



EUGENE F. MONACO

Project Management

GENERAL BACKGROUND

Mr. Monaco has 30years experience in construction engineering management, design-build project management, and business development on a diversity of project types including: institutional; industrial and light manufacturing; corporate commercial; hotels & conference centers; multi-unit residential; airports; shopping centers; heavy civil construction; oil and gas; petroleum & chemical facilities; and military construction.

EXPERIENCE SUMMARY

- **Managed Response, Inc. – Houston, TX:** Sr. Project Manager/Operations Manager (Jun 04–Nov 05; April 2010–Present) Executive in charge of development and construction projects, proposals, client relations; Disaster Recovery Engineering/Construction, claims consulting. Projects include repairs to a 90 unit midtown condo building; tilt-up damage consulting; construction of a new 24-unit Luxury Condo in Houston, and FBO projects (Aircraft Services) at various airports for Mercury Air Centers.
- **Heery International, Inc. – Atlanta, GA:** Sr. Construction Manager, Design-Build and CM-at-risk (Nov 2005–Mar 2010). In charge of projects such as complex design-build structural precast research facility at Oak Ridge National Lab, TN, \$36 million. Achieved LEED Gold designation. Also provide corporate support to multiple regions on proposals, preconstruction, troubleshooting and staff training programs. Provided operations management and corporate oversight for Appellate Court facility in Santa Ana, CA, \$25 million; Early Learning Center in Tucson, AZ, \$5 million. Worked on many bid proposals including: Medical Center of the Americas in El Paso, TX, \$85 million; Lackland AFB Medical Clinic and parking deck in San Antonio, TX, \$60 million; Immigration Detention Facility in Beaumont, California, \$80 million; Amtrak work in Seattle; National Guard work in Boise, ID, and many others.
- **Beers Construction Company (now Skanska) – Atlanta, GA:** Project Executive (Feb 1999 – February 2002). Senior Project Manager in charge of East Tennessee projects. Construction Manager at risk, including preconstruction, . Karns Middle School, \$16 million; Knoxville Juvenile Justice Center, \$11 million; Chattanooga Hotel, Conference Center & Parking Garage, \$33 million.
- **Skyfield Construction Services, LLC – Atlanta, GA, and New York:** Project Executive (November 1997 – February 1999). In charge of southeast operations and sales based from Atlanta. Company focus was construction for the telecommunications industry with increasing emphasis on commercial and light industrial sectors. Major projects completed: 15,000 SF Memphis, TN switching center for Sprint, PCS (Kansas City, MO); also 15,000 SF switching center for MCI WorldCom in Indianapolis, IN.



- **Dodd Pacific Disaster Recovery, Inc. – Seattle, Houston, Knoxville:** Senior Project Manager (January 1994 – November 1997). Provided contract estimating/design and construction manager for post-disaster reconstruction activities. Worked with team developing business contacts, preparing proposals, and coordinating emergency repairs, re-design, permitting, and reconstruction activities for insurers and owners of buildings damaged by disasters such as the January 1994 Northridge, California earthquake; the October 1994 floods in Houston, TX; and 1995's Hurricane Marilyn in the US Virgin Islands. A sampling of projects include:
 - Coco Palms Resort, Kauai, HI (1994-1996); repair estimate evaluation and claims settlement; \$10 million
 - Quail Ridge Apartments Renovation (1995); Seattle, WA; 435 units w/ commons, pools, offices; \$2.5 million
 - Sapphire Bay Condominiums & Offices (1996); St. Thomas, USVI; structural repair evaluation; recovery program management; \$3 million

- **Rothermel Construction Co. – Knoxville, TN:** Project Manager (Nov 1992–Dec 1993) Construction project manager for 5 Wal-Mart expansions and a new 125,000 SF store. located in Georgia, Tennessee and Kentucky.

- **Brown & Root, Inc. – Houston, TX:** Proposals & Contracts Manager (May 1991 – Sept 1992). Performed sales coordination functions for the Sales & Marketing group of Brown & Root's Petroleum and Chemicals business unit. Primary duties: coordinating company resources in preparing proposals and qualifications documents; facilitating pricing decisions; determining company interest in prospects; and coordination of legal input to contract terms and conditions during and after the proposal process.

- **Citadel Corp (unit of Obayashi Corp Tokyo) – Atlanta, GA: Project Manager (November 1986 – May 1991).** Design-Build Project Manager with profit and loss responsibility for a variety of projects and clients. Responsibilities included: design management, subcontract and major materials contracting including: shop drawing coordination and technical review; monthly profit projections based on computerized cost control system; point of contact for owner relations including organizing and conducting job progress meetings, and changes negotiations. Provided home office sales and estimating support on a variety of other on-going industrial projects and sales activities.

PROFESSIONAL DATA

- Bachelor of Civil Engineering, CO-OP, Georgia Institute of Technology, Atlanta, GA.
- State Board of Professional Examiners, EIT, GA
- Certificate in Engineering Geology, Georgia Institute of Technology, School of Geophysical Sciences



SAMPLE PROJECTS LISTING:

Institutional

- Multi-Program Research Facility (2006), High security lab and office area at Oak Ridge National Lab, \$36 million, Sr. Construction Manager—Design-Build.
- Administrative Office of the Courts (AOC), Appellate Court facility (2008), Santa Ana, California, Sr. Construction Manager, corporate operations manager, CM-at-Risk.
- Catalina Foothills Early Learning Center (2008), Tucson, Arizona, Sr. Project Manager, \$5 million, CM-at-Risk

Hotels, Multi-Family & Mixed Use

- 58 Briar Hollow Lane, Houston, TX (2005); Luxury Condos; Operations Manager, General Contractor/Developer; \$7 million
- Chattanooga Hotel & Conference Center & Parking Garage (2000), Project Executive, General Contractor; \$33 million, CM-at-Risk
- Quail Ridge Apartments Renovation (1995); Seattle, WA; 435 units w/ recreation center, pools, offices; Sr. Project Manager, Construction Manager, \$3 million
- Eastbank Waterfront Towers (1991); 32 story combination Amway Hotel, Apartments, and Condominiums Grand Rapids, MI. Project Engineer, General Contractor; \$35 million.
- The Atrium at Georgetown Park (1987), Dunwoody, GA; 212 unit rental retirement community, Project Manager, \$8 million, General Contractor.

Commercial, Retail, Industrial, Airports

- Sprint PCS Switch Center (1998); Memphis, TN; 15,000 SF tilt-up & steel w/ offices; Proj. Exec. \$3.5 million, General Contractor.
- CNG Tower (formerly Allegheny International Tower) (1986) 32 story office complex, Pittsburgh, PA, Project Manager/Scheduling Consultant, \$35 million
- Northpark Town Center Phase I (1985), Atlanta, GA. Project Engineer, General Contractor, \$35 million, John Portman, 20 story office complex with 6 story parking deck and garden offices.
- Deerfield Mall (1989), Deerfield Beach, FL, 500,000 SF retail center, Project Manager, General Contractor, \$14 million.
- Canon Virginia Copier Plant (1988), Newport News, VA. Project Engineer, General Contractor, \$6 million, steel frame manufacturing facility with office area.
- Metropolitan Nashville Airport Authority (1986), Nashville, TN. Project Manager and Scheduling Consultant, construction of new municipal facility.
- Birmingham International Airport (2004), FBO Upgrade, CM Consultant.