

PROFESSIONAL EXPERIENCE

The Rinaldi Group – Secaucus, NJ

Senior Project Manager / Senior Project Superintendent

Residence Inn Hotel and Courtyard by Marriott

215 Pearl Street – New York, NY

New ground-up 39-Story Hotel spanning 165,655 SF with Cellar with 2nd Floor Amenities including a Gym, Bistro Restaurant, Bar Lounge & Café with Business Center, Board/Meeting Room, Media Pods, Home Theater and Community Seating and 3rd Floor Amenities including a Full-Service Kitchen, Fireplace, Hearth Room, Coffee Niche, Dining, Lounge, Outdoor Terrace, Study and Media Lounge. Overall hotel stands 443'-high and consists of 320-Guestrooms across two different Marriott brands with the a Residence Inn occupying the upper floors and 120-Guestrooms and Courtyard occupying the lower floors and 200-Guestrooms. Construction cost \$55,375,000. Architect – Nobutaka Ashihara Architects; Geotechnical Engineer – RA Consultants; Structural Engineer – WSP Cantor Seinuk; MEPS Engineer – Edwards & Zuck; Elevator Consultant – Jenkins & Huntington; Interior Designer – MBID & Partners.



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Lettire Construction

Senior Project Manager- Lead Superintendent

• Odyssey House NYC

Took over and completed a major gut rehab of an historic hospital on Ward's Island for Odyssey House and transformed into a 120 room live in drug rehabilitation center. Major structural retrofit and addition including extensive site work and infrastructure upgrades. Project was administrated under DASNY.

• QLIC, Queens, WorldWide Holdings

Completed a 421 Unit mixed use new construction project with three residential towers totaling 42 stories. Largest panelized façade project in NYC at the time. This \$123 million project was the largest project to date for Lettire Construction. As senior PM and lead superintendent managed a team of 12 supers, project managers and APM's.

• BCD:A Apartments, Brooklyn, Jonathan Rose Companies

On site management of new 123 luxury apartment unit twelve story mixed use project with high end rentals and cultural tenants including the Center for Fiction and The Mark Morris Dance Group. Complex project with deep pile foundations adjacent to multiple MTA subway lines, terra cotta rainscreen façade, roof top terrace and amenities. This building is a mix of concrete superstructure and block and plank construction.

DCI New York

Senior Project Superintendent

Project is a full gut rehab and five story addition to an existing 14 story office building being converted into a boutique hotel. Extensive structural retrofit with construction of a new sub cellar, rock anchors, new concrete shear walls, and concrete superstructure addition on top of existing steel structure.

JT Lawler Inc.

Director of Construction

Managed high end residential projects throughout north and central NJ. Projects consisted of renovations, kitchens and baths and gut rehabs



Cava Construction and Development
Senior Superintendent, Project Manager
93 Worth Street, IGI

On site field management of the largest non-union residential conversion project in NYC. Converted 180,000 sf historic office building into 91 luxury condominiums. This project required major structural retrofit and the addition of a four story penthouse structure on the roof of the existing 14 story building in Tribeca. Managed more than 16 subcontractors and 200 workers on a daily basis. Coordinated numerous design changes throughout the construction process and was liason between architects, engineers, developer and contractors. Insured that all building codes and NYC agencies were satisfied.

The Rinaldi Group, MRC II, Crain Construction (V.P.)
Superintendent, General Superintendent, Project Manager

Performed as project manager, project superintendent and company general superintendent for three related companies in general construction, construction management, and excavation and foundations.

Public Works projects were at the local, city, state and federal levels.

Private projects were developer owned residential and were comprised of both high end condominiums and luxury rentals in New York City.

In addition, two custom homes were constructed, each as design-build projects. Managed both projects from inception through completion and punch list. Commercial project environments were both union and non-union and ranged from 30,000 sf single story to 250,000 sf mid rise construction. A blend of both new, ground up, to total gut rehabilitation including excavation, foundations, underpinning and extensive structural retrofits were encountered. Throughout my tenure with The Rinaldi Group, et. al., I personally managed all trades and we also self-performed the excavation, concrete, carpentry and site development scopes on numerous projects.

Developed and maintained project schedules and budgets. Acted as liason between owners, project professionals and all subcontractors. Maintained RFI and submittal logs and produced monthly requisitions and reports to owners in AIA format. Responsible for subcontractor requisition reviews and change order negotiations and tracking.

As general superintendent I successfully managed as many as seven superintendents and projects at a time. Attended and ran project meetings and was actively involved in resolution of design issues, value engineering, and dispute resolutions.

Himber and Associates
Lead Project Superintendent

Managed the construction of a 500,000 sf retail shopping mall core and shell project including full fit out of a 68,000 sf Pathmark super center. Project was completed ahead of schedule and earned a \$300k bonus for the company. Performed value engineering of the structural system which resulted in substantial savings to the owner and general contractor.

Coordinated and supervised the total renovation of and addition to one on New Jerseys oldest temples. This project included major structural retrofit to the existing 100 year old structure and the complete renovation of the Hebrew school while the building remained open and active in all areas.

DeFilippis/ IFD Construction
Project Superintendent, Project Manager

Estimated, bought out and supervised in the field numerous public works projects from Post Offices to schools, prisons, US Navy, NY State and NY City agency projects. All projects were delivered within budget and on or ahead of schedule.

Seton Hall University
Director of Laboratory Services

Managed the physical and fiscal needs of the science departments and managed a staff of seven maintenance and supply personnel. Acted as owner representative for three major laboratory renovation and expansion projects. Acted as the university's liason between the design team and end users to ensure that projects were functional and affordable. Received administrative merit award and bonus for outstanding achievement.



EDUCATION

BS in Business Administration, Seton Hall University, Dec 1980
Major: Management and Industrial Relations
Minor: Education

NJ Licensed Real Estate Associate 1986
NY City Licensed Project Superintendent
OSHA 30 hour Certificate Holder