation of the Salt Lake Athletic Club, a full-service downtown facility spanning half a city block.

Professional Development and Early Career

NOTABLE PROJECTS

- Governor’s Plaza: Largest architectural concrete project west of the Mississippi when built.
- Utah State Prison Chapel: First public-private partnership and construction management in Utah.
- Chateau Brickyard: 1st podium type/ 4 story wood-frame construction in Salt Lake City.
- St. Andrews Estates 1st reduced size single family subdivision in Utah
- Gained hands-on experience as a union journeyman in California, Arizona and Colorado.
- Progressed through roles such as framing carpenter, lead man, foreman, layout specialist, and superintendent, solidifying expertise in construction management and field operations.

Education

Metropolitan State University – Denver, CO (1971–1973)

- Major: Economics | Minor: Business Administration
- Achieved Dean’s List honors; completed coursework one year short of a B.S. degree.

Professional Credentials & Activities

- **Memberships & Leadership Roles:**
 - Member, GLG Councils
 - Past Board Director, Utah Chapter – Associated Builders & Contractors
 - Past Speaker, National Association of Women in Construction
 - Member, United States Green Building Council
- **Licenses:**
 - Utah B-100 General Contractor (*Inactive*)
 - California B-100 General Contractor (*Inactive*)
 - Colorado (Aurora) B-1 General Contractor (*Inactive*)
 - Utah Real Estate License (*Inactive*)

References available upon request

Project list available upon request

December 9, 2021

To Whom It May Concern,

I recently worked with Robert Brooks on a 90 unit residential care facility in Santa Rosa, California. The project had cumulative problems caused by the previous contractor. Mr. Brooks was hired to correct major structural defects in the building which caused a "shutdown" of over a year. The problems with this building were cumulative and the worst I have seen as a structural engineer in practice over 40 years. Mr. Brooks has a track record of successfully turning projects around and was selected for this reason.

Mr. Brooks worked with all the other design professionals to complete difficult corrections in a fast and exemplary manner to obtain inspection approvals to put the project back in a position to be completed. Robert's experience and background was a huge asset to the design and construction team. His strong knowledge of engineering requirements and construction methods along with good and frequent communication, allowed us to overcome almost three years of negative results.

I am pleased to have met Robert and recommend him for any construction management endeavor or position for which you considering him.

Sincerely,

A handwritten signature in cursive script that reads "Robert Sowards". The signature is written in black ink and is positioned above the printed name and title.

Robert Sowards
RCE 26404

David Alrayess
JC Construction , inc
9491 Los Coches Ct, Riverside, CA 92508
Tel (714) 930-3277

January 27, 2022

To Whom it may concern:

My construction company supplied a number of trades to the Airway Community Care project, a 90 unit 70,000 square foot senior living project in Santa Rosa California. When I arrived on the project it had been shut down for over a year.

My initial task was to use my carpentry crews to make corrections to the framing which was not built according to the plans. Further the city of Santa Rosa had declined to inspect the work being performed since they had performed 130 partial inspections and no completed ones.

Shortly after my crews arrived on site, the owner hired Mr. Robert Brooks as the project manager. Robert stated coordinating with my crew leader on a full time basis, he arranged to hire an Inspector of Record to inspect on a regular basis.

He began a dialog with the Architect and Engineer and scheduled a 2-3 day site visit to evaluate the overall status of the work.

The results of that evaluation were not encouraging. The engineer stated that the prior work which we were engaged to correct was the worst he had seen in over 40 years of professional practice, however at the end of their visit, they said they felt for the first time in over three years that the project was actually going to be finished.

Robert reached out to all of the subcontractors that were originally contracted to do the project and worked with them to revise the timeline. If they were unable or unwilling to resume the work, he obtained alternates. He prepared and posted job protocols simplifying all logistical tasks for job personnel.

Mr. Brooks not only worked with us to ensure that the framing was inspected and approved, he corrected the primary structural steel components that had been installed improperly (the main reason the project was shut down) and supervised the repairs to the drag connections upon which the building relied for structural integrity. He also researched the code and prepared a document for an exemption for the exterior building paper which had been exposed to the elements for a year thereby eliminating the need to remove and reinstall the paper and lath (at a saving of \$ 350,000).

Even though we had not been introduced, I contacted Robert after he repeatedly went to bat for my crews even with his supervisors. We got to know one another and in my opinion he is a person of good character and integrity, not bowing to pressure. He is the first person in over 18 years of dealing with his employer that ever reached out to thank me for the work my crews and I were performing and giving us much of the credit in meetings and written communication.

I was and am very impressed with his management style and performance and recommend him highly for any construction position for which you are considering him.

David Alrayess

David Alrayess

Weber General Engineering Inc



To whom it may concern,

We were the General Engineering company contracted to perform the installation of the underground utilities on the project known as U-Haul Building B, a 30000 SF warehouse in Roseville California.

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Winters, CA 95694

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Phone: 530-795-1800
Fax: 530-795-3800

General Engineering
Contractor
Lic. 996118
SB# 1732985

The project field supervisor for the General Contractor, Headwaters Building Group, was Robert Brooks. This project was somewhat unique due to the fact that virtually none of the existing underground utilities had been located, nor did anyone including the city of Roseville or the Civil Engineer have any real knowledge as to their location.

As a result, this project required extensive investigation to determine both the location, the depth and even the size and material of the existing lines prior to beginning installation and connection of new services. This investigative work was complicated by the fact that affected businesses had to continue operations even when our activities were going to prevent access to those businesses. These non typical activities did not prevent Robert from pursuing construction of the building.

Robert worked closely with our crews to provide support and make sure that we were able to perform our tasks and the work did not interfere with the business activities of adjacent businesses. To do this he developed a solid working relationship with the city of Roseville and assisted us in gaining the approvals required.

We look forward to working with Robert in the future and support him in any position that he is seeking.

Feel free to contact me with any question you may have.

Vince Houser

vince@goweber.us

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